

VARIANCE APPLICATION

RECEIVED

OCT 02 2015

OFFICE USE ONLY

DOCKET #: 1511-110-09

FILING DATE:

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

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Jeff Lauer (STAFF NAME) DATE: October 2, 2015

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: AMENDMENTS: DEVELOPMENT PLAN:

PRIMARY PLAT: SECONDARY PLAT: VARIANCE(S):

APPLICANT INFORMATION

APPLICANT'S NAME: Ronald Clifford TELEPHONE: 317-877-6055

ADDRESS: 2228 S.R. 38 East, Westfield, IN 46074 EMAIL: cliffeng@aol.com

PROPERTY OWNER'S NAME: same TELEPHONE:

ADDRESS: EMAIL:

REPRESENTATIVE'S NAME: E. Davis Coots TELEPHONE: 317-844-4693

COMPANY: Coots, Henke & Wheeler, P.C. EMAIL:

ADDRESS: 255 East Carmel Drive, Carmel, IN 46032

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 2228 S.R. 38 East, Westfield, IN 46074

COUNTY PARCEL ID #(S): 08-06-18--00-00-026 , 600

EXISTING ZONING DISTRICT(S): AGSF-1 EXISTING LAND USE(S): residential and classified forest

VARIANCE REQUEST

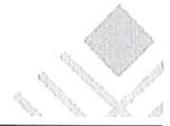
[X] VARIANCE OF LAND USE CODE CITATION: Ch. 13

[] VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION:

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

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

Please see the attached sheet



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.

E. Davis Coots
Applicant/Representative (signature)

E. Davis Coots
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 2nd day of October, 2015.

State of INDIANA, County of Hamilton, SS:



Christine M. O'Hara
Notary Public Signature
Christine M. O'Hara
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.

Ronald M. Clifford
Property Owner (signature)*

Ronald M. Clifford
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 2nd day of October, 2015.

State of INDIANA, County of Hamilton, SS:



Christine M. O'Hara
Notary Public Signature
Christine M. O'Hara
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.

VARIANCE APPLICATIONS**GENERAL INSTRUCTIONS**

- A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Economic and Community Development Department (the "Department") to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. Applicants are encouraged to incorporate the Department's comments into the application prior to filing.
- B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:
- | | |
|--|---|
| <input checked="" type="checkbox"/> Completed Application | <input checked="" type="checkbox"/> Filing Fee Check (made out to "City of Westfield") |
| <input checked="" type="checkbox"/> Legal Description | <input checked="" type="checkbox"/> Copy of Property Deed |
| <input type="checkbox"/> Draft Public Notice | <input checked="" type="checkbox"/> List of Adjoining Property Owners (as provided by County) |
| <input checked="" type="checkbox"/> Property Owner Consent | <input type="checkbox"/> TAC Delivery Affidavit (if TAC is determined to be necessary) |
| <input checked="" type="checkbox"/> Site Plan (to scale) | <input checked="" type="checkbox"/> Vicinity Map (including property within 500 feet) |
| <input checked="" type="checkbox"/> Statement of Intent | <input type="checkbox"/> Elevations, photographs or other supporting information necessary to explain the nature of the requested variance(s) |
- C. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing, if determined by the Department to be necessary. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.
- D. **Public Hearing and Notice:** All variance petitions require a public hearing by the Board of Zoning Appeals. The public hearing is held at City Hall, 130 Penn Street, Westfield, Indiana, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Board's Rules of Procedure:
1. **Newspaper Publication:** Notice of the hearing will be published in the Indy Star and The Times. The Department will handle the newspaper publication requirement.
 2. **Mailed Public Notice:** The applicant is responsible to send public notice by mail to all interested parties by certified mail with return receipt requested (green card), postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one-eighth of a mile (1/8), whichever is less.
 3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
 4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.
- E. **Ex-parte Communication:** In no event shall applicants or other interested parties contact or attempt to communicate with members of the Board in regard to a filed variance petition prior to the public hearing.
- F. **Revised Materials:** If the applicant wishes to submit additional or revised information than what is filed, then the applicant shall submit those to the Department no later than ten (10) days prior to the public hearing.
- G. **Board's Consideration:** Following the public hearing, the Board may either approve, approve with conditions, deny or continue the petition.
- H. **Resource:** Please see the Board's Rules of Procedure for more detailed procedural information.

Chapter 13 of the Unified Development Ordinance (“UDO”) does not permit light industry land use in the AGSF-1 Zone Classification. Ron Clifford is an electrical engineer who part-time operates engineering and sales business from the detached garage located at his primary residence at 2228 State Road 38 East, Westfield, IN 46074. As a part of his electrical engineering business, he assembles metal hangers for the water and electrical piping contained in a recreational vehicle and supplies the assembled hangers to the RV industry in Elkhart, Indiana. The assembly involves placing a bolt in a metal strap to a metal clamp and tightening the bolt. All of the work takes place within the garage that measures 24 feet by 46 feet and was constructed in 1999. There is no outside storage or other activity outside of the enclosed garage except the delivery of parts and the shipment of assembled clamps approximately once or twice per month.

The Department has determined this conduct is not a home business within the definitions of Chapter 6.7 of the UDO.



FINDINGS OF FACT (VARIANCE OF USE)

APPLICANT: _____

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. 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 use will not be injurious to the public health, safety, morals, and general welfare of the community because: _____
The home business as an accessory to the dwelling is conducted entirely within the enclosed garage
creates no noise, odors or other noxious effects and does not have any negative impact.

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: _____
All of the activity is conducted in an enclosed garage, deliveries are once or twice per month and do not impact
traffic and nothing is visible to the exterior of the property.

C. The need for the variance arises from some condition particular to the property involved because: _____
The applicant conducts his engineering and sales business from the accessory building, cannot perform the
work within the dwelling and cannot physically combine the dwelling and garage.

D. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because: _____
Home business is a permitted use in an AGSF-1 zone. The Applicant's home business is the assembly of
2 pieces of metal to make 1 piece. Classifying that process as light industrial without a use variance prohibits
the home business use of the property.

E. The variance of use does not interfere substantially with the Comprehensive Plan because: _____
Home business uses are established throughout the jurisdiction. There are established business uses
in the immediate area (boarding stable, massage therapy) and the 12.6 acre tract isolates the use
from residential.

EXHIBIT A - LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE CENTER OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 38, 2002.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, COUNTY AND STATE AS AFORESAID, DEFLECT TO THE RIGHT 119 DEGREES 26 MINUTES, RUN THENCE 470.15 FEET SOUTHEAST ON AND ALONG SAID CENTER LINE TO A POINT FOR THE PLACE OF BEGINNING; RUN THENCE SOUTHEASTERLY ON AND ALONG SAID CENTER LINE 415.85 FEET TO A R.R. SPIKE; THENCE DEFLECTING TO THE LEFT 85 DEGREES AND 37 MINUTES NORTHEASTERLY ON AND ALONG A FENCE LINE 602.1 FEET TO AN IRON STAKE AND CORNER POST; THENCE DEFLECTING TO THE LEFT 14 DEGREES AND 51 MINUTES RUN 663.2 FEET TO A CORNER POST AND IRON PIPE ON THE NORTH BANK OF LINDLEY DRAIN, SAID POINT BEING 18 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTHWESTERLY ON AND ALONG THE MEANDERING NORTH BANK OF SAID DRAIN 682.0 FEET TO AN IRON STAKE; THENCE SOUTHWESTERLY 824.2 FEET TO THE PLACE OF BEGINNING. CONTAINING 12.5 ACRES, MORE OR LESS.

EXCEPT:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 38, 2002.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF (THE FOREGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS "AT A POINT" IS QUOTED FROM INSTRUMENT NO. 9101753) OF SAID QUARTER SECTION; THENCE DEFLECT TO THE RIGHT 119 DEGREES 26 MINUTES, RUN THENCE 470.15 FEET SOUTHEAST ON AND ALONG SAID CENTER LINE (THE FOREGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS "DEFLECT TO THE RIGHT" IS QUOTED FROM INSTRUMENT NO. 9101753) TO THE WEST CORNER OF THE OWNERS' LAND; THENCE NORTH 19 DEGREES 14 MINUTES 50 SECONDS EAST, ALONG THE WESTERN LINE OF THE OWNERS' LAND, 37.48 FEET TO THE NORTHEASTERN BOUNDARY OF SAID S.R. 38 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 19 DEGREES 14 MINUTES 50 SECONDS EAST, ALONG THE WESTERN LINE OF THE OWNERS' LAND, 33.43 FEET; THENCE SOUTH 67 DEGREES 24 MINUTES 24 SECONDS EAST 97.86 FEET; THENCE SOUTH 61 DEGREES 32 MINUTES 30 SECONDS EAST 70.00 FEET; THENCE SOUTH 62 DEGREES 58 MINUTES 26 SECONDS EAST 257.58 FEET TO THE SOUTHEASTERN LINE OF THE OWNERS' LAND; THENCE SOUTH 28 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG SAID SOUTHEASTERN LINE, 51.44 FEET TO THE NORTHEASTERN BOUNDARY OF SAID S.R. 38; THENCE NORTH 61 DEGREES 32 MINUTES 30 SECONDS WEST, ALONG THE BOUNDARY OF SAID S.R. 38, 37.50 FEET; THENCE

CASE NO. 98296053
EXHIBIT A - CONT'D

NORTH 61 DEGREES 14 MINUTES 30 SECONDS WEST, ALONG SAID
BOUNDARY, 382.00 FEET TO THE POINT OF BEGINNING AND CONTAINING
0.436 ACRES, MORE OR LESS.

Instrument
9809846801

9809846801
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
On 08-21-1998 At 11:00 am.
WARR DEED 14.00

File No. 98296053

14.00
③

WARRANTY DEED

This Indenture Witnesseth, That Murray K. Smith and Sarah L. Smith, husband and wife (Grantor) of Hamilton County, in the State of Indiana, *Conveys and Warrants* to Ronald M. Clifford and Pattle Clifford, husband and wife (Grantee) of Hamilton County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate in Hamilton County, in the State of Indiana described as follows:

SEE ATTACHED LEGAL EXHIBIT "A"

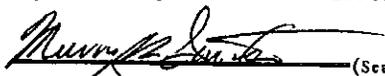
Subject To the Fall Installment of Real Estate Taxes due and payable in November 1998 and all taxes payable thereafter.

Subject To any and all easements, agreements, and restrictions of record.

The address of such real estate is commonly known as: 2228 State Road 38 East, Westfield, Indiana 46074

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

In Witness Whereof, Grantor has executed this deed this 18th day of August 1998.

 (Seal)  (Seal)
Murray K. Smith Sarah L. Smith

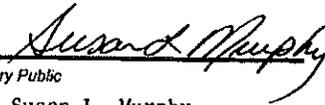
State of Indiana, Hamilton County ss: Acknowledgement

Before me, a Notary Public in and for the said County and State, personally appeared Murray K. Smith and Sarah L. Smith, husband and wife who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 18th day of August 1998.

My Commission Expires

Signature


Notary Public

Printed

Susan L. Murphy

Residing In

Marion

Co., IN

and tax bills to: Property Address

Document prepared by: Wade R. Nichols, Attorney at Law
Morgan & Associates, Inc.,
840 Logan Street,
Noblesville, IN 46060

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
21 day of Aug 1998

 Auditor
Hamilton County

Parcel # 05-06-13-00-00-026.000

CASE NO. 98296053

EXHIBIT A - LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE CENTER OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 38, 2002.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, COUNTY AND STATE AS AFORESAID, DEFLECT TO THE RIGHT 119 DEGREES 26 MINUTES, RUN THENCE 470.15 FEET SOUTHEAST ON AND ALONG SAID CENTER LINE TO A POINT FOR THE PLACE OF BEGINNING; RUN THENCE SOUTHEASTERLY ON AND ALONG SAID CENTER LINE 415.85 FEET TO A R.R. SPIKE; THENCE DEFLECTING TO THE LEFT 85 DEGREES AND 37 MINUTES NORTHEASTERLY ON AND ALONG A FENCE LINE 602.1 FEET TO AN IRON STAKE AND CORNER POST; THENCE DEFLECTING TO THE LEFT 14 DEGREES AND 51 MINUTES RUN 663.2 FEET TO A CORNER POST AND IRON PIPE ON THE NORTH BANK OF LINDLEY DRAIN, SAID POINT BEING 18 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTHWESTERLY ON AND ALONG THE MEANDERING NORTH BANK OF SAID DRAIN 682.0 FEET TO AN IRON STAKE; THENCE SOUTHWESTERLY 824.2 FEET TO THE PLACE OF BEGINNING. CONTAINING 12.5 ACRES, MORE OR LESS.

EXCEPT:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 38, 2002.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF (THE FOREGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS "AT A POINT" IS QUOTED FROM INSTRUMENT NO. 9101753) OF SAID QUARTER SECTION; THENCE DEFLECT TO THE RIGHT 119 DEGREES 26 MINUTES, RUN THENCE 470.15 FEET SOUTHEAST ON AND ALONG SAID CENTER LINE (THE FOREGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS "DEFLECT TO THE RIGHT" IS QUOTED FROM INSTRUMENT NO. 9101753) TO THE WEST CORNER OF THE OWNERS' LAND; THENCE NORTH 19 DEGREES 14 MINUTES 50 SECONDS EAST, ALONG THE WESTERN LINE OF THE OWNERS' LAND, 37.48 FEET TO THE NORTHEASTERN BOUNDARY OF SAID S.R. 38 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 19 DEGREES 14 MINUTES 50 SECONDS EAST, ALONG THE WESTERN LINE OF THE OWNERS' LAND, 33.43 FEET; THENCE SOUTH 67 DEGREES 24 MINUTES 24 SECONDS EAST 97.86 FEET, THENCE SOUTH 61 DEGREES 32 MINUTES 30 SECONDS EAST 70.00 FEET; THENCE SOUTH 62 DEGREES 58 MINUTES 26 SECONDS EAST 257.58 FEET TO THE SOUTHEASTERN LINE OF THE OWNERS' LAND; THENCE SOUTH 28 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG SAID SOUTHEASTERN LINE, 51.44 FEET TO THE NORTHEASTERN BOUNDARY OF SAID S.R. 38; THENCE NORTH 61 DEGREES 32 MINUTES 30 SECONDS WEST, ALONG THE BOUNDARY OF SAID S.R. 38, 37.50 FEET; THENCE

CASE NO. 98296053
EXHIBIT A - CONT'D

NORTH 61 DEGREES 14 MINUTES 30 SECONDS WEST, ALONG SAID
BOUNDARY, 382.00 FEET TO THE POINT OF BEGINNING AND CONTAINING
0.436 ACRES, MORE OR LESS.

ADJOINER*(NOTIFICATION LIST)*REQUEST DATE: 07/09/2015NAME OF PROPERTY OWNER: Ronald CliffordNAME OF PETITIONER: Ronald Clifford

LEGAL DESCRIPTION OR PARCEL NUMBER OF PROPERTY:

08-06-18-00-00-026

OTHER PARCELS:

ZONING AUTHORITY APPLYING TO: WestfieldSIGNATURE OF APPLICANT: E. Davis CootsNAME AND PHONE NUMBER
OF PERSON TO CONTACT: Char Curley (317) 997-3293ORDER TAKEN BY: _____
(For Office Use Only)

***NOTE* -- DUE TO VOLUME AND TURN AROUND, ORDERS TAKE 3-5 BUSINESS DAYS FOR PROCESSING. TRANSFER AND MAPPING WILL APPROPRIATELY NOTIFY THE CONTACT WHEN THEIR ORDER IS READY TO BE PICKED UP.**

Confirmation Code: AdjoinerForm_rad1C41A

HAMILTON COUNTY AUDITOR

I, DAWN COVERDALE, AUDITOR OF HAMILTON COUNTY, INDIANA, CERTIFY MY OFFICE HAS SEARCHED OUR RECORDS AND BASED ON THAT SEARCH, IT APPEARS THAT THE PROPERTY OWNERS MARKED AS NEIGHBORS ARE THE PROPERTY OWNERS THAT ARE TWO PROPERTIES OR 660' FEET FROM THE REAL ESTATE MARKED AS SUBJECT PROPERTY.

THIS DOCUMENT DOES NOT CERTIFY THAT THE ATTACHED LIST OF PROPERTY OWNERS IS ACCURATE OR INCLUDES ALL PROPERTY OWNERS ENTITLED TO NOTICE PURSUANT TO LOCAL ORDINANCE. ANY PERSON SEEKING A MORE ACCURATE SEARCH OF THE REAL ESTATE RECORDS OF THE COUNTY SHOULD SEEK THE OPINION OF A TITLE INSURANCE COMPANY.

DAWN COVERDALE, HAMILTON COUNTY AUDITOR

DATED: *Michael R. Cussel* 07-15-2015

SUBJECT PROPERTY:

08-06-18-00-00-026.000	Subject
Clifford, Ronald M & Pattie	
2228 SR 38 E	
Westfield	IN 46074

08-06-18-00-00-026.001	Subject
Clifford, Ronald M & Pattie	
2228 SR 38 E	
Westfield	IN 46074

Pursuant to the provisions of Indiana Code 5-14-3-3-(e), no person other than those authorized by the County may reproduce, grant access, deliver, or sell any information obtained from any department or office of the County to any other person, partnership, or corporation. In addition any person who receives information from the County shall not be permitted to use any mailing list, addresses, or databases for the purpose of selling, advertising, or soliciting the purchase of merchandise, goods, services, or to sell, loan, give away, or otherwise deliver the information obtained by the request to any other person.

HAMILTON COUNTY NOTIFICATION LIST

PLEASE NOTIFY THE FOLLOWING PERSONS

08-06-18-00-00-003.000 Neighbor

Washington Township of Hamilton County

1549 E Greyhound Pass

Carmel IN 46032

08-06-18-00-00-004.004 Neighbor

McCullough, Dale H & Loretta Trustees Each With L/E

21151 Anthony Rd

Westfield IN 46062

08-06-18-00-00-005.000 Neighbor

McCullough, Dale H & Loretta Trus

21151 Anthony Rd

Westfield IN 46062

08-06-18-00-00-022.000 Neighbor

Kody Holdings LLC

10801 Turne Grove

Fishers IN 46037

08-06-18-00-00-023.000 Neighbor

Pettijohn, Susan G Trustee of Susan Pettijohn Trust

2314 STATE ROAD 38 E

Westfield IN 46074

08-06-18-00-00-023.001 Neighbor

Pettijohn, Susan G Trustee of Susan Pettijohn Trust

2314 STATE ROAD 38 E

Westfield IN 46074

08-06-18-00-00-024.000 Neighbor

Gwin, Anita J Trustee of Anita J Gwin Living Trust

2302 SR 38 E

Westfield IN 46074

08-06-18-00-00-024.002 Neighbor

Pettijohn, Susan G Trustee of Susan Pettijohn Trust

2314 STATE ROAD 38 E

Westfield IN 46074

08-06-18-00-00-027.000

Neighbor

DeLullo, Catherine G Family Fund 75% & Catherine G DeLullo Husbands Fund 25% tc

11420 206th St E

Noblesville IN 46060

08-06-18-00-00-028.000

Neighbor

C Stephen Roudebush LLC 46%, Lois M Osborne Trustee of Lois Osborne Trust 29.97% & C Bradley Roudebush 24.03%

18705 Shady Nook Rd

Noblesville IN 46062

08-06-18-00-00-029.000

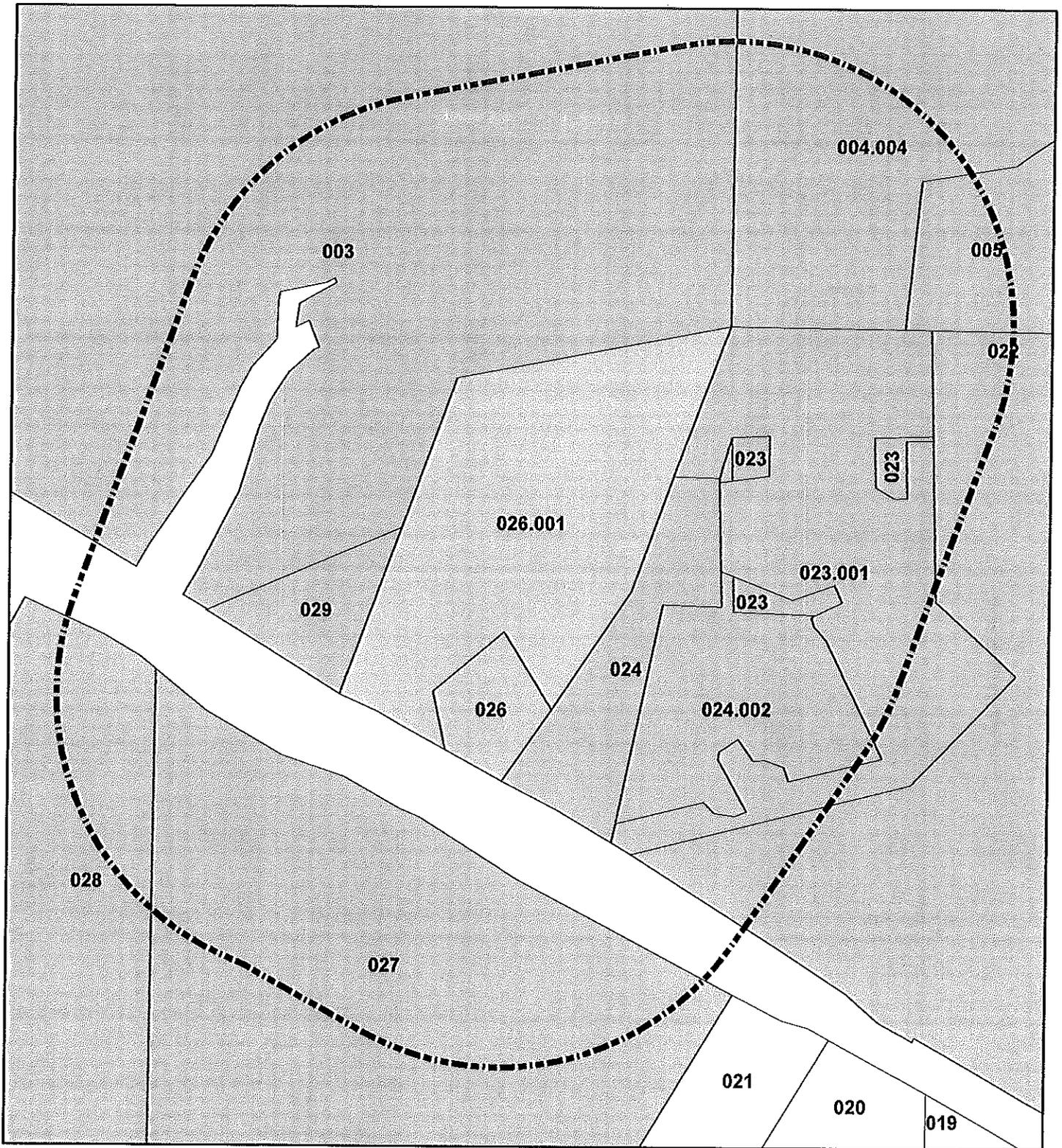
Neighbor

Luther, Timothy W & M Susan

2120 SR 38 E

Westfield IN 46074

Adjoiner Notification Map



Legend

 Subject Parcel(s)	001 Parcel Number
 Notification Parcel(s)	 Parcel Boundary
 Buffer	