

Petition Number: 1401-VS-02  
Date of Filing: 11/25/13

**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 Sam Milligan (North Ridge Construction)  
Address 2310 Corsican Circle  
Westfield, IN 46074  
Telephone Number 317-417-9884  
E-Mail Address Sam.milligan@northridgeLLC.com

2. Landowner's Name James Investment Group LLC  
Address 3502 Pete Dye Blvd.  
Carmel, IN 46033  
Telephone Number 317-218-3280

3. \*Representative Sam Milligan  
\*Address 2310 Corsican Circle  
Westfield, IN 46074  
\*Telephone Number 317-417-9884  
\*Email Address Sam.milligan@northridgeLLC.com

\*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.)  
236 North St., Westfield, IN 46074  
North East Corner of North St. and W Cherry St.

5. Legal description of property (list below or attach)  
See Attached: 09-06-31-03-03-008.000

6. Complete description of the nature of the development standard variance applied for:  
WC 16.04.030 (E)(6) Front Yard Set Back 3.5'  
WC 16.04.010 (Y)(1) Existing Non Conforming Lot

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 all 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:

We Plan to Build a Single Family Home  
According to All updated Codes and Ordinance.

- 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:

Property will Remain Residential as it is  
currently. The proposed improvements will only  
increase the property values.

- 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 site constraints prohibits viable redevelopment  
Due to the lot size and required set backs.

TOWN OF WESTFIELD, INDIANA

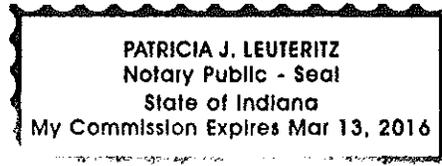
The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.

  
\_\_\_\_\_  
Applicant

SUBSCRIBED AND SWORN TO ME THIS 25 DAY OF November, 2013.

  
\_\_\_\_\_  
Notary Public

My commission expires: 3/13/16



# SEA Group Land Surveyors

494 Gradle Drive Phone: 317.844.3333  
Carmel, IN 46032 Fax: 317.844.3383  
www.SEAGroupLLC.com

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

## SURVEYOR LOCATION REPORT

PAGE 1 OF 1

DRAWING PREPARED BY: BJR

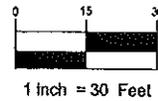
DRAWING SCALE: 1" = 30'

DRAWING DATE: 08/16/2013

FIELD WORK DATE: 08/14/2013

DRAWING PREPARED FOR:

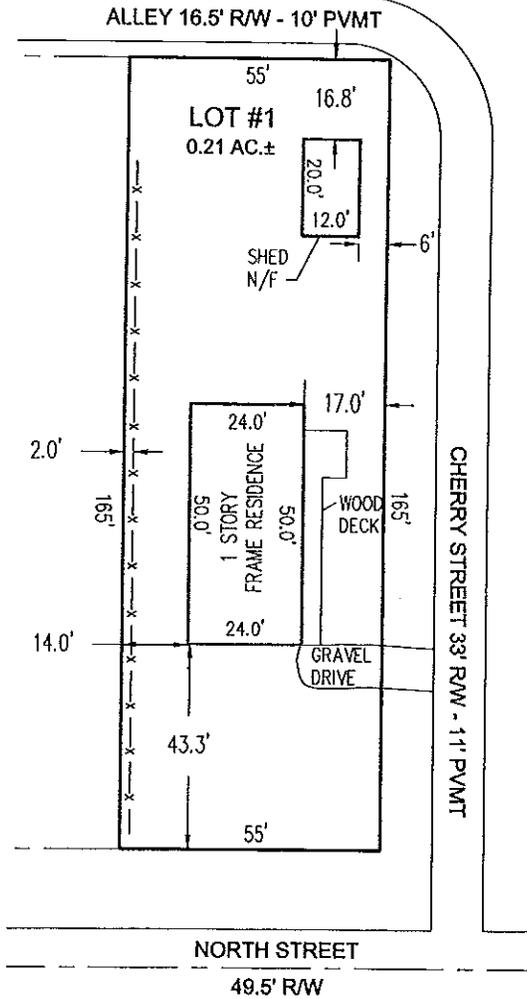
Title Express Inc.  
COMMITMENT # 2013-07-0087



**SURVEYORS NOTE:**

DUE THE LACK OF CENTERLINE CONTROL, ALL PROPERTY LINE TIES SHOULD BE CONSIDERED PLUS OR MINUS 2 FEET.

IT IS THE RECOMMENDATION OF THIS SURVEYOR THAT A BOUNDARY SURVEY BE PREPARED TO ACCURATELY DETERMINE THE LOCATION OF THE RESIDENCE ON THIS PROPERTY.



I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THRU 29 OF TITLE 865 I.A.C., ARTICLE 1, RULE 12, FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION OF THE REFERENCED FLOOD INSURANCE RATE MAP.

*Brian Rismiller*

CERTIFIED: August 16, 2013  
BRIAN C. RISMILLER  
LS 20200083



**PROPERTY DESCRIPTION:**

Lot Numbered 1, in John E. Kerr's subdivision of Asa Bales Addition to the town of Westfield, IN Hamilton County, Indiana, as per plat thereof recorded in Deed Record 17, Page 119, in the Office of the Recorder of Hamilton County, Indiana.

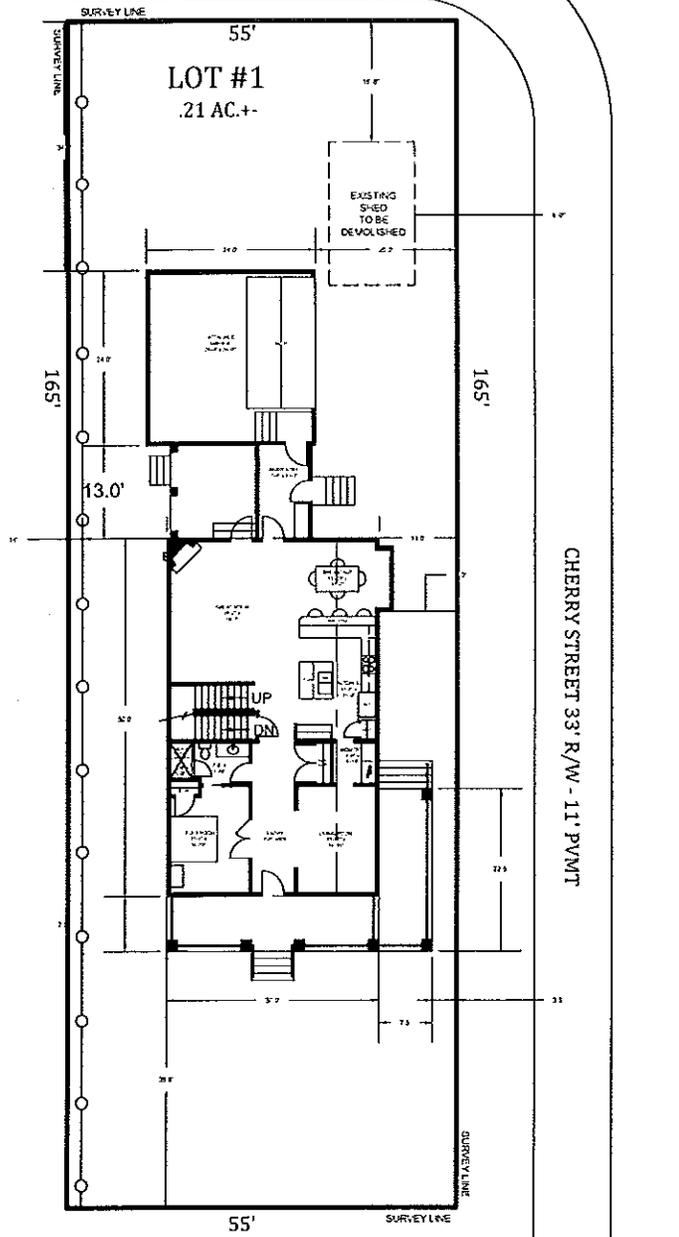
PROPERTY ADDRESS: 236 North Street, Westfield, IN  
OWNER:  
BUYER: James Investment Group LLC  
TITLE COMPANY: Title Express Inc.

**DRAWING LEGEND**

- R/W = RIGHT OF WAY (AS NOTED)
- CENTERLINE AS NOTED
- BUILDING SETBACK LINE
- EASEMENT (AS NOTED)
- REAL ESTATE LINES (AS NOTED)
- SUBJECT REAL ESTATE SURVEY LINE
- x - x - x - x - FENCE
- R/W = Right of Way
- BL = Building Line
- U = Utility
- S = Sanitary
- PVMT = Pavement
- D = Drainage
- E = Easement
- L = Landscape

PROJECT #: S20138362

ALLEY 16.5' R/W - 10' PVMT



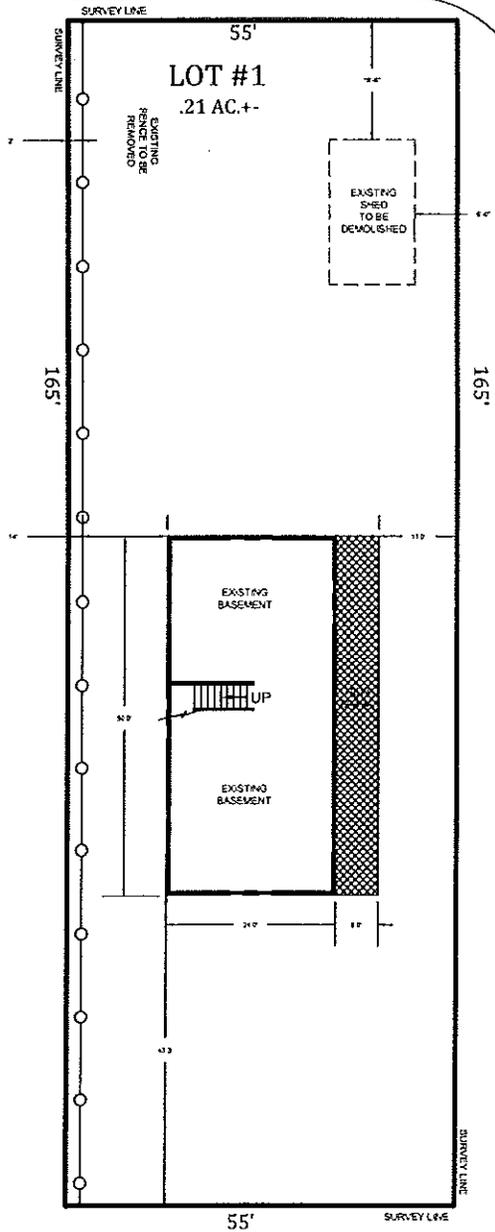
**SITE PLAN**  
(WITH NEW FIRST FLOOR PLAN)  
SCALE = 1/16" = 1'-0"

**RH DESIGN**  
ARCHITECTS

**WESTFIELD LOT # 236**  
WESTFIELD, IN  
11.25.2013



ALLEY 16.5' R/W - 10' PVMT



CHERRY STREET 33' R/W - 11' PVMT

NORTH STREET 49.5' R/W

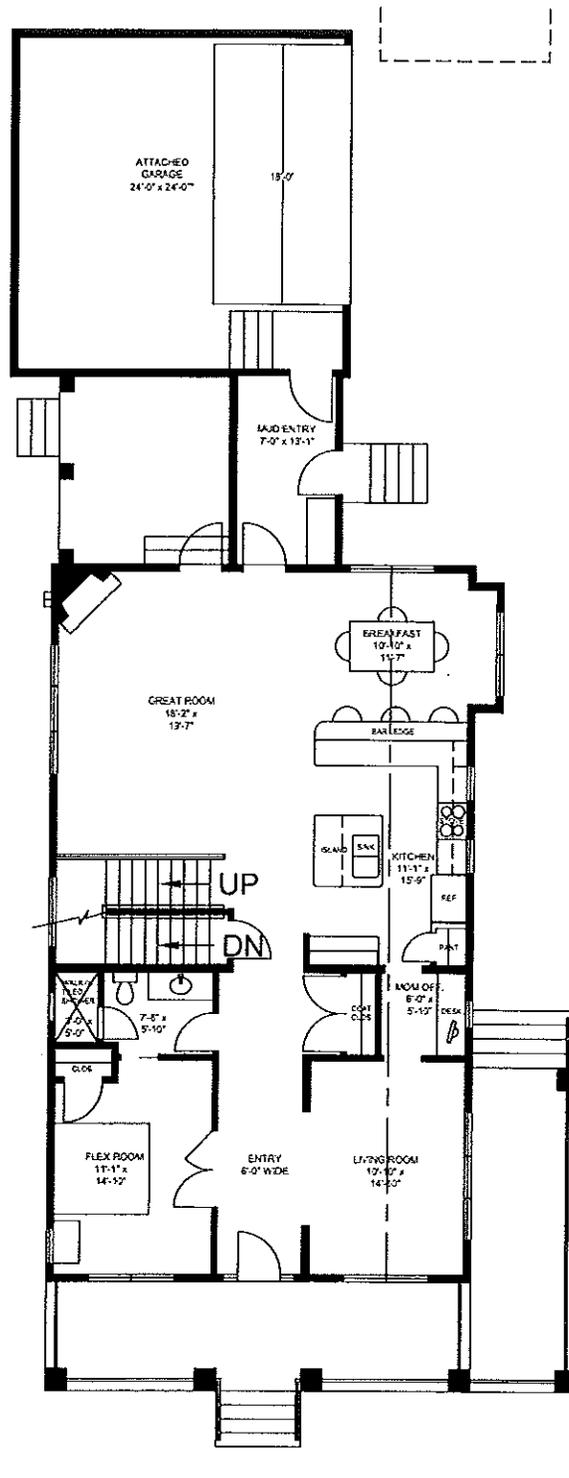


**SITE PLAN**  
 (WITH EXISTING BASEMENT FOUNDATION)  
 SCALE = 1/16" = 1'-0"

**RH DESIGN**  
 REGISTERED PROFESSIONAL ENGINEER

**WESTFIELD LOT # 236**  
 WESTFIELD, IN  
 11.25.2013





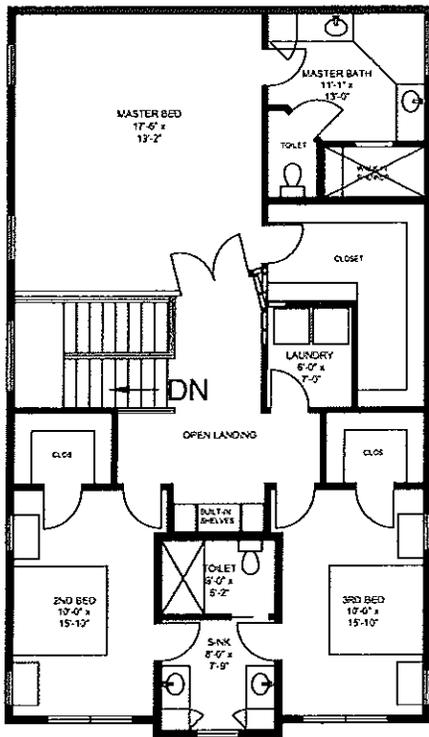
FIRST FLOOR PLAN

SCALE = 1/8" = 1'-0"

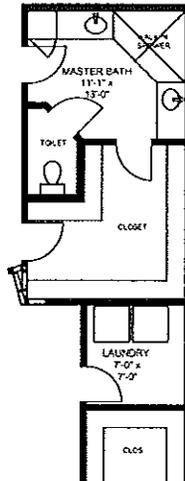
WESTFIELD LOT # 236  
 WESTFIELD, IN  
 11.25.2013

**RH DESIGN**  
RESIDENTIAL DESIGN

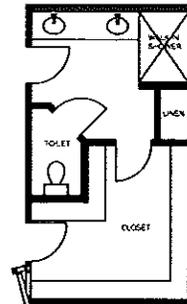




OPTION 2  
(NO L.I.B.)



OPTION 3  
(NO L.I.B.)

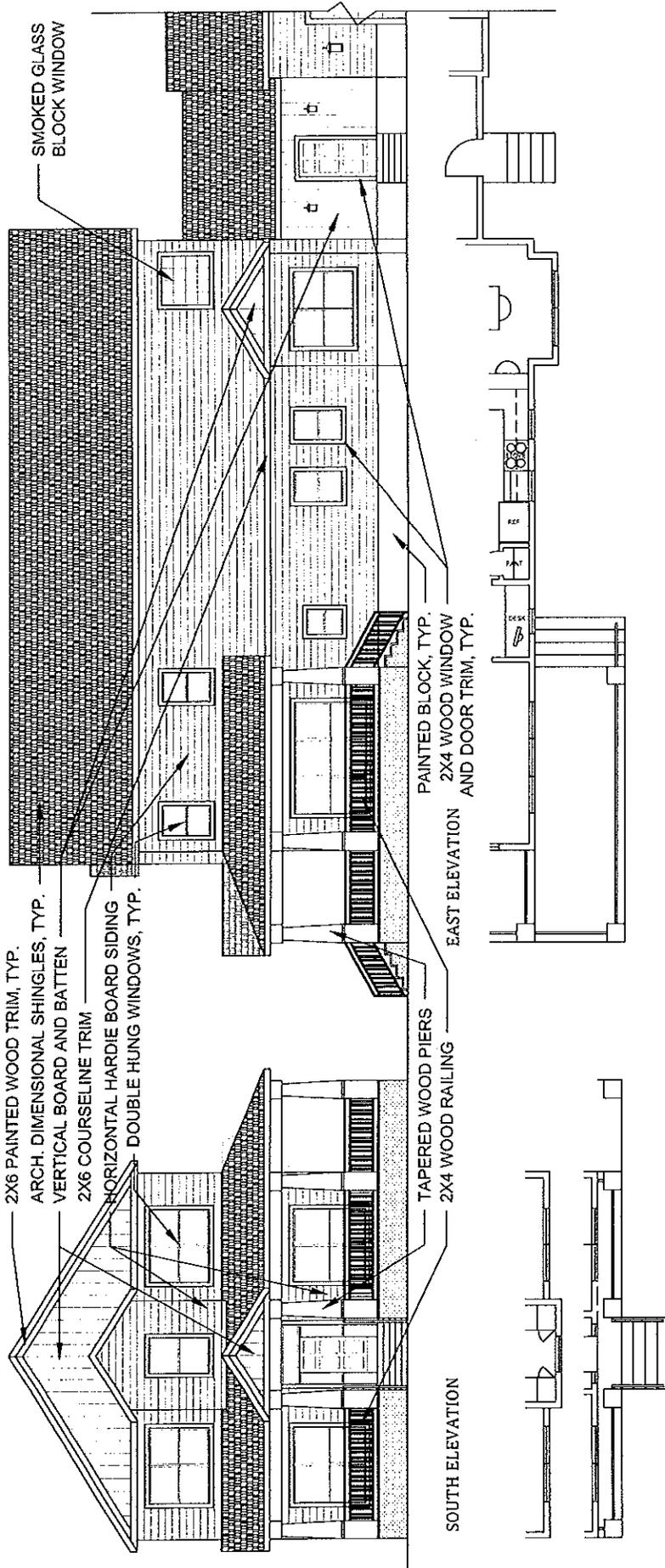


SECOND FLOOR PLAN  
(WITH MASTER BATH OPTIONS)  
SCALE = 1/8" = 1'-0"



WESTFIELD LOT # 236  
WESTFIELD, IN  
11.25.2013





2X6 PAINTED WOOD TRIM, TYP.  
 ARCH. DIMENSIONAL SHINGLES, TYP.  
 VERTICAL BOARD AND BATTEN  
 2X6 COURSELINE TRIM  
 HORIZONTAL HARDIE BOARD SIDING  
 DOUBLE HUNG WINDOWS, TYP.

SMOKED GLASS  
 BLOCK WINDOW

PAINTED BLOCK, TYP.  
 2X4 WOOD WINDOW  
 AND DOOR TRIM, TYP.

TAPERED WOOD PIERS  
 2X4 WOOD RAILING

SOUTH ELEVATION

EAST ELEVATION

EXTERIOR ELEVATIONS

SCALE = 1/8" = 1'-0"

WESTFIELD LOT # 236  
 WESTFIELD, IN  
 11.25.2013



