

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

SPECIAL EXCEPTION APPLICATION



OFFICE USE ONLY

DOCKET #: 1509-SE-02
FILING FEE: \$

FILING DATE: 8-7-15

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Jesse Pohlaant+Kevin Todd (STAFF NAME) DATE:

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: AMENDMENTS: DEVELOPMENT PLAN: same

PRIMARY PLAT: SECONDARY PLAT: VARIANCE(S): same

APPLICANT INFORMATION

APPLICANT'S NAME: Cindy Tripp TELEPHONE: 317 896 3846

ADDRESS: 19540 Lamong Rd sheridan IN 46069 EMAIL: Cat3846@Comcast.com

PROPERTY OWNER'S NAME: S.A.A TELEPHONE:

ADDRESS: EMAIL:

REPRESENTATIVE'S NAME: TELEPHONE:

COMPANY: EMAIL:

ADDRESS:

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION:

COUNTY PARCEL ID #(S):

EXISTING ZONING DISTRICT(S): Aq-SF1 EXISTING LAND USE(S): residential/kennel

SPECIAL EXCEPTION REQUEST

CODE CITATION: chapter 13: Use table FINDINGS OF FACT: (PLEASE SEE ATTACHED)

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

Multiple horizontal lines for additional text or notes.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
FINDINGS OF FACT (SPECIAL EXCEPTION)



APPLICANT: Cindy Tripp

DOCKET #: _____

In taking action on a special exception, the Board of Zoning Appeals uses the following decision criteria to approve or deny a special exception. The applicant must address the criteria below. The Board may impose reasonable conditions as part of its approval. A special exception may be approved by the Board only upon a determination that the Board finds all of the following to be true:

- A. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health safety morals or general welfare because: Because it is a very small facility with Apron Accord to the Community for its efficient work ethics
- B. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property value within the neighborhood because: again very small and easy facility that provides a service to the Community
- C. The establishment of the special exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because: it sets back are beyond the required set backs, + Rural Area.
- D. Adequate utilities, streets drainage and other necessary facilities have been or are being improved: yes
- E. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion: yes
Appointment Based per customer with minimum traffic on drop off + pick up.
- F. The special exception will be located in a district where such use is permitted and that all other requirements set forth, applicable to such special exception, will be met: yes

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM



VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: 1509-VS-13

FILING DATE: 8-7-15

FILING FEE: \$ FEE PLUS \$ PER ADDITIONAL VARIANCE (@) = \$

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Jesse Pohlman + Kevin Todd (STAFF NAME) DATE:

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: AMENDMENTS: DEVELOPMENT PLAN: 0710-DP-15

PRIMARY PLAT: SECONDARY PLAT: VARIANCE(S): 0706-SE-01; 0706-VS-014; 0706-VS-15

APPLICANT INFORMATION

APPLICANT'S NAME: Cindy Tripp TELEPHONE: 317-896-3846

ADDRESS: 19540 Lamong Rd Sheridan IN 46069 EMAIL: Cat3846@gmail.com

PROPERTY OWNER'S NAME: S.A.A TELEPHONE: S.A.A

ADDRESS: EMAIL: S.A.A

REPRESENTATIVE'S NAME: TELEPHONE:

COMPANY: EMAIL:

ADDRESS:

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 19540 Lamong Rd Sheridan, IN 46069

COUNTY PARCEL ID #(S): #08-05-29-00-00-010-000

EXISTING ZONING DISTRICT(S): EXISTING LAND USE(S): AG-SFI w/ special exception

VARIANCE REQUEST

VARIANCE OF LAND USE CODE CITATION:

VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: Article 4.2(D) Lot Frontage

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

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

Please SEE ATTACHED

Requesting Variance of development standard for reduced minimum lot frontage to allow two parcels with a min of 144' and 138'. Special exception to continue to allow kennel use.

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



APPLICANT: Cindy Tripp

DOCKET #: _____

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: _____

WE will be adding value to the area, no adverse actions against the community.
Continued Excellent Animal Care.

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: We Are Adding to the Value of the property.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____

We need the variance to split the two properties, the minimum road frontage.
Including a special exception to continue to allow kennel use, which would be
greatly hampered.



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.

Cindy Tripp
Applicant/Representative (signature)

Cindy Tripp
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 ____ day of _____, 20____.

State of _____, County of _____, SS:

Notary Public Signature

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.

Cindy Tripp
Property Owner (signature)*

Cindy Tripp
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.

Legal Description

Exhibit A

In Re: Cynthia Tripp
19540 Lamong Road
Sheridan, Indiana, 46069

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE SOUTH 89 DEGREES 22 MINUTES 33 SECONDS WEST OVER AND ALONG THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 1331.11 FEET TO A POINT WHICH IS THE NORTHWEST CORNER OF SAID QUARTER QUARTER, THENCE SOUTH 00 DEGREES 39 MINUTES 45 SECONDS EAST ON AND ALONG THE WEST LINE OF SAID QUARTER QUARTER A DISTANCE OF 654.60 FEET TO A POINT WHICH IS 4.6 FEET NORTH OF AN EXISTING WIRE FENCE, THENCE NORTH 89 DEGREES 22 MINUTES 30 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 1330.68 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER QUARTER WHICH IS 1.1 FEET SOUTH OF AN EXISTING WIRE FENCE, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON AND ALONG THE EAST LINE OF SAID QUARTER QUARTER A DISTANCE OF 654.60 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING AND CONTAINING 20.00 ACRES

EXCEPT THE FOLLOWING

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 304.46 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER QUARTER, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) ON AND ALONG SAID EAST LINE A DISTANCE OF 132.00 FEET, THENCE SOUTH 89 DEGREES 22 MINUTES 30 SECONDS WEST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 495.00 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER A DISTANCE OF 132.00 FBET, THENCE NORTH 89 DEGREES 22 MINUTES 30 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 495.00 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING AND CONTAINING 1.500 ACRES

ALSO EXCEPT:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST 436.46 FEET SOUTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 22 MINUTES 33 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 231.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS PARALLEL WITH SAID EAST LINE 218.14 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 33 SECONDS EAST PARALLEL WITH SAID NORTH LINE 231.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS ON SAID EAST LINE 218.14 FEET TO THE PLACE OF BEGINNING

ALSO EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) 436.46 FEET ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 22 MINUTES 33 SECONDS WEST 231.00 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF A 1.156 ACRE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD 338, PAGE 807 (THE NORTHWEST CORNER OF SAID 1.156 ACRE TRACT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 218.14 FEET PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF SAID 1.156 ACRE TRACT; THENCE SOUTH 89 DEGREES 22 MINUTES 33 SECONDS WEST 264.00 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 218.14 FEET PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 22 MINUTES 33 SECONDS EAST 264.00 FEET TO THE POINT OF BEGINNING

ALSO EXCEPT

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 5/8" ROD AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) 654.60 FEET ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 19 MINUTES 59 SECONDS WEST 495.00 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER TO AN 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 18 MINUTES 59 SECONDS WEST 829.46 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER TO AN 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS WEST 238.66 FEET ON AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO AN 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 89 DEGREES 09 MINUTES 44 SECONDS EAST 829.59 FEET TO AN 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 216.64 FEET TO THE POINT OF BEGINNING, CONTAINING 4.335 ACRES, MORE OR LESS

Cindy Tripp
19540 LAMONG Road
Sheridan, IN 46069

Legal Parcel
08-05-29-00-00-010.000
Washington Township
Total of 11.83 Acres

PURPOSE AND INTENT

Requesting variance to divide my parcel in half.

Both being AG-SF1 with a

**Variance of development standard for reduced minimum
lot frontage to allow two parcels with a min. Lot frontage
of 144' and 138'**

And

Special exception to continue to allow kennel use.