



# Westfield - Washington Township

## Board of Zoning Appeals

June 21, 2004

7:00 P.M.

Assembly Room

Westfield Town Hall

130 Penn Street

Westfield, IN 46074

### A G E N D A

#### OPENING OF MEETING

Note the presence of quorum  
Approval of Minutes: May 17, 2004

#### NEW BUSINESS

**0405-VU-003: 3131 West State Road 32** – Jay and Betty Milligan. The appellants are requesting a use variance to allow a *Convenience Store/Gas Station*. The parcels are zoned Agriculture Single Family (AG-SF1) and are in the State Highway 32 Overlay.

#### 410 East Main Street

**0406-VU-005: 410 East Main Street** – Reit Realty III, LLC. The appellant is requesting a use variance to allow a general office/administration use. The parcel is zoned Single Family 3 (SF3).

**0406-VS-013: 410 East Main Street** – Reit Realty III, LLC. The appellant is requesting a development standard variance from *WC 16.04.030 E (6) Minimum Setback Lines*, to reduce the minimum required rear yard setback from 30 feet to 2 ½ feet. The parcel is zoned Single Family 3 (SF3).

#### Rocchio-Kiley Insurance

**0406-VS-014: 302 West Main Street** – Rocchio-Kiley Insurance. The appellant is requesting a development standard variance from *WC 16.04.050 (D)(4) Minimum Lot Area*, to reduce the minimum required lot size from 5 acres to 0.39 acres. The parcel is zoned Local Business (LB).

**0406-VS-016: 302 West Main Street** – Rocchio-Kiley Insurance. The appellant is requesting a development standard variance from *WC 16.04.050 (D)(6) Minimum Setback Requirements*, to reduce the minimum required side yard setback from 60 feet to 3 feet for the west side yard setback and 10 feet for the east side yard setback, and to reduce the required rear yard setback from 60 feet to 3.5 feet. The parcel is zoned Local Business (LB).

Agendas for all Town meetings are updated and available at our web site.

Web Site: <http://www.westfieldtown.org>

Town E-mail: [community@westfieldtown.org](mailto:community@westfieldtown.org)

**Roundtripper Baseball**

**0406-VU-006: 16708 South Park Drive** – Headfirst Holdings, LLC. The appellant is requesting a use variance to allow a three outdoor baseball fields. The parcel is zoned Enclosed Industrial (EI), and is partially within the US 31 Overlay Zone.

**IMMI Inc.**

**0406-VS-015: 18881 US Highway 31 North** – Indiana Mills & Manufacturing Inc. The appellant is requesting a development standard variance from *WC 16.08.010 Sign Standards*, to allow signage that is not permitted within the current sign ordinance. The parcel is zoned Enclosed Industrial (EI).