Landowner's Statement

After living in Zionsville for over 30 years we purchased, in 2005, the small farm described in this appeal for the purpose of building a new home that would accommodate us through the end of our careers and into retirement. This 9.52 acre track offered many features often found in the rural parts of the Westfield-Washington Township. The property is adjoined by another small working farm to the north, a wetland with substantial wildlife to the south, and a wooded area to the east. The entrance is from County Line Road to the east, with properties on both sides ranging from about 3 to 120 acres.

Two barns were built on our property by the previous owner. The first, constructed in 1997, is a metal pole barn that was formerly used by a tree service business for equipment and supplies. The second existing structure is a small cattle barn. Our plan is to use the pole barn for storage of our farm, garden and lawn equipment and to use the cattle barn for a hobby woodworking shop. Relative to the road, both barns are situated on the far side of a knoll and are therefore barely visible. The view from the road is illustrated in Photo 1.

The strict application of the ordinance would require that the house be built in front of these barns, just behind the fence and to the left of the drive shown in the photograph. This presents the practical difficulties described in the appeal. Additionally, this undesirable placement would put the house in close proximity to our north neighbor's barn (and cattle, sheep, and rabbits) as well as the road.

We have shared plans with neighbors on both sides of our property and have gained their support.

Over the past several months we have worked with custom home builder Gregg Montgomery, who lives in the community, and his designer to plan our new home. We have not only focused on our needs but have strived to place the home and prepare the site to provide the best possible fit with the neighborhood.

We believe that our new home which we hope to locate near the center of the 9.52 acre track as shown on the site plan will complement the current surrounding land uses and be an asset to the township. Photo 2 shows an aerial view of the parcel and surrounding properties, with Little Eagle Creek Avenue appearing in the lower right corner. The proposed new home will not be visible from any road or from the homes of any neighbors who live along Little Eagle Creek Avenue (although they were sent copies of our plans and notice of the Board of Zoning Appeals meeting as required.)

The proposed home site is shown on Photo 3. The specific location is at the tree grove as marked. The soil tests for the septic system were very good, and all permits have been received with the exception of a positive response to this appeal, which we will very much appreciate. Home elevations are shown in Photos 4-7.

Sincerely,
Garland C. Elmore and Jean A. Elmore

Photo 1

Photo 2

Photo 3

FRONT ELEVATION

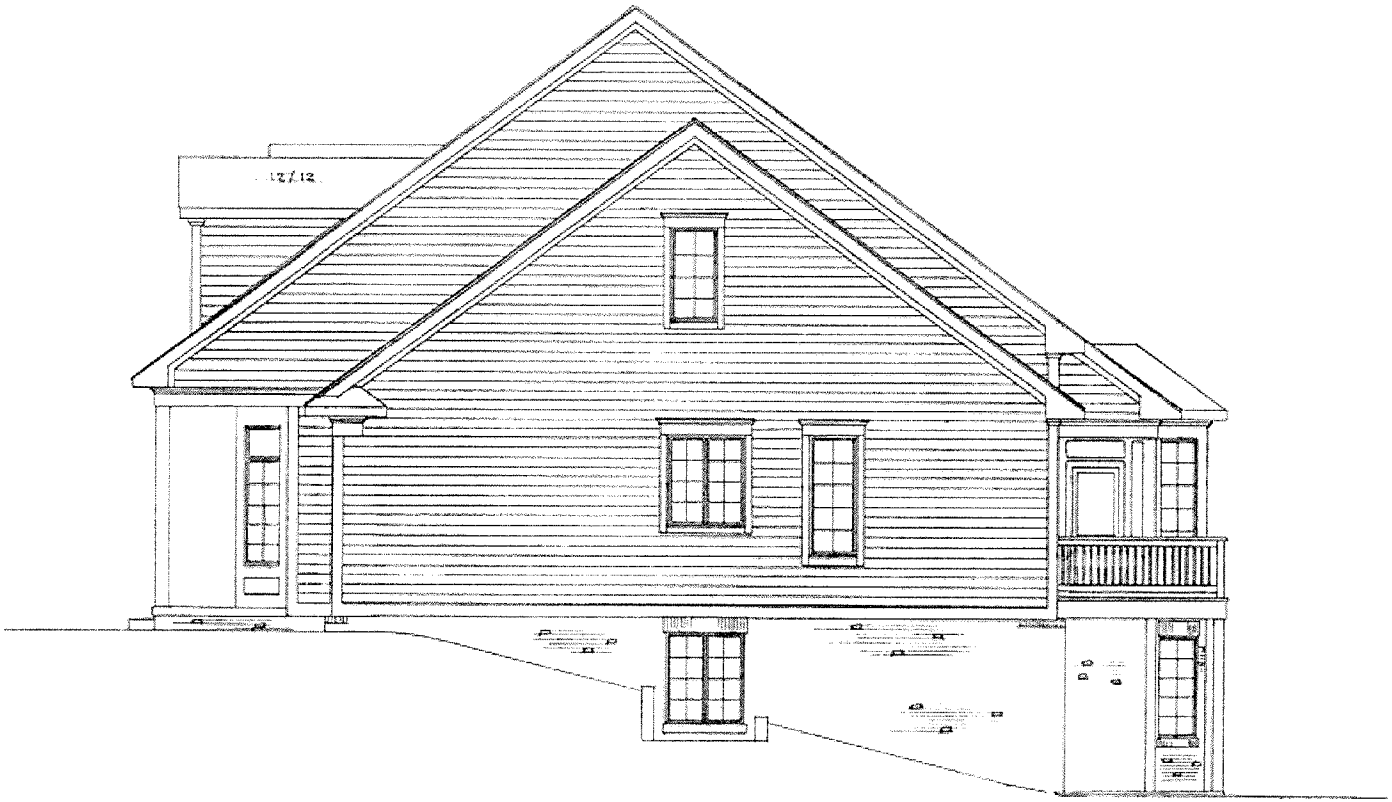
SCALE 1/4"=1'-0"

Photo 4

Photo 5

REAR ELEVATION
SCALE 1/4"=1'0"

Photo 6



RIGHT ELEVATION
SCALE 1/4"=1'-0"

Photo 7

Photo 5