

VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: 1402-VS-04 FILING DATE:
FILING FEE: \$ FEE PLUS \$ PER ADDITIONAL VARIANCE (@ ) = \$

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Kevin Todd (STAFF NAME) DATE: Dec 26, 2013

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: AMENDMENTS: DEVELOPMENT PLAN:

PRIMARY PLAT: SECONDARY PLAT: VARIANCE(S):

APPLICANT INFORMATION

APPLICANT'S NAME: Bill Koss TELEPHONE: 317-989-0673

ADDRESS: 2801 Roosevelt Ave EMAIL: koss7bk@sbcglobal.net

PROPERTY OWNER'S NAME: William L. & Karen J. Koss TELEPHONE: 317-989-0673

ADDRESS: 15411 Shelborne Road EMAIL: koss7bk@sbcglobal.net

REPRESENTATIVE'S NAME: Bill Koss TELEPHONE: 317-989-0673

COMPANY: EMAIL: Same

ADDRESS:

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: Near 159th St & Little Eagle Creek Ave.

COUNTY PARCEL ID #(S): 08-09-17-00-00-005.000

EXISTING ZONING DISTRICT(S): AG/SF1 EXISTING LAND USE(S): Wooded Area

VARIANCE REQUEST

[ ] VARIANCE OF LAND USE CODE CITATION:

[x] VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: WC 16.04.030 B5

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

To build a single family dwelling home on the approximately 20 acres. We need variance from 250 ft road frontage in order to build a home. We have a recorded easement for ingress/egress/utility from Shelborne Road to the property. The 20 ft easement comes south from 159th street to the property.



APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

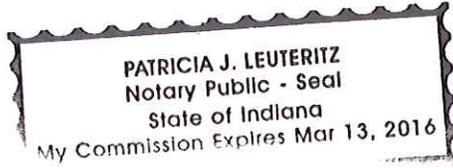
[Handwritten Signature]  
Applicant/Representative (signature)

William L. Koss  
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 26th day of Dec., 2013.

State of IN, County of Hamilton, SS:



[Handwritten Signature]  
Notary Public Signature  
Patricia J. Leuteritz  
Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

\_\_\_\_\_  
Property Owner (signature)\*

\_\_\_\_\_  
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

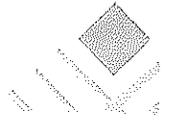
State of \_\_\_\_\_, County of \_\_\_\_\_, SS:

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

\_\_\_\_\_  
Notary Public (printed)

\*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM  
FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)



APPLICANT: William and Karen J. Koss

DOCKET #: 1402-VS-04

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: \_\_\_\_\_  
Existing rural area with homes on lots of 3 acres or more in area & will be continuing on large lot zoned AG-SF1

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: \_\_\_\_\_  
By building home, it will not impact negatively home or property values surrounding us

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: \_\_\_\_\_  
Would not allow building home on this property due to 250 ft road frontage minimum

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

