Petition Number: 1306-VS-06, 07, +08
Date of Filing: 05/22/2013

Application for VARIANCE OF DEVELOPMENT STANDARD
Westfield – Washington Township
Board of Zoning Appeals (BZA)

This application must be completed and filed with the Community Services Department of the Town of Westfield, Indiana in accordance with the meeting schedule.

1. Appellant's Name: Corey Williams
   Address: 2750 E. 146th St., suite 200, Carmel, IN 46033
   Telephone Number: 317-853-5421
   E-Mail Address: cwilliams@thompsonthrift.com

2. Landowner's Name: Cool Creek Village LLC
   Address: 901 Wabash Ave., suite 300, Terre Haute, IN 47807
   Telephone Number: 812.235.5959

3. *Representative
   *Address
   *Telephone Number
   *Email Address

*If the applicant is not presenting a petition, please provide contact information for the party representing the applicant.

4. Common description of property (address, location, etc.)
   2750 E. 146th St., Carmel, IN - Cool Creek Village

5. Legal description of property (list below or attach)
   Attached

6. Complete description of the nature of the development standard variance applied for:
   Asking for a variance to WC 16.08.010, Section I. Non residential signs, paragraph b. Two-story, multi-tenant signage. Asking for number of signs for a 200 LF building to be increased from 2 to 3

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:

   a. Lot(s) shape and dimensions;
   b. Location and dimensions of existing and proposed structures;
   c. Location and dimensions of existing and proposed points of ingress and egress; and
   d. All topographic and natural features and/or other unusual characteristics associated with the property.

8. The Applicant must address the following criteria and establish at the public hearing that each of the following is true in order to obtain a favorable determination from the BZA.

   No variance of development standard shall be granted unless the BZA finds <u>all</u> of the following to be true:

   a. That the approval of such variance of development standard will not be injurious to the public health, safety, morals, and general welfare of the community:

   Existing signage has proven to not be injurious to the public health, safety, morales, and general welfare of the community and the proposed additional signage will be consistant in size and general location to those 2nd story signs that exist.

   b. That the use and value of the area adjacent to the property included in the variance of development standard will not be affected in a substantially adverse manner:

   the addition signage requested will face public right-of-way, be consistant with existing signage on the building therefore will not adversly affect the value of the adjacent properties.

   c. That the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

   The terms of the zoning ordinance will not allow building signage for the remaining lease space making market visibility difficult. The ordinance based # of signs on length of frontage and the space has been divided amongst more than two tenants.

The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.

G A Will
Applicant

SUBSCRIBED AND SWORN TO ME THIS 21st DAY OF May, 2013.

DONALD W POTTER
Notary Public
SEAL
State of Indiana
My Commission Expires July 22, 2018

Notary Public

My commission expires: July 22, 2018

174″

18″

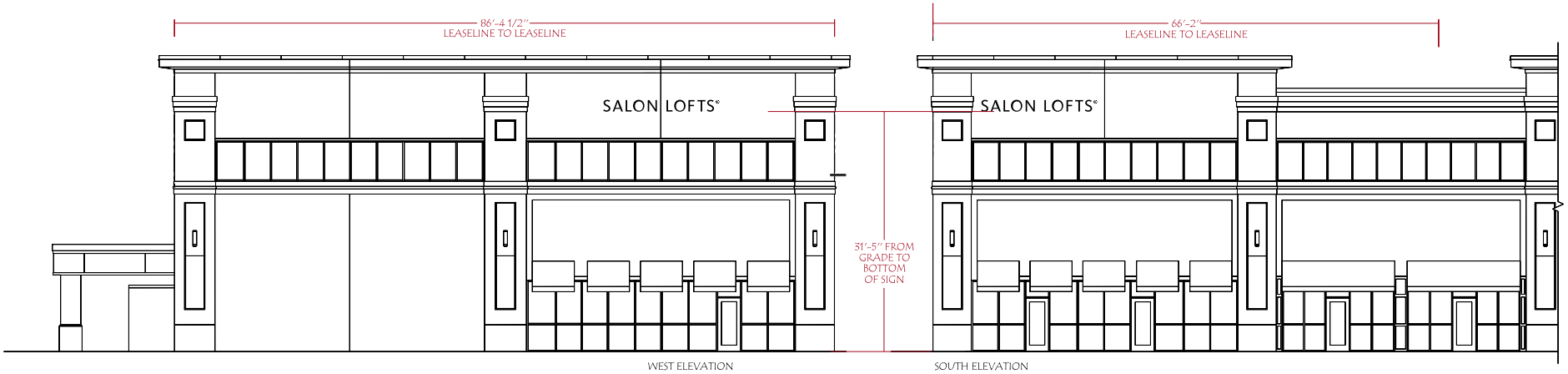
SALON LOFTS®

21.75sqft

(2) SETS - INTERNALLY ILLUMINATED (WHITE LEDS) ALUMINUM REVERSE CHANNEL LETTERS
PANITED MATHEWS BRUSHED ALUMINUM MOUNTED 2″ FROM WALL FOR HALO ILLUMINATION

Underwriters Laboratories Inc.®
LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE. AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



Branham Sign
COMPANY • INCORPORATED
A Full Service Sign Company Since 1968

CUSTOMER SALON LOFTS		LOCATION COOL CREEK INDIANAPOLIS IN
DATE 06192013	JOB PATH G:\JOBS\SalonLofts\IN\IND - Indianapolis Market\Cool Creek\PRINT 16	
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE SIGN CONTRACTOR AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE SIGN CONTRACTOR.	SALES TBJ	SCALE PROPORTIONAL
	DRAWN גרשום	APPROVED

COSA AkzoNobel Tomorrow's Answers Today MSA Midwest Sign Association Underwriters Laboratories Licking County CHAMBER OF COMMERCE

127 CYPRESS ST. SW - REYNOLDSBURG, OHIO 43068 - PHONE (740) 964-9550 -TOLL FREE 1-888-976-7446 - FAX (740) 964-9558 - WWW.BRANHAMSIGN.COM

EXHIBIT A

TRACT 1:

Part of the Southeast Quarter of Section 18, Township 18 North, Range 4 East in Washington Township, Hamilton County, described as follows: Commencing at the Southeast Corner of the Southeast Quarter of said Section 18; thence South 89 degrees 45 minutes 45 seconds West (an assumed bearing) 1,209.84 feet along the South line of the Southeast Quarter of said Section 18 to the eastern boundary line of the 0.165 acre tract of land described within Instrument Number 9709733807 of the Hamilton County Recorder's Office; thence North 00 degrees 14 minutes 15 seconds West 49.86 feet along the eastern boundary line of said 0.165 acre tract to the northern right-of-way line of 146th Street and Point of Beginning, the following six (6) courses are along the northern right-of-way line of 146th Street; 1) thence South 89 degrees 45 minutes 45 seconds West 418.44 feet; 2) thence South 03 degrees 48 minutes 39 seconds West 4.88 feet; 3) thence South 89 degrees 45 minutes 45 seconds West 110.66 feet; 4) thence North 89 degrees 41 minutes 45 seconds West 104.94 feet; 5) thence North 89 degrees 13 minutes 25 seconds West 105.30 feet; 6) thence North 86 degrees 55 minutes 40 seconds West 2.49 feet; thence North 00 degrees 14 minutes 15 seconds West 208.26 feet to the point of curvature to the right, said point being located South 89 degrees 45 minutes 45 seconds West 60.00 feet from the radius point of said curve; thence Northeasterly 95.11 feet along said curve to its point of reverse curvature, said point being located North 00 degrees 35 minutes 19 seconds East 60.00 feet from the radius point of said curve and said point being located South 00 degrees 35 minutes 19 seconds West 20.00 feet from the radius point of said reverse curve; thence Northeasterly 31.70 feet along said reverse curve to its point of tangency, said point being located North 89 degrees 45 minutes 45 seconds East 20.00 feet from the radius point of said curve; thence North 00 degrees 14 minutes 15 seconds West 65.69 feet to a point of curvature to the left, said point being located North 89 degrees 45 minutes 45 seconds East 80.00 feet from the radius point of said curve; thence Northerly 36.39 feet along said curve to its point of tangency, said point being located North 63 degrees 42 minutes 05 seconds East 80.00 feet from the radius point of said curve; thence North 26 degrees 17 minutes 55 seconds West 33.41 feet; thence North 89 degrees 45 minutes 45 seconds East 68.06; thence South 00 degrees 14 minutes 15 seconds East 15.84 feet to the northwest corner of the 0.359 acre tract of land described with Instrument Number 200200016833 of the Hamilton County Recorder's Office, the following three courses are along the western, southern and

eastern boundary line of said 0.359 acre tract; 1) thence South 00 degrees 14 minutes 15 seconds East 125.00 feet; 2) thence North 89 degrees 45 minutes 45 seconds East 125.00 feet; 3) thence North 00 degrees 14 minutes 15 seconds West 21.04 feet; thence North 89 degrees 45 minutes 45 seconds East 260.73 feet; thence North 00 degrees 14 minutes 15 seconds West 12.69 feet to the southern boundary line of the 0.693 acre tract of land described within Instrument Number 8810543 of the Hamilton County Recorder's Office; thence North 89 degrees 45 minutes 45 seconds East 230.00 feet along the southern boundary line of said 0.693 acre tract to the eastern boundary line of hte 0.165 acre tract of land described within Instrument Number 9709733807; thence South 00 degrees 14 minutes 15 seconds East 310.12 feet along the eastern boundary line of said 0.165 acre tract to the Point of Beginning containing 5.165 acres, more or less.

EXHIBIT A

TRACT 2:

Part of the Southeast Quarter of Section 18, Township 18 North, Range 4 East in Washington Township, Hamilton County, described as follows:
Commencing at the Southeast Corner of the Southeast Quarter of Said Section 18; thence South 89 degrees 45 minutes 45 seconds West (an assumed bearing) 1,209.84 feet along the south Line of the Southeast Quarter of said Section 18 to the eastern boundary line of the 0.165 acre tract of land described within Instrument Number 9709733807 of the Hamilton County Recorder's Office; thence North 00 degrees 14 minutes 15 seconds West 49.86 feet along the eastern boundary line of said 0.165 acre tract to the northern right-of-way line of 146th Street, the following nine (9) courses are along the northern right-of-way line of 146th Street; 1)thence South 89 degrees 45 minutes 45 seconds West 418.44 feet; 2)thence South 03 degrees 48 minutes 39 seconds West 4.88 feet; 3)thence South 89 degrees 45 minutes 45 seconds West 110.66 feet; 4)thence North 89 degrees 41 minutes 45 seconds West 104.94 feet; 5)thence North 89 degrees 13 minutes 25 seconds West 105.30 feet; 6)thence North 86 degrees 55 minutes 40 seconds West 2.49 feet to the POINT OF BEGINNING; 7)thence North 86 degrees 55 minutes 40 seconds West 77.66 feet; 8)thence North 68 degrees 29 minutes 42 seconds West 35.43 feet; 9)thence South 89 degrees 45 minutes 45 seconds West 53.09 feet to the western boundary line of the 10.156 acre tract of land described withing Instrument Number 200200099123 of the Hamilton County Recorder's Office and said line also being located as the approximate centerline of Cool Creek, the following seven (7) courses are along the approximate centerline of Cool Creek; 1)thence north 14 degrees 02 minutes 48 seconds East 9.42 feet; 2)thence North 10 degrees 36 minutes 15 seconds West 266.63 feet; 3)thence North 06 degrees 42 minutes 12 seconds East 93.66 feet; 4)thence North 09 degrees 53 minutes 15 seconds East 142.50 feet; 5)thence North 46 degrees 18 minutes 05 seconds East 119.00 feet; 6)thence North 12 degrees 17 minutes 28 seconds West 140.97 feet; 7)thence North 01 degree 28 minutes 30 seconds East 100.80 feet to the Northern boundary line of said 10.156 acre tract, the following two (2) courses are along the northern and eastern boundary lines of said 10.156 acre tract; 1)thence North 89 degrees 45 minutes 45 seconds East 625.00 feet; 2)thence South 00 degrees 14 minutes 15 seconds East 530.75 feet; thence South 00 degree 14 minutes 15 seconds East 12.69 feet; thence South 89 degrees 45 minutes 45 seconds West 260.73 feet to the eastern boundary of the 0.359 acre tract of land described within Instrument Number 200200016833 of the Hamilton County Recorder's Office, the following two (2) courses are along the eastern and northern boundary lines of said 0.359 acre tract; 1)thence North 00 degrees 14 minutes 15 seconds West 103.96 feet; 2)thence South 89 degrees 45 minutes 45 seconds West 125.00 feet; thence north 00 degrees 14 minutes 15 seconds West 15.84 feet; thence South 89 degrees 45 minutes 45 seconds West

68.06 feet; thence South 26 degrees 17 minutes 55 seconds East 33.41 feet to a point of curvature to the right, said point being located North 63 degrees 42 minutes 05 seconds East 80.00 feet from the radius point of said curve; thence Southerly 36.39 feet along said curve to its point of tangency, said point being located North 89 degrees 45 minutes 45 seconds East 80.00 feet from the radius point of said curve; thence South 00 degrees 14 minutes 15 seconds East 65.69 feet to the point of curvature to the right, said point being located North 89 degrees 45 minutes 45 seconds East 20.00 feet from the radius point of said curve; thence Southwesterly 31.70 feet along said curve to its point of reverse curvature, said point being located South 00 degrees 35 minutes 19 seconds West 20.00 feet from the radius point of said curve and located North 00 degrees 35 minutes 19 seconds East 60.00 feet from the radius point of said reverse curve; thence Southwesterly 95.11 feet along said curve to its point of tangency, said point being located South 89 degrees 45 minutes 45 seconds West 60.00 feet from the radius point of said curve; thence South 00 degrees 14 minutes 15 seconds East 208.26 feet to the POINT OF BEGINNING containing 9.071 acres, more or less.

EXHIBIT "A"

Tract 3

Part of the Southeast Quarter of Section 18, Township 18 North, Range 4 East in Washington Township, Hamilton County, described as follows:

Commencing at the Southeast Corner the Southeast Quarter of said Section 18; thence South 89 degrees 45 minutes 45 seconds West (an assumed bearing) 1,209.84 feet along the South Line of the Southeast Quarter of said Section 18 to the eastern boundary line of the 0.165 acre tract of land described within Instrument Number 9709733807 of the Hamilton County Recorder's Office; Thence North 00 degrees 14 minutes 15 seconds West 360.00 feet along the eastern boundary line of said 0.165 acre tract to the southern boundary line of the 0.693 acre tract of land described within Instrument Number 8810543 of the Hamilton County Recorder's Office, the following four (4) courses are along the southern, western and northern boundary lines of said 0.693 acre tract; 1) South 89 degrees 45 minutes 45 seconds West 35.00 feet to the Point of Beginning; 2) thence South 89 degrees 45 minutes 45 seconds West 195.00 feet; 3) thence North 00 degrees 14 minutes 15 seconds West 100.00 feet; 4) thence North 89 degrees 45 minutes 45 seconds East 125.00 feet; thence South 00 degrees 14 minutes 15 seconds East 83.00 feet; thence North 89 degrees 45 minutes 45 seconds East 70.00 feet; thence South 00 degrees 14 minutes 15 seconds East 17.00 feet to the Point of Beginning containing 0.314 acres, more or less.

SITE NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
8. ALL EXCAVATED AREAS SHALL BE SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEW SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL.
9. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
10. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
11. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR MATERIAL.
12. ALL ASPHALT TO BE IN ACCORDANCE WITH I.N.D.O.T. STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
13. CHAMFER ENDS OF ALL CURBS.
14. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
15. ALL SIDEWALKS SHALL COMPLY WITH A.D.A. STANDARDS, MAX. CROSS SLOPE OF 4"/FT. & MAX. SLOPE OF 1:20.
16. EXISTING PAVEMENT TO BE SAWCUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
17. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION

PROPOSED SITE LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- RIGHT OF WAY PAVEMENT
- PAVEMENT MILLING AND RESURFACING
- CONCRETE
- CONCRETE OVERLAY (ON BRIDGE)
- (A) SIDEWALK FLUSH W/PAVEMENT
- (B) COMBINED CURB & WALK
- (C) 6" CURB
- (C1) 8" CURB
- (D) COMBINED CURB & GUTTER TYPE II
- (D1) COMBINED CURB & GUTTER TYPE III
- (D2) COMBINED CURB & GUTTER (HAMILTON COUNTY HIGHWAY DEPARTMENT-MODIFIED, TYPE C)
- (D3) CONCRETE CENTER CURB (TYPE C)
- (E) RETAINING WALL
- (F) ADA PARKING SIGN
- (F1) ADA PARKING SIGN (VAN ACCESSIBLE)
- (G) STOP SIGN
- (H) 4" SOLID YELLOW, PAINT LINE
- (I) ARCHITECTURAL WALL
- (J) 24" STOP BAR, THERMOPLASTIC, WHITE
- (K) 4" SOLID WHITE, PAINT LINE
- (L) 4" SOLID WHITE TAPE LINE (3M 3801 ES-PER COUNTY HWY. STDS.)
- (M) ADA RAMP
- (P) SIDEWALK
- (R) PARKING BUMPER
- DIRECTIONAL ARROWS, WHITE (3M 3801 ES-PER COUNTY HWY. STDS.)
- "ONLY", WHITE (3M 3801 ES-PER COUNTY HWY. STDS.)
- HANDICAP ACCESSIBLE PARKING SPACE

EXISTING LEGEND

- MANHOLE
- FIRE HYDRANT
- TREE
- REBAR FOUND
- DRAINAGE MANHOLE
- GUY WIRE
- POWER POLE
- ELECTRIC METER BOX
- SANITARY MANHOLE
- STAND PIPE
- COMBINATION POLE
- PINE
- RIGHT OF WAY MONUMENT
- WATER VALVE
- POST
- CLEAN OUT
- AIR CONDITIONER
- TELEPHONE CROSS BOX
- GAS METER
- WATER METER
- SIGN
- MAILBOX
- BEEHIVE INLET
- TELEPHONE PEDESTAL
- BENCH MARK
- CURB INLET
- GROUND LIGHT
- GAS VALVE
- TV PEDESTAL
- TELEPHONE MANHOLE
- POLE
- MAG NAIL SET
- VENT
- YARD LIGHT
- BRACE POLE
- METAL END SECTION
- LIGHT POLE
- DETECTOR HOUSING
- TRANSFORMER
- TRAFFIC HANDHOLE
- TRAFFIC POLE
- WELL
- INLET
- ELECTRIC PEDESTAL
- BUSH
- ELECTRIC HANDHOLE
- TELEPHONE POLE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE

SCALE: 1"= 40'

PARKING ANALYSIS

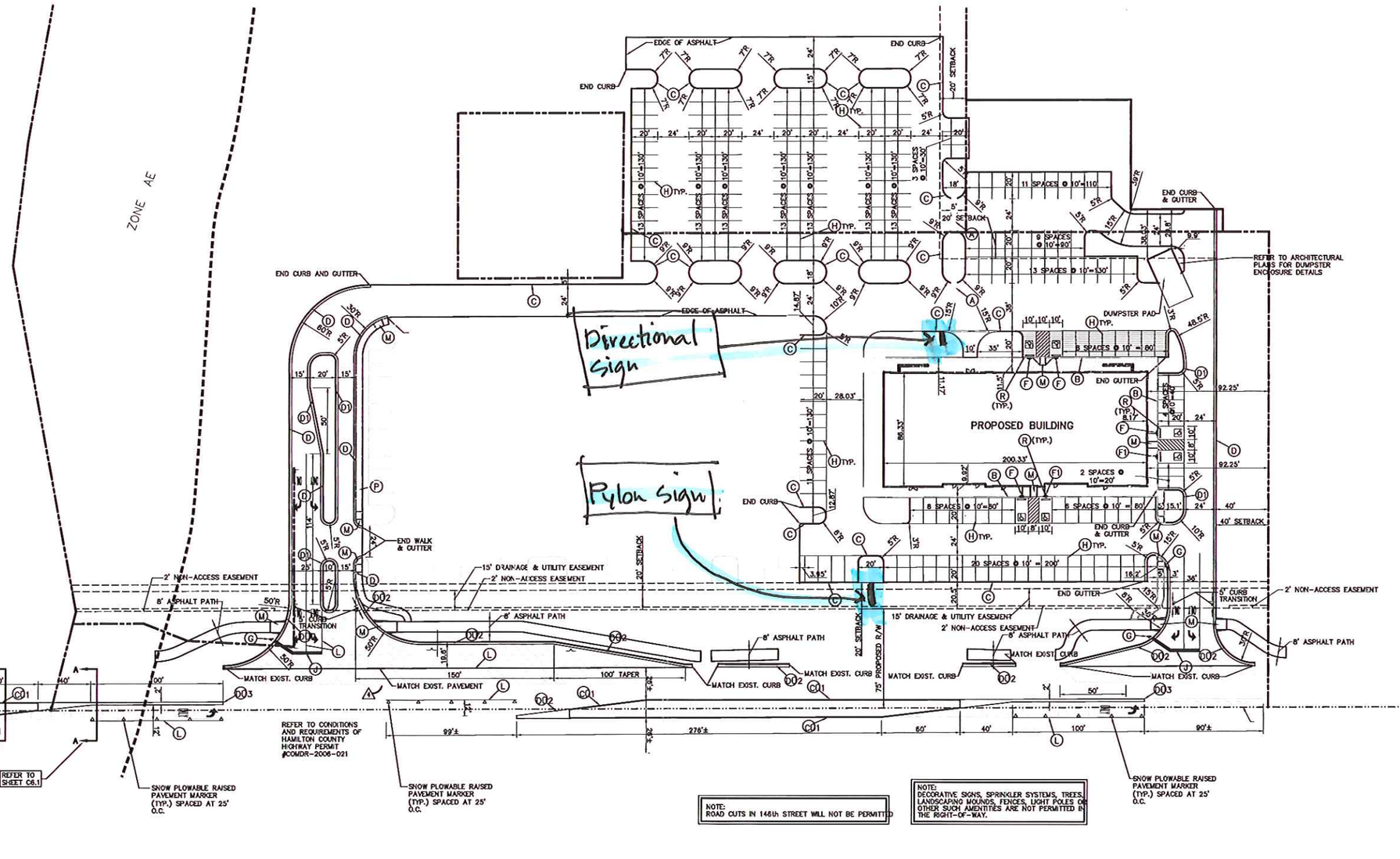
COMMERCIAL

HANDICAP PARKING PROVIDED	6
STANDARD PARKING – 10'X20'	190
	196

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
– INDIANA UNDERGROUND –



PLOT SCALE: 1:1 | EDIT DATED: 04/26/07 10:13:48 EDITED BY: – | DWG FILE: P:\IN2006\0907\Dwg\Civil\Development Plans\IN2006.0907.C2.C21.SP

THOMPSON THRIFT MANAGEMENT, INC
90 EXECUTIVE DRIVE, SUITE C
CARMEL INDIANA 46032

AMERICAN CONSULTING, INC.
Architects
Consultants
Engineers
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-1057
(317) 547-5580 FAX: (317) 543-3270

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CERTIFIED BY

SITE PLAN

COOL CREEK VILLAGE
146th STREET & COOL CREEK
WESTFIELD INDIANA

DATE:	02/08/07
DRAWN BY:	CWW
CHK'D BY:	WAB
JOB NO.	IN2006.0907

REVISIONS	
1 PER TAC	03/02/07
2 RE-ISSUE	03/30/07
3 PER TOWN	04/17/07

SHEET NO.
C2.1
OF

IN2006.0907.CE.C21-C22.SP