



# Westfield - Washington Township

Board of Zoning Appeals  
February 22nd 2005

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 a quorum
- ❖ Approval of Minutes: January 18, 2005
- ❖ Election of Officers

### OLD BUSINESS

#### 20495 Horton Road

**0410-VS-031:** 20495 Horton Road – Michael and Lydia Brunner are the appellants and requesting a Variance of Development Standard from WC 16-04-030-(B) 5 (a), Residential Districts, Agriculture/Single Family 1, Minimum Lot Frontage on Road, a minimum of two hundreds fifty feet (250). The request is to allow the minimum road frontage to be reduced from 250 feet to 101 feet on a 9.257 acre parcel.

#### 318 North Union Street

**0411-VS-035:** 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of Maximum Building Height requirement, WC 16-04-030-E-7. The variance calls for an increase in the height of the building to ninety-six feet (96'). The addition itself will have a gable height of fifty-eight feet five inches (58' 5") and the steeple will rise another thirty-eight feet seven inches (38' 7"). The parcel is zoned Single Family Three (SF-3). The appellant is reporting this is an expansion of the facility to accommodate partisans.

**Continued until April 2005**

### **Corner of 181<sup>st</sup> Street and Market Court (east of US Highway 31)**

**0501-VU-002:** Northwest corner of 181<sup>st</sup> Street and Market Court (just east of US Highway 31 and 181<sup>st</sup> Street) – Ken Fineis. The Appellant is requesting use variances to allow a list of prohibited land uses to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181<sup>st</sup> Street) Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone and the list of requested uses is documented by the appellant. The three (3) parcels that comprise the site have an underlying zoning of General Business (GB). The three parcels total  $\pm$  two and three quarter (2.71) acres. The site is partially developed (Indy Cycle) and is undeveloped between 181<sup>st</sup> Street and Indy Cycle along Market Court. The Use Variance is being requested in an effort to expand the number of potential lease opportunities at the site. **Public Hearing**

**0501-VS-002:** Northwest corner of 181<sup>st</sup> Street and Market Court (east of US Highway 31) – Ken Fineis. The Appellant is requesting a standard variance to allow a reduction in landscaping to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181<sup>st</sup> Street) Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone. The parcels underlying zoning is General Business (GB) and is approximately two and three quarter (2.71) acres. The Standard Variance is being requested in an effort to address the potential US 31 realignment and maximize exposure of the site. **Public Hearing**

### **NEW BUSINESS**

#### **17913 County Line Road:**

**0502-VS-004:** 17913 County Line Road: Sandra Brown, County Line Pet Lodge. The Appellant is requesting a variance from standards to allow delaying the installation of a sidewalk along the front of the property. The Appellant agrees to install a sidewalk (determined by the than development requirements) once development has occurred on either side of the site. The site is located on County Line Road  $\pm$  one-half (1/2) mile north of State Highway 32. The structure will be 9,184 square feet on 4 acres, zoned AG-SF1.

**Public Hearing**

**0502-VS-005:** 17913 County Line Road: Sandra Brown, County Line Pet Lodge. The Appellant is requesting a variance from standards to reduce the bufferyard plantings from the entire property line to the areas of impacts. The site is on County Line Road  $\pm$  one-half (1/2) mile north of S.R. 32. The structure will be 9,184 square feet on 4 acres, zoned AG-SF1.

**Public Hearing**

#### **301 East Main Street**

**0502-VS-003:** 301 East Main Street: Tim and Marian Pyron: Nature's Cottage. The Appellant is requesting a variance from standards to allow the installation of a "pole sign" in an area where it is prohibited. The Appellant currently has one (1) monument sign in front of the business and the "pole sign" would be a second. The site is located on the eastern edge of the "Old Town" commercial section of Westfield on State Highway 32. There are two (2) structures on the three

(3) parcels, one facing State Road 32 and the other Cherry Street, with  $\pm$  one-half (1/2) acre,  
zoned LB – H. . **Public Hearing**