

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. Mr. and Mrs. Clifford purchased the 12.5 acre piece of property in 1998 and in approximately 2003 partitioned 1.26 acres including the residence from the larger tract in order to register the 10.72 acre portion under the Indiana Classified Forest Program. As the result of partitioning the 1.26 acre residence parcel from the larger parcel, setbacks for the house and accessory garage failed to meet the ordinance requirements of Article 6.1 (D)(2)(A),(D), Article 4.2(E)((2) rear set back and Article 4.2 (C) lot area. The purpose of the development standards variance request is to bring the parcel containing the residence into compliance with the zoning ordinance requirements for side yard setback, three acre lot area requirement, lot frontage and rear yard setback.