

PETITION NUMBER:	0906-VS-07
SUBJECT SITE ADDRESS:	1306 Monmouth Drive
APPELLANT:	Paul Wilson
REQUEST:	The applicant is requesting a variance of development standard (WC 16.04.110, A, 6) to reduce the rear yard setback from 30 feet to 10 feet for lot number 563 (1306 Monmouth Drive)
CURRENT ZONING:	SF-3 Cluster
CURRENT LAND USE:	Single-Family Residential
APPROXIMATE ACREAGE:	0.14
RELATED CASES:	0109-VS-72
EXHIBITS:	1. Staff Report, 06/09/09 2. Aerial Location Map, 06/09/09 3. Property Card, 06/09/09 4. Letter of Grant, 0109-VS-72, 06/09/09 5. Appellant’s Application and Plans, 05/21/09
STAFF REVIEWER:	JCM

PETITION HISTORY

The June 9, 2009 Board of Zoning Appeals (the “BZA”) meeting represents the first hearing of this petition before the BZA.

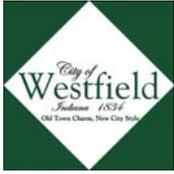
PROPERTY HISTORY

On September 17, 2001, the BZA approved a variance of development standard (0109-VS-72) (the “2001 Variance”) to reduce the rear yard setback of several lots within Sections 6 and 7 of Centennial Subdivision from thirty (30) feet to fifteen (15) feet). The subject property located at 1306 Monmouth Drive (the “Property”); Lot 563 is among the lots affected by the 2001 Variance. One of the 2001 Variance approval requires the Property to possess an aggregate front-to-rear yard setback distance of forty (40) feet (i.e., the depth of the front yard setback plus the depth of the rear yard setback must equal at least (40) forty feet.

The existing residential structure (the “Structure”) was constructed on the Property in 2004 (Permit number 04-RSFR-43-54).

ANALYSIS

Rear yard setback. The submitted application (the “Application”) includes plans to construct a new 12’x15’8” sun room (the “Sun Room”) on the north side of the Structure, within the Property’s rear yard, as shown in Exhibit 5. The Structure is currently located approximately twenty-three (23) feet from the rear property line (the “Rear Property Line”). The Sun Room would cause the Structure to be approximately ten (10) feet of the Rear Property Line. The Sun Room would encroach into the reduced rear yard setback as approved in the 2001 Variance by approximately 5 feet.



Aggregate setback. As mentioned above, one of the conditions of the 2001 Variance states that lots within Sections 6 and 7 of Centennial Subdivision shall possess an aggregate front-to-rear yard setback distance of forty (40) feet. The existing aggregate setback is approximately forty-three (43) feet. The Structure is compliant with the 2001 Variance today. If approved, the aggregate setback would be approximately thirty (30) feet, approximately 10 feet less than the aggregate setback required by the 2001 Variance. The proposed Sun Room would require a change to the condition in The 2001 Variance for the Property.

Note: As illustrated in Exhibit 5, a ten-foot drainage and utility easement (the “Easement”) runs along the Rear Property Line. A wood privacy fence is located within the Easement. Fences are not permitted to be installed within the Easement without prior approval. No proof of such approval has been received by staff.

Note: The vacant property to the east (the “Vacant Property”) was platted as a residential lot, but was never built upon. It is currently owned by the Centennial Home Owner’s Association. If purchased by the appellant, the Sun Room could possibly be constructed on a portion of the Vacant Property and a variance would not be necessary. This idea was shared with the applicant prior to filing.

PROCEDURAL

A Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Ind. Code 36-7-4-918.5 only upon a determination in writing that:

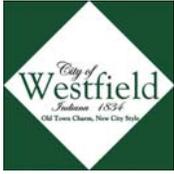
STANDARDS FOR VARIANCE REQUEST

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

Finding: It is unlikely that approving the requested variance will be injurious to the public health, safety, morals, and general welfare of the community. The proposed Sun Room is unlikely to result in any noticeable impact to the Westfield community as a whole.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Finding: It is likely that the use and value of adjacent property will be affected in an adverse manner. Building setback lines help establish an equitable and predictable building environment within neighborhoods. In a suburban environment such as this, uniform setbacks for all principal structures are expected and anticipated. The 2001 Variance reduced the rear setback for the Property and adjacent properties from 30 feet to 15 feet. Further reduction of the rear setback may negatively impact adjacent properties. Feedback from adjacent property owners should provide insight about the impact on adjacent properties. Additionally, reducing the forty (40) foot aggregate setback requirement likely will disrupt the uniformity that is expected in a suburban subdivision setting. Such a disruption likely will have a negative impact



on the use and value of neighboring properties. Feedback from adjacent property owners should provide insight about the impact on adjacent properties.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

Finding: It is unlikely that strict adherence to the zoning ordinance would result in a practical difficulty in the use of the Property. As it was intended when the Property was platted, the Property is currently used residentially. The terms of the zoning ordinance are not interfering with the reasonable use of the property. The 40 foot aggregate front-to-back setback distance was designed to allow the developer flexibility in lot layout while at the same time restricting the amount of permitted lot coverage on each parcel. By reducing the aggregate front-to-rear setback distance by adding the Sun Room, the lot coverage on this parcel will be greater than other lots within Section 6 and 7 of Centennial Subdivision. Additionally, the Sun Room is already permitted to be located 15 feet closer to the rear property line than similarly situated structures within the SF3 district. Therefore, staff would suggest that no practical difficulty exists in this instance.

ADDITIONAL COMMENTS

None.

RECOMMENDATIONS

Deny this request because:

1. The use and value of adjacent parcels will be negatively impacted in an adverse manner.
2. The strict enforcement of the Westfield Washington Township zoning ordinance will not result in a practical difficulty in the use of the property.

JCM

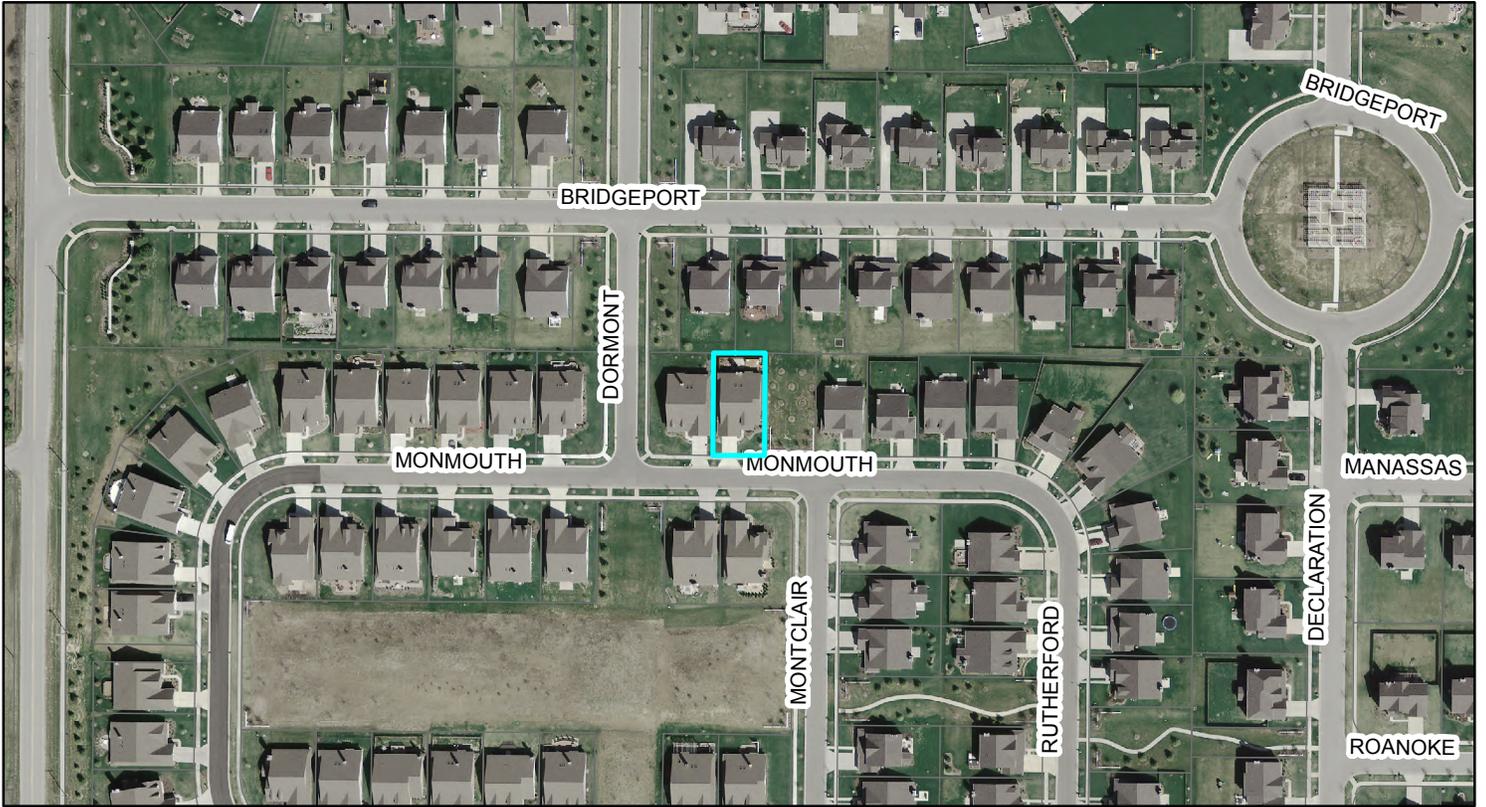


0906-VS-07
 08-09-15-00-11-022.000
 1306 Monmouth Drive
 Exhibit 2

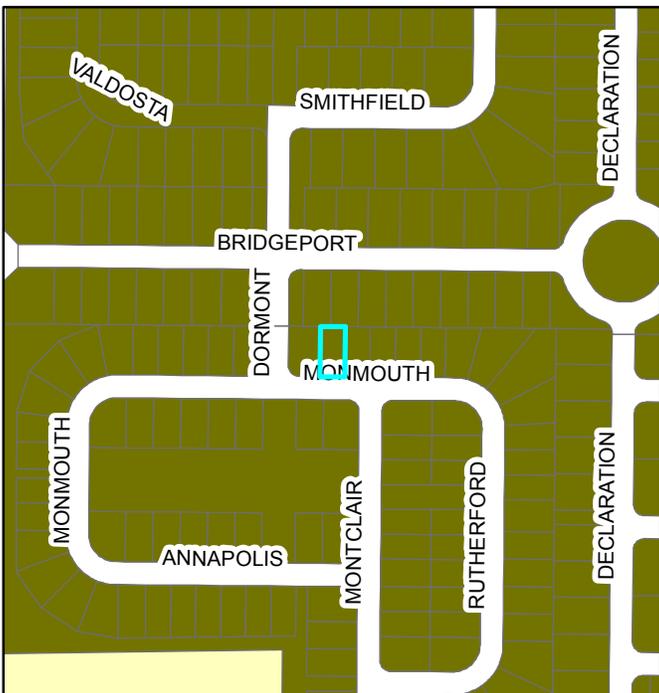


Aerial Location Map

Site

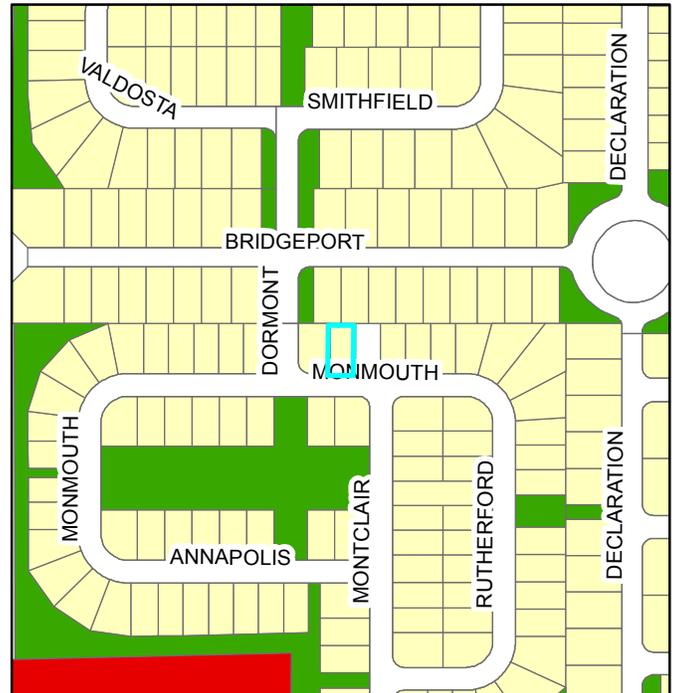


Zoning Map



Agricultural-Single Family 1
 Single Family 2

Existing Land Use Map



Commercial
 Recreational
 Residential
 Vacant

Property Card Report

Exhibit 3

1. report type

2. property search

3. view reports

Reset

new search

general parcel info.

spring tax statement

tax payments

property card

fall tax statement

Special Assessments

Disclaimer:

This program allows you to view and print certain public records. **Each report reflects information as of a specific date;** so the information provided by different reports may not match. All information has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. It may not reflect the current information pertaining to the property of interest.

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This report contains property assessment information extracted on the most recent taxable year - **March 1, 2008**. Improvement characteristics may differ from those used to determine the total assessed value listed.

Summary Information: Parcel Number: 08-09-15-00-11-022.000		State Formatted Parcel Number: 29-09-15-011-022.000-029 State Tax District: 029	
Property Data		Property Owner as of April 21, 2009	
Parcel Location	1306 Monmouth Dr ,WESTFIELD	Miller, Herbert T Sr & Victoria L	
Taxing Unit	Westfield Abatement 05-09	Most Recent Valuation as of March 1, 2008	
Legal Description	CENTENNIAL 55.0 X 110.0	Assessed Value: Land	32700
Section/Township/Range	S15 T18 R03	Assessed Value: Improvements	231200
Subdivision Name	CENTENNIAL	Total Assessed Value:	263900
Lot and Block	Lot 563 Block 6		
Acres	0.14		
Effective Frontage	0		
Effective Depth	0		
Property Class	510 (One Family Dwelling Platted)		
Exterior Features and Out Buildings			
1 Attached Garage,			
1 Concrete Patio, 1 Open Frame Porch,			

Building 1, Card ID R01												
Physical Characteristics		Accommodations										
Story Height	1.0	Finished Rooms	5									
Attic	none	Bedrooms	3									
Basement	approx. 3/4	Heating and Air Conditioning										
Crawl	approx. 1/4	Primary Heat	YES									
Year Built	2004	Air Conditioning	YES									
Floor Construction		Plumbing										
1.0 (first)	Sub and joists	Full Baths	2									
Basement	Slab	Partial Baths	0									
Floor Finish		Fireplace										
1.0 (first)	Carpet , Carpet	Fireplace Stacks	YES									
Basement	None , None	Basement Rec Room										
Exterior Cover		Rec Room Type										
1.0 (first)	1/6 Masonry	Rec Room Square Footage	0									
Basement	Masonry	Area/Square Footage (based on exterior eave to eave area)										
Interior Finish		<table border="1"> <thead> <tr> <th>Building Level</th> <th>Base Area</th> <th>Approx. Finished Area</th> </tr> </thead> <tbody> <tr> <td>1.0 (first)</td> <td>1997</td> <td>1997</td> </tr> <tr> <td>Basement</td> <td>1297</td> <td>1147</td> </tr> </tbody> </table>	Building Level	Base Area	Approx. Finished Area	1.0 (first)	1997	1997	Basement	1297	1147	
Building Level	Base Area	Approx. Finished Area										
1.0 (first)	1997	1997										
Basement	1297	1147										
1.0 (first)	Drywall	Garage										
Basement	None											

Garage Type	Framed
Garage Square Footage	567

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TOWN OF WESTFIELD
COMMUNITY DEVELOPMENT DEPARTMENT

★
Exhibit 4

October 9, 2001

Mr. Kevin Greene
c/o The Estridge Company
1041 West Main Street,
Carmel, IN 46032

WESTFIELD WASHINGTON TOWNSHIP
PLAN COMMISSION
BOARD OF ZONING APPEALS
ZONING ENFORCEMENT
BUILDING PERMITS

Re: 0109-VS-72, Centennial Subdivision, 899 West 156th Street – Variance of Development Standard

Dear Mr. Greene:

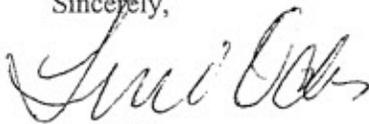
The Westfield-Washington Township Board of Zoning Appeals met on September 17, 2001 to review case number 0109-VS-72, 899 West 156th Street, a variance of development standard – WC 16.04.110, A, 6, Minimum Rear Yard – to permit a reduction of rear yard setback from 30' to 15' in Sections 6 and 7 of Centennial Subdivision in the SF3 (single-family 3) zoning district (cluster house development).

The Board voted unanimously to grant your variance request with the following conditions:

1. The property shown as lots 755-758 and lots 588-593 as illustrated in Exhibit 3 of the staff report shall be required to maintain at least the normal 30' rear yard setback (as required in WC 16.04.030, E, 6, bullet no. 3);
2. All other lots within Sections 6 and 7 of Centennial Subdivision (as illustrated in Exhibit 3 of the staff report) shall be permitted to possess as little as 15' of rear yard setback; and
3. All lots within Sections 6 and 7 of Centennial Subdivision as shown on Exhibit 3 of the staff report shall be required to possess an aggregate front-to-back setback distance of 40' – aggregate front-to-back setback distance shall be calculated by adding front yard setback distance plus rear yard setback distance.

Please feel free to contact the Community Development Department at (317) 896-5577 should you have any questions.

Sincerely,



Terri Ochs
Secretary, Westfield-Washington Township Board of Zoning Appeals

Cc: Mr. John Talbot
c/o The Estridge Company
1041 West Main Street
Carmel, IN 46032

File #: 0109-VS-72

156th St.

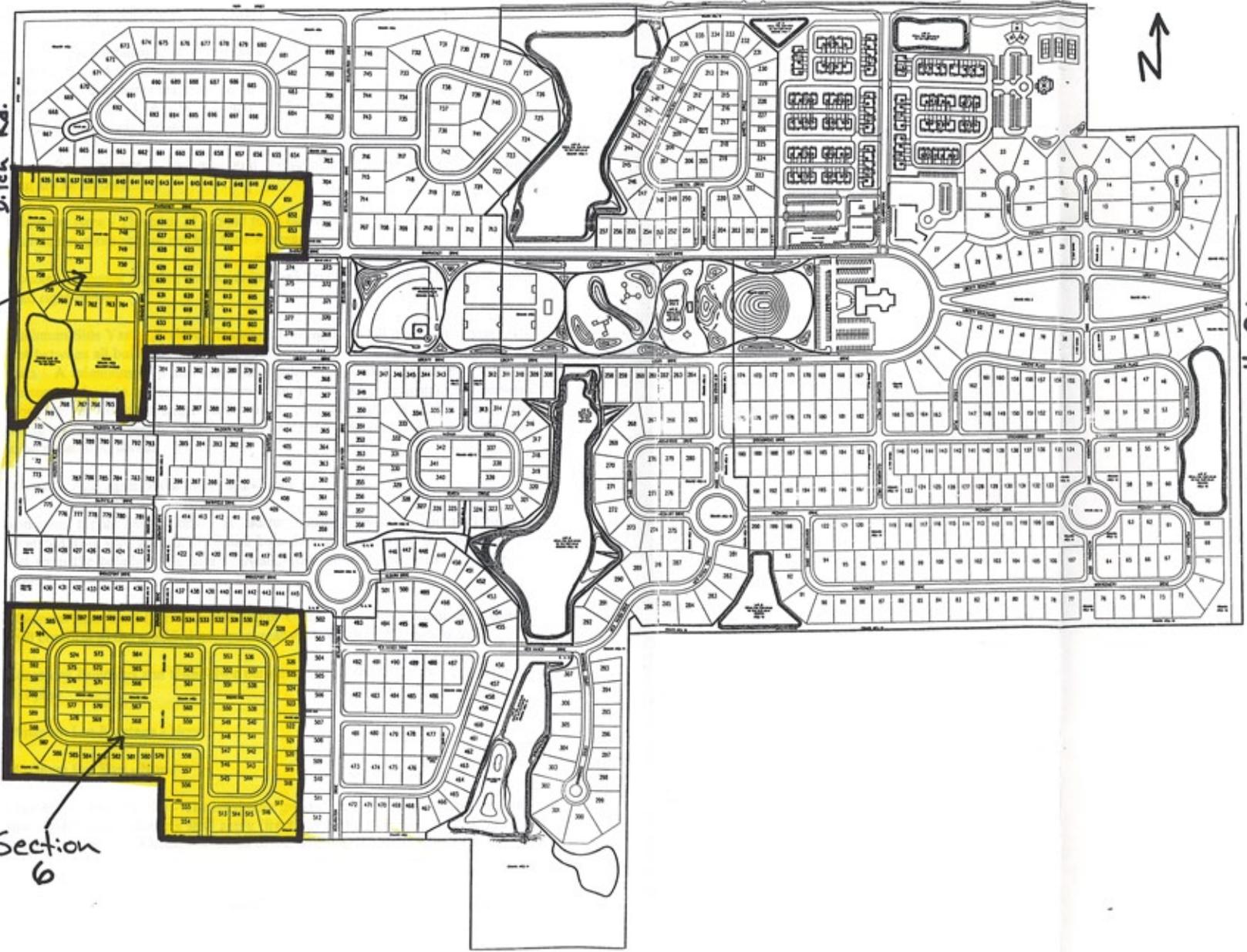


Ditch Rd.

Springmill Rd.

Section 7

Section 6



Petition Number: _____

Date of Filing: _____

**Application for VARIANCE OF DEVELOPMENT STANDARD
Westfield – Washington
Board of Zoning Appeals (BZA)**

This application must be completed and filed with the Community Services Department of the City of Westfield, Indiana in accordance with the meeting schedule.

1. **Appellant's Name** Paul Wilson
Address 8245 Indy Ln.
 Indianapolis, IN 46214
- Telephone Number** (317)319-0102
- E-Mail Address** pwilson@whiteoakconstruction.com
- Landowner's Name** Herbert Miller
Address 1306 Monmouth Dr
 Westfield, IN 46074
Telephone Number (317)669-7580
3. ***Representative** Same
***Address**

*If the applicant is not presenting a petition, please provide contact information for the party representing the applicant.

4. **Common description of property (address, location, etc.)**
 1306 Monmouth Dr. Centennial subdivision, Lot #563, Single story
5. **Legal description of property (list below or attach)**
 Lot numbered 563 in Centennial Section 6 which is recorded as Instrument No. 200200005677 in Plat Cabinet 2, Slide 738 in the Office of the Recorder of Hamilton County, Indiana
6. **Complete description of the nature of the development standard variance applied for:**
 All lots within sections 6 and 7 of Centennial subdivision shall be permitted to possess as little as 15 feet of rear yard setback. In addition, all lots within same section are required to possess an aggregate of front to back setback distances of 40 feet. Distance shall be calculated by adding front yard setback plus rear yard setback.

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:

- a. Lot(s) shape and dimensions;
- b. Location and dimensions of existing and proposed structures;
- c. Location and dimensions of existing and proposed points of ingress and egress; and
- d. All topographic and natural features and/or other unusual characteristics associated with the property.

8. The Applicant must address the following criteria and establish at the public hearing that each of the following is true in order to obtain a favorable determination from the BZA.

No variance of development standard shall be granted unless the BZA finds all of the following to be true:

- a. That the approval of such variance of development standard will not be injurious to the public health, safety, morals, and general welfare of the community:

The development of addition to said property will not be injurious to public health, safety, morals, and general welfare because all building standards will meet all Indiana State building codes. Said addition will be contained on the property and will not encroach upon any public easements. The décor and façade of the addition will match existing structure.

- b. That the use and value of the area adjacent to the property included in the variance of development standard will not be affected in a substantially adverse manner:

The property adjacent to proposed variance will have no adverse impact on value or use due to the fact that one is a common area and is not a sellable lot, and the other is on opposite side of 10' easement. Again the said addition will not encroach upon any easements or property lines. The proposed development will not be an eyesore to adjacent properties, and therefore will not affect property values.

- c. That the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

The proposed development will be contained within the rear yard of the property, but will not engulf the entire rear yard. Access to and from the property will remain as easy as it always was.

TOWN OF WESTFIELD, INDIANA

The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.

[Handwritten Signature]

Applicant

SUBSCRIBED AND SWORN TO ME THIS 4th DAY OF May, 2009.



[Handwritten Signature]
Notary Public

My commission expires: 3/13/2016

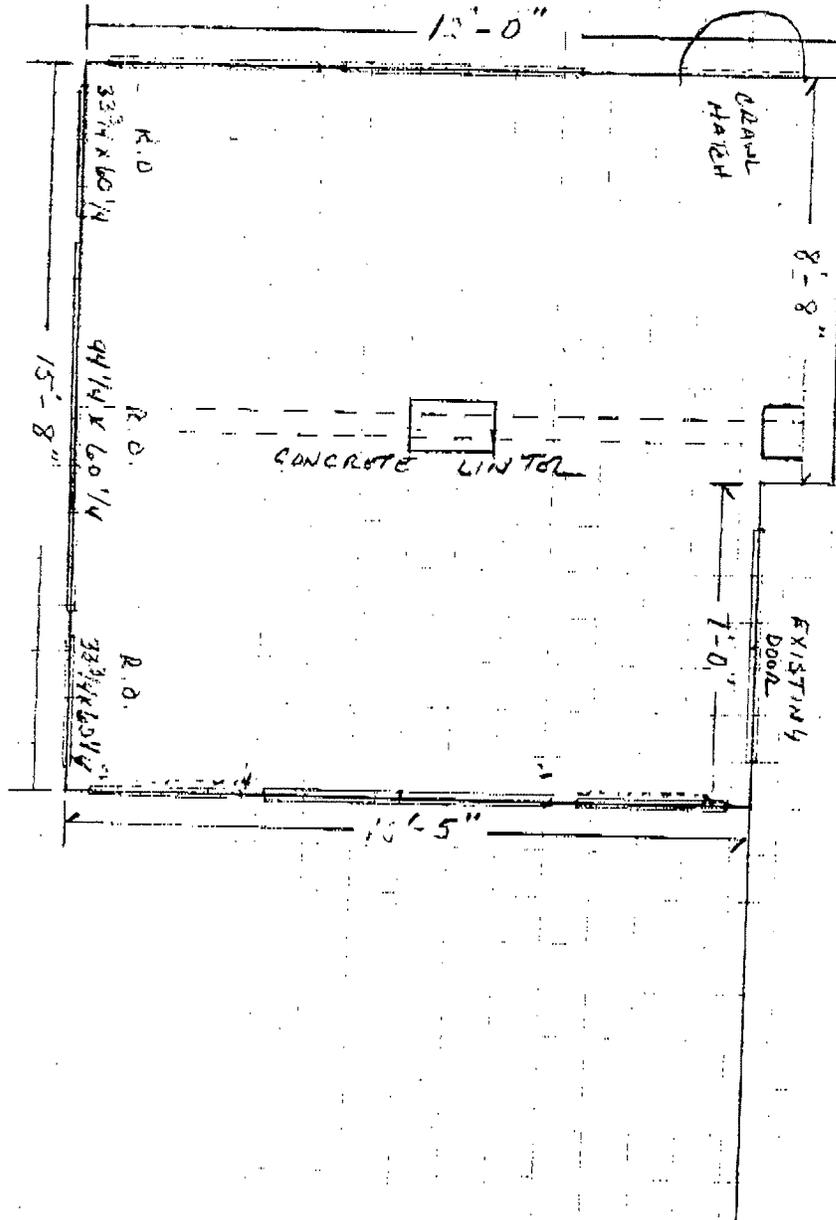
Land Description
(Centennial Section 6)

Part of the Northwest and Southwest Quarter of Section 15, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at a copperweld monument at the Northwest corner of said Northwest Quarter; thence along the West line of said Northwest Quarter South 00 degrees 00 minutes 00 seconds West (assumed bearing) a distance of 2514.09 feet to the Point of Beginning also being the southwest corner of Centennial Section 3, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 20000061673 in the Office of the Recorder of said Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East along the south line of said Centennial Section 3 a distance of 1250.65 feet to the Northwest corner of Centennial Section 4, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 200100000470 in the Office of the Recorder of said Hamilton County, Indiana; thence South 00 degrees 00 minutes 00 seconds East along the west line of said Centennial Section 4 a distance of 941.63 feet; thence South 89 degrees 03 minutes 49 seconds West a distance of 593.00 feet; thence North 00 degrees 10 minutes 56 seconds West a distance of 241.61 feet; thence South 88 degrees 42 minutes 12 seconds West a distance of 655.04 feet to the west line of the Southwest Quarter of said Section; thence North 00 degrees 11 minutes 49 seconds West along said west line a distance of 608.04 feet to the southwest corner of said Northwest Quarter; thence North 00 degrees 00 minutes 00 seconds East along the West line of said Northwest Quarter Section, a distance of 116.49 feet to the Point of Beginning containing 23.699 acres, more or less.

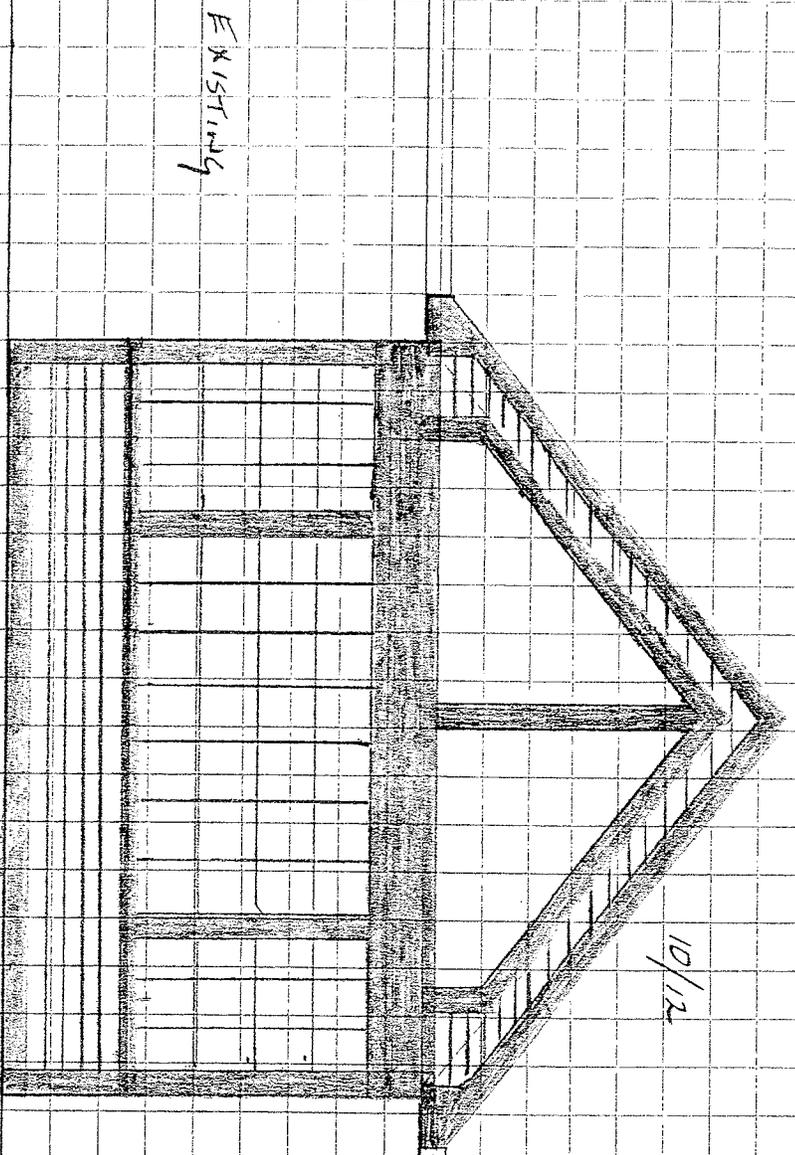
The proposed patio room will be 12' x 15'.8" it will be on a poured footer block foundation. Improvement to have basic electric installed to code. Improvement will be insulated in walls and ceiling. Structure to have windows with grids to match home. Dry walled interior and exterior to be siding and trim to match house. Interior painted trim around windows, doors, and baseboard. Ceiling to be cathedral style with smooth finish. Room to be heated and cooled. Space will be used as a refuge for ailing occupants to enjoy year round and allow ease of use of the home.

FOUNDATION PLAN



EXISTING HOUSE

MILLER RES.
1306 MOUNTAIN DR
WESTFIELD, IN 46074
SUNROOM ADDITION

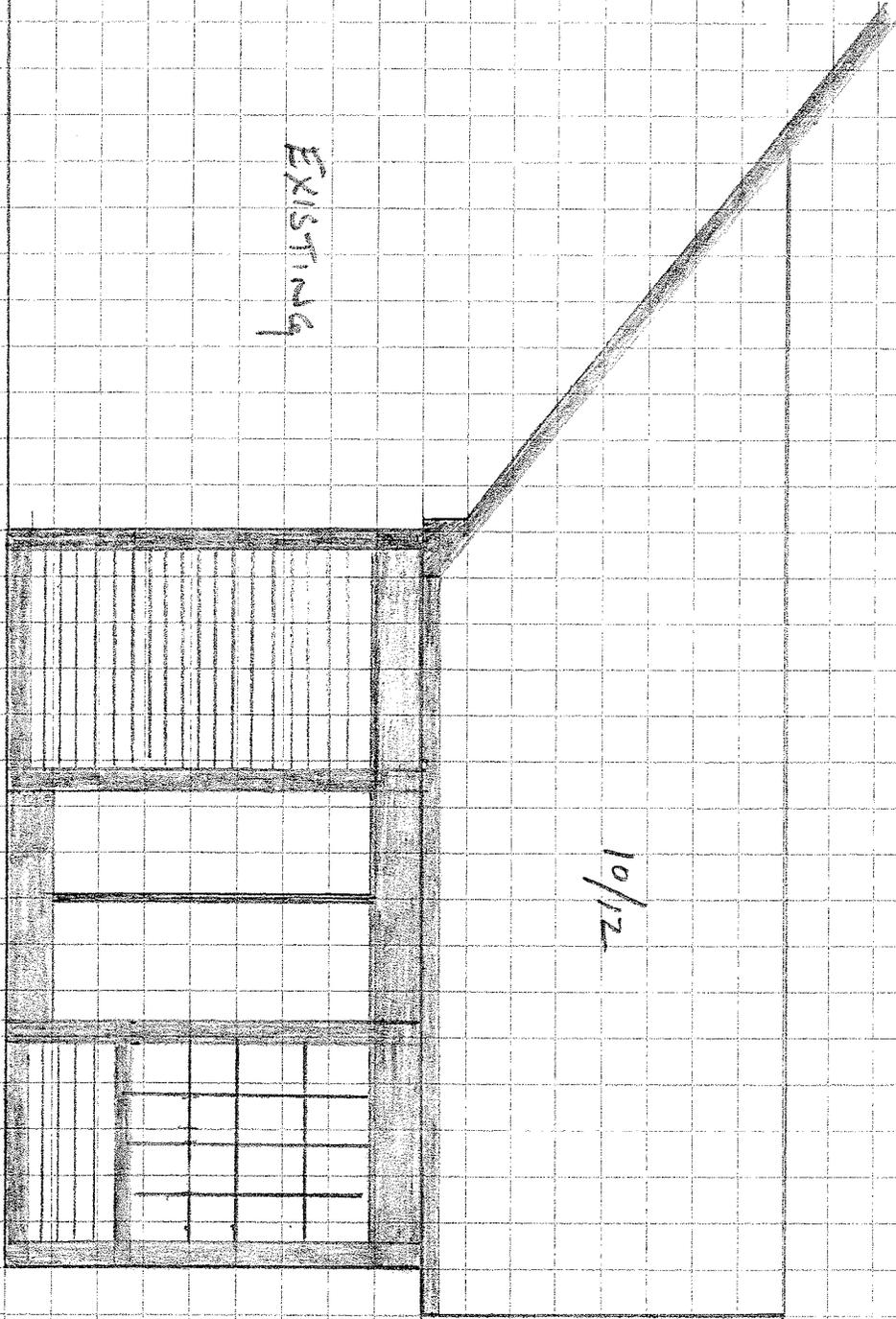


NORTH ELEVATION

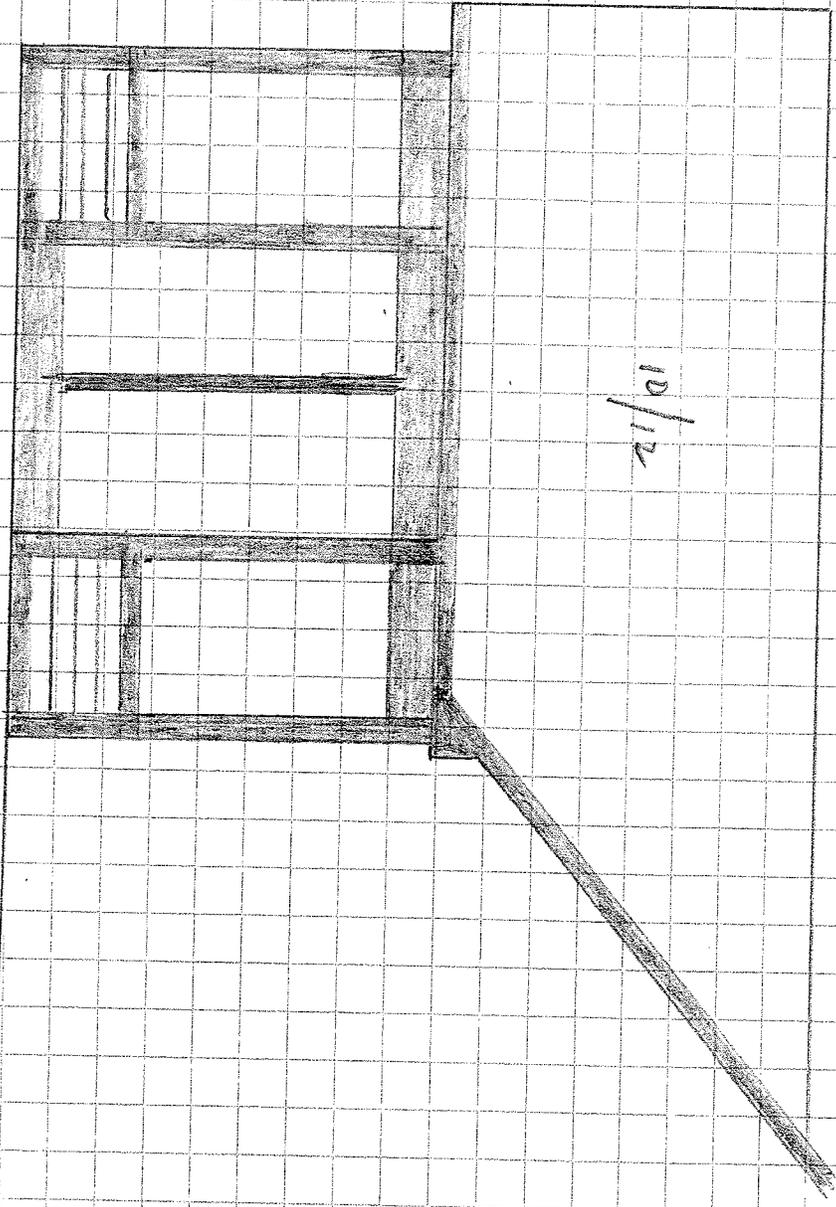
EXISTING

10/12

EAST ELEVATION



10/12



WEST
ELEVATION

RIDGE - DOUBLE 11 7/8 LAM BEAM
2X12 RAFTERS

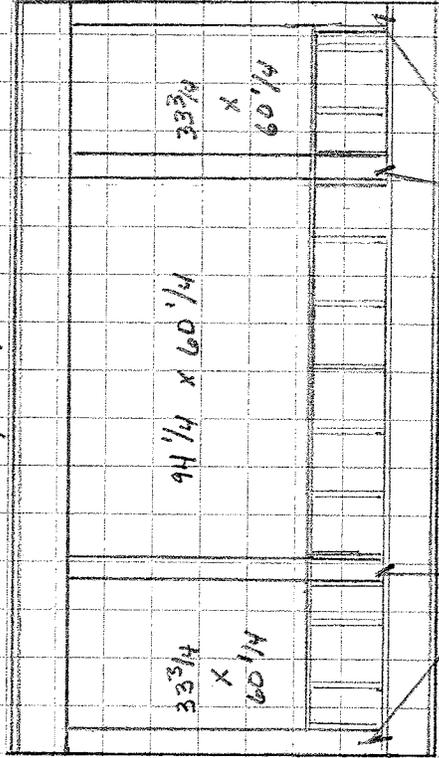
FRONT WALL

1/4" LVL

SINGLE TOP PLATE

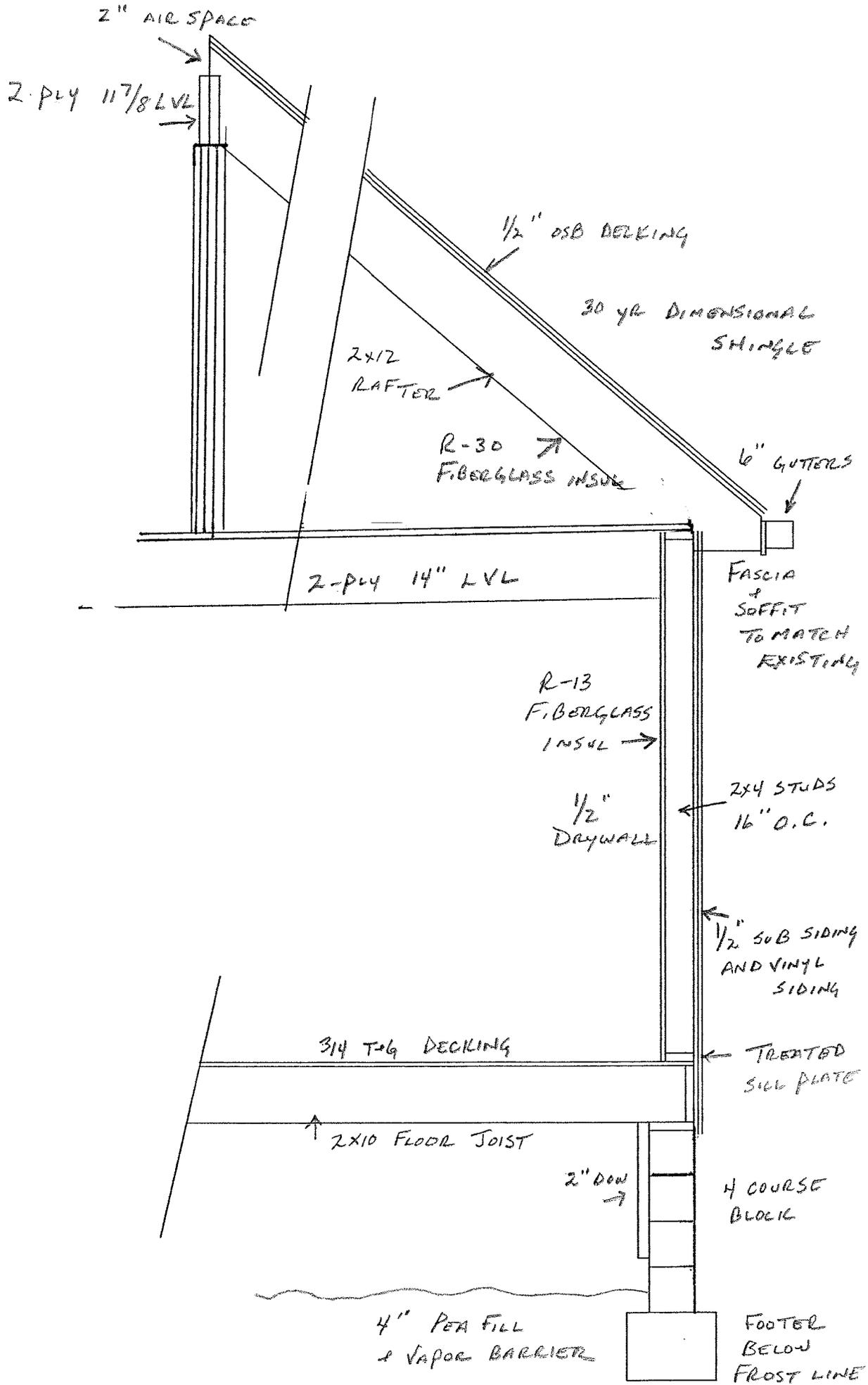
11 7/8 LVL

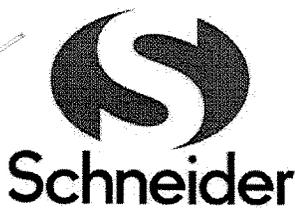
DOUBLE ON THE SIDES



Approx. 6" Spacing

2X10 FLOOR
JOIST





THE SCHNEIDER CORPORATION
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, IN 46216
(317) 826-7100
(317) 826-7200 FAX

ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE
GIS*LIS
GEOLOGY

Surveyors Report

- **SURVEY STATUTE REQUIREMENTS AND STANDARDS OF PRACTICE:**

In accordance with **Title 865, Article 1, Chapter 12 of the Indiana Administrative Code** ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("**Relative Positional Accuracy**"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

- **OBSERVATIONS:**

The within **RETRACEMENT SURVEY** was commissioned by the client for the purpose of retracing the lines and monumenting the corners of Lot 563 in CENTENNIAL SECTION 6. Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

REFERENCE MONUMENTATION: The Secondary Plat of CENTENNIAL SECTION 6, does indicate on the face of the document that original subdivision monumentation was established to control the location of the within lot corners (Concrete Monument; 5/8" Rebar w/cap). The reference monumentation found and used in this survey, designated as 1, 2 and 3 on Sheet 3 of 3, were Aluminum Monuments stamped "SCHNEIDER FIRM 0001" at the street surface. These monuments had only negligible discrepancies in horizontal angle and horizontal distance and agreed with physical evidence of possession (curb splits, etc.). The monument designated as 1 was held as the basis of this survey and the bearing between it and monument 2 was held as the basis of bearing. It is my observation that the positional uncertainty of the referenced monuments used this survey with the respect to the location of the lines and corners of the subject lot, is not greater than 0.13 feet.

RECORD DOCUMENTS: The Uncertainty in the lines and corners of the subject lot due to discrepancies in the record plat is negligible.

OCCUPATION: The Uncertainty as related to inconsistencies in the lines of occupation is as shown on Sheet 3 of 3. A wood privacy fence lies along the easterly line of the lot and is as much as 0.4 foot west of the east line of Lot 563 to the north and as much as 0.1 foot west of the east line of Lot 563 to the south. A wood privacy fence lies along the north line of the lot and is as much as 5.4 feet south of the north line of Lot 563. A wood privacy fence lies along the west line of the lot and is as much as 4.5 feet east of the west line of Lot 563.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a Suburban Class Survey (0.13 feet plus 100 ppm) as defined in IAC 865.

- **CONCLUSIONS AND OPINIONS:**

The corners of the subject lot, designated as A, B, C and D on Sheet 3 of 3, were monumented with a 5/8" rebar with a yellow cap stamped "SCHNEIDER FIRM 0001" and set flush with existing grade.

The within plat and survey were prepared without benefit of current evidence of source of title for the subject tract or adjoining and are therefore subject to any statement of facts revealed by examination of such documents. This qualification will be removed upon receipt and inspection of current title work and copies of schedule B items listed therein.

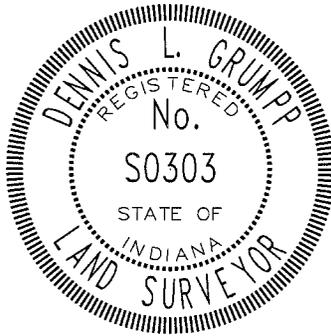
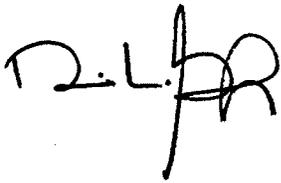
RECEIVED MAY 21 2008

Certificate of Survey

I, Dennis L. Grumpp, in accordance with **Title 865, Article 1, Chapter 12 of the Indiana Administrative Code** ("Rule 12"), the laws of the State of Indiana, do hereby certify that to the best of my knowledge and belief, the within plat represents a **RETRACEMENT SURVEY** made under my supervision on March 25, 2008 of the following described tract:

Lot Numbered 563 in CENTENNIAL SECTION 6, a Subdivision in Hamilton County, Indiana, as per plat thereof recorded in Instrument Number 200200005677, Plat Cabinet 2, Slide 738 in the Office of the Recorder of said County.

See Sheet 3 of 3 for Drawing Exhibit



Dennis L. Grumpp
Registered Land Surveyor # S0303
Date: April 9, 2009

Client: HERBERT MILLER
Address: 1306 MONMOUTH DRIVE
Job No.: VB08.0087250

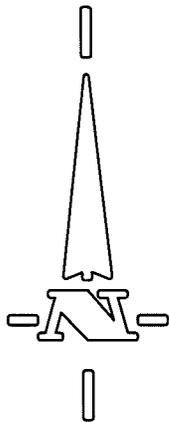
Revision: 4-10-09 dlG added dimensions to rear easement line

V:\INDIANA\HAMILTON\CENTENNIAL\SECTION 6\LOT 563\Archives\CEN563_LSreport.doc



THE SCHNEIDER CORPORATION
 HISTORIC FORT HARRISON
 8901 OTIS AVENUE
 INDIANAPOLIS, IN 46216
 (317) 826-7100
 (317) 826-7200 FAX

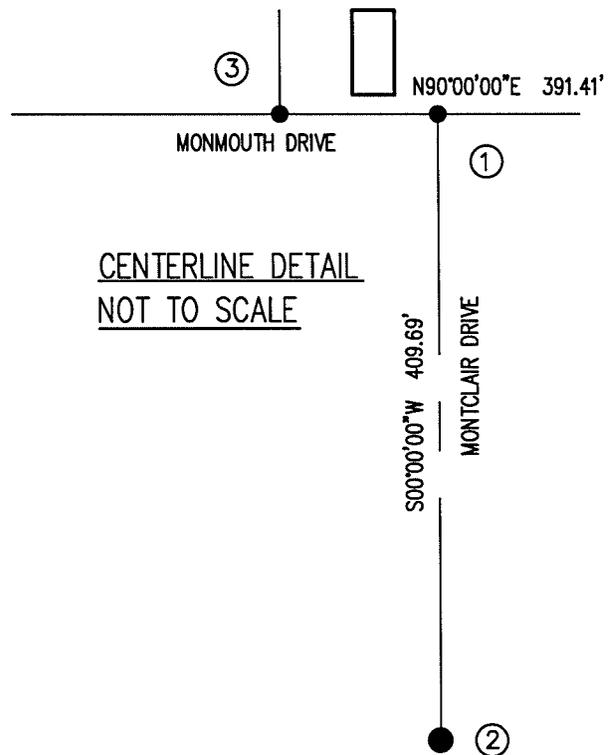
ENGINEERING
 SURVEYING
 LANDSCAPE
 ARCHITECTURE
 GIS • LIS
 GEOLOGY



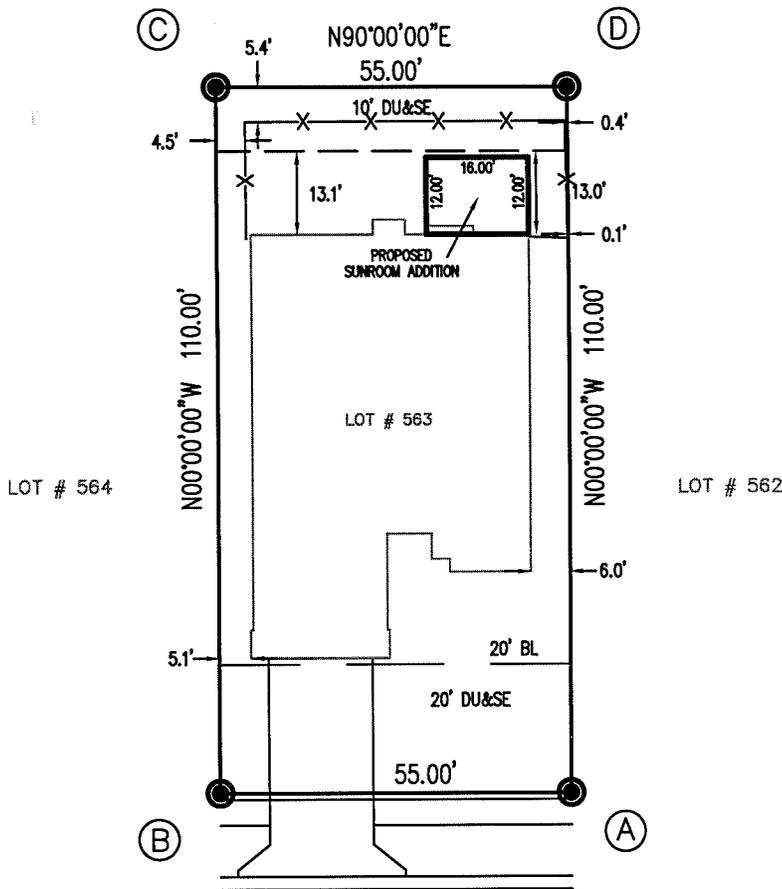
ASSUMED NORTH
 GRAPHIC SCALE



1 INCH = 30 FT



CENTENNIAL SECTION 3
 INSTR. NO. 200000061673



D.L.G.

MONMOUTH DRIVE
 50' R/W

- ALUMINUM MONUMENT STAMPED SCHNEIDER FIRM 0001 FOUND
- 5/8" REBAR WITH YELLOW CAP STAMPED SCHNEIDER FIRM 0001 SET FLUSH WITH THE GROUND

CLIENT: HERBERT MILLER
 ADDRESS: 1306 MONMOUTH DRIVE
 JOB # VB08.0087250
 4-09-09 DLG

4-10-09 DLG added dimensions to rear easement line

SUNROOM ADDITION 1306 MONMOUTH DR. WESTFIELD IN



Figure 1 facing east prior to moving deck



Figure 2 facing Southeast prior to removing deck

SUNROOM ADDITION 1306 MONMOUTH DR. WESTFIELD IN



Figure 3 facing north after the deck was moved indicating the location of the proposed sunroom



Figure 4 facing east after removing deck indicating the location of the proposed sunroom

SUNROOM ADDITION 1306 MONMOUTH DR. WESTFIELD IN



Figure 5 facing south indicating the location of the proposed sunroom

SUNROOM ADDITION 1306 MONMOUTH DR. WESTFIELD IN



Photo 1 facing west



Photo 2 facing south

SUNROOM ADDITION 1306 MONMOUTH DR. WESTFIELD IN



Photo 3 measurement from the primary foundation North indicating the setback line identified in the selling documents

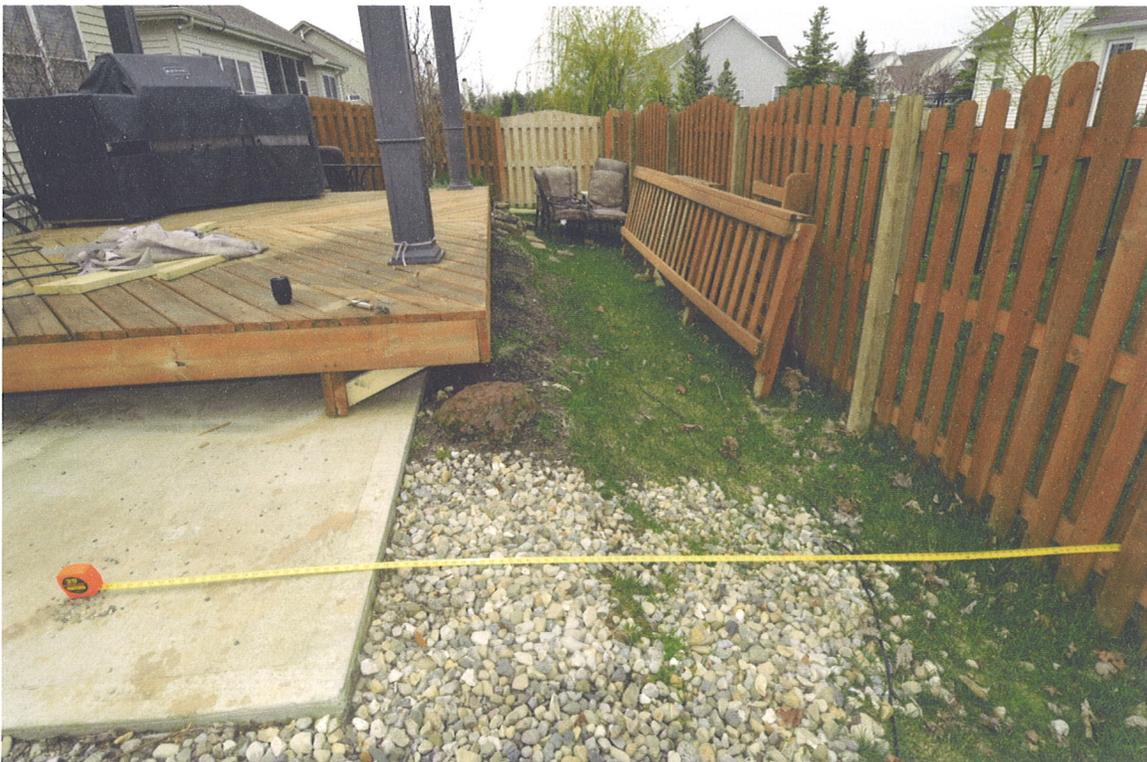


Photo 4 badgering from the property line south

SUNROOM ADDITION 1306 MONMOUTH DR. WESTFIELD IN



Photo 5 facing east 16' from the primary foundation and edge of the patio that identified the setback line in the selling documents



Photo 6 facing north 16' from the primary foundation and the edge of the patio that identified the setback line in the selling documents