

Petition Number: _____
Date of Filing: 0912-VS-11
11/25/09

**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 BRAD + LORI HULTSON
Address 17531 SPRUCE LN
WESTFIELD, IN 46074
Telephone Number 317-896-5431
E-Mail Address bhult1126@comcast.net

2. Landowner's Name BRAD + LORI HULTSON
Address 17531 SPRUCE LN
WESTFIELD, IN 46074
Telephone Number 317-896-5431

3. *Representative _____
*Address _____
*Telephone Number _____
*Email 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.)
17531 Spruce Ln. Westfield, W.

5. Legal description of property (list below or attach)
SEE ATTACHED

6. Complete description of the nature of the development standard variance applied for:
1.) WC16.04.030B4 "Minimum lot area reduction from 3 ac. to 1.20 ac."
2.) WC16.04.030B5 "Road frontage reduction from 250' to 0'."
3.) WC16.04.030B6a "Front yard set back reduction from 80' - 46'."

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:
- Lot(s) shape and dimensions;
 - Location and dimensions of existing and proposed structures;
 - Location and dimensions of existing and proposed points of ingress and egress; and
 - 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:

WE ARE PROPOSING A 24x24 ROOM ADDITION. THIS ROOM ADDITION WILL NOT CHANGE THE CURRENT STATUS OF HOW THE PROPERTY IS BEING USED IN ANY WAY. ADDING ON A FAMILY ROOM WILL HAVE NO ENVIRONMENTAL IMPACT ON OUR SEATIC SYSTEM OR THE ENVIRONMENT IN GENERAL. THERE WILL BE NO NEED FOR DRIVEWAY CUTS AND WILL NOT CONGEST ANY PUBLIC STREETS, AS THE DRIVEWAY DEAD-ENDS ON OUR PROPERTY AND NOT A THRU STREET. THIS IS A PRIVATE RESIDENCE AND WILL REMAIN A PRIVATE RESIDENCE THAT IS OUR HOME.

- 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:

ALL THE ADJACENT PROPERTIES ARE RESIDENTIAL OR VACANT. A RESIDENTIAL ROOM ADDITION DOES NOT CHANGE THE USE OF THE SUBJECT PROPERTIES, THEREFORE SHOULD NOT AFFECT THE OTHER PROPERTIES. COMMON LANE DEAD-ENDS INTO OUR PROPERTY, THIS IS A SIMPLE ENHANCEMENT TO OUR HOME. WE OWN THE SURROUNDING PLOTS AS WELL AND THEREFORE WILL NOT BE ADVERSLEY AFFECTING ITS USE.

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

SINCE THERE IS NO CURRENT PLAN IN PLACE FOR DEVELOPMENT IN THIS AREA, WE FEEL THAT A BASIC ROOM ADDITION TO THE ALREADY EXISTING STRUCTURE WOULD NOT BE DETRIMENTAL TO THE FUTURE DEVELOPMENT OF THE CITY OF WESTFIELD. WE REALIZE AND UNDERSTAND ANY FUTURE DEVELOPMENT, WHICH COULD POTENTIALLY TAKE 10-15 YEARS IF NOT LONGER, WOULD REQUIRE TOTAL DEMOLITION OF THE STRUCTURE AT THAT TIME. IN THE MEANTIME THE QUALITY OF OUR FAMILH LIFE WOULD BE SUBSTANTIALLY IMPROVED. THE VARIANCES WE ARE REQUESTING FOR THE ROOM ADDITION, APPROX 625 SQFT, WILL SUBSTANTIALLY ENHANCE THE QUALITY OF OUR

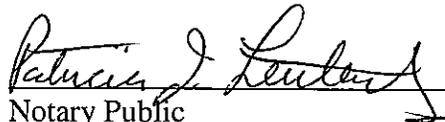
FAMILY LIFE WITH TWO YOUNG ACTIVE SONS AT OUR CURENT RESIDENCE. THE ZONING IS CURRENTLY AG-SINGLE FAMILY AND WILL REMAIN AG SINGLE FAMILY. WE ARE NOT REQUESTING ANY CHANGES

CITY OF WESTFIELD, INDIANA

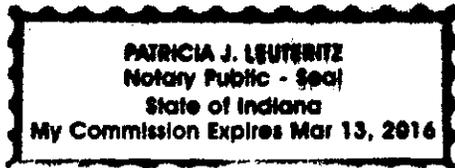
The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.

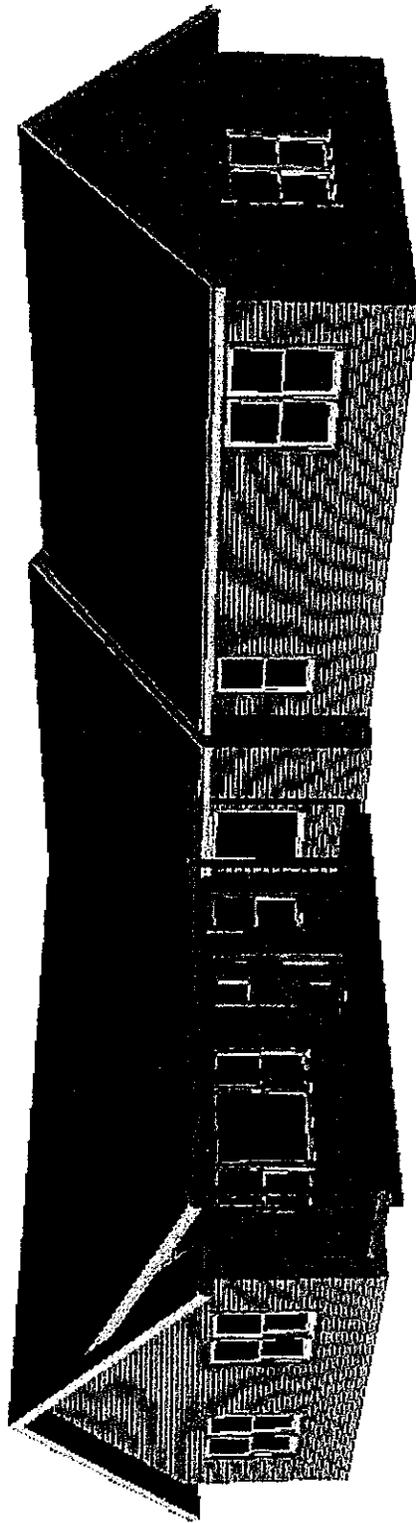

Applicant

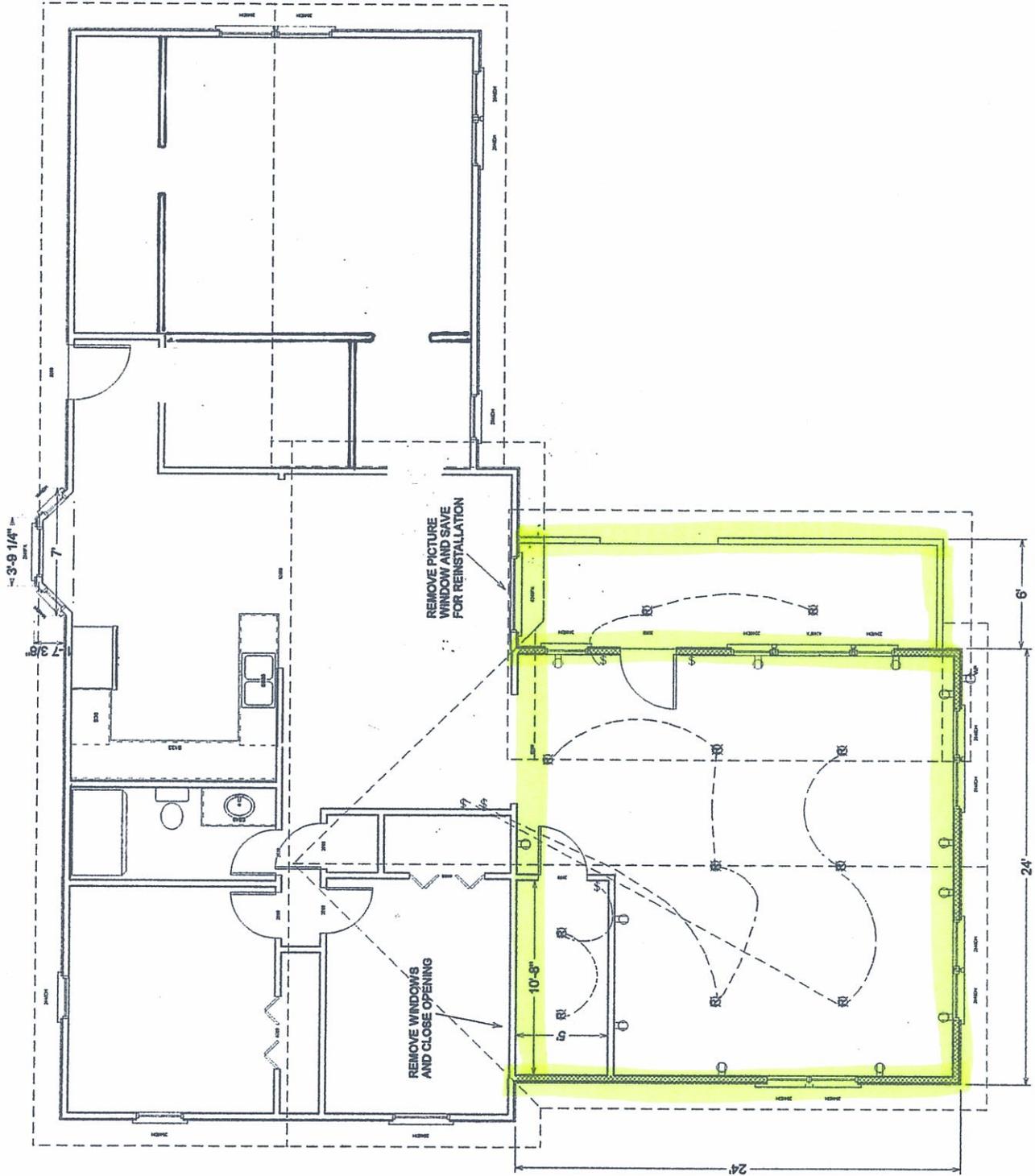
SUBSCRIBED AND SWORN TO ME THIS 23rd DAY OF November, 2009.


Notary Public

My commission expires: 3/13/2016



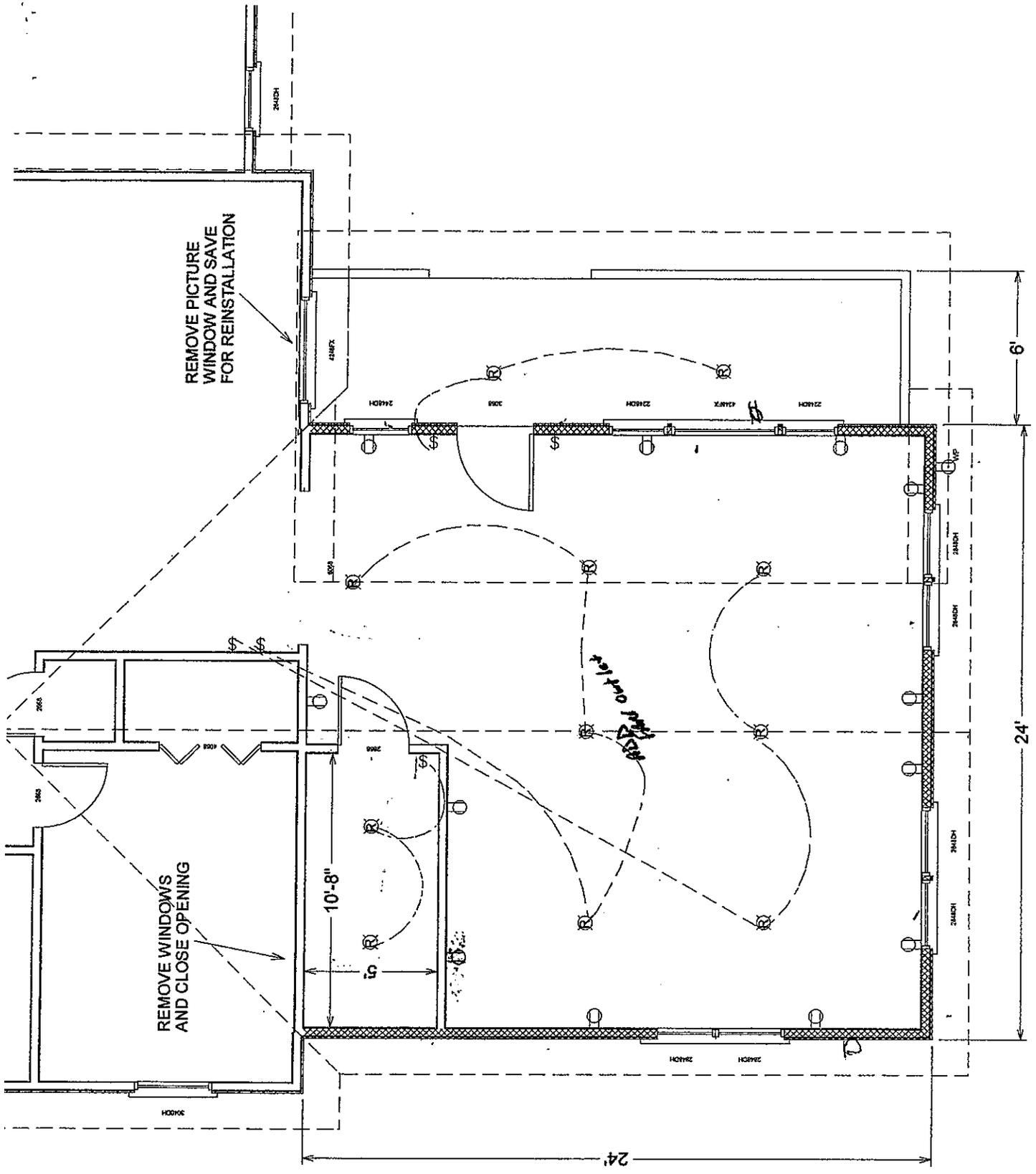




REMOVE PICTURE WINDOW AND SAVE FOR REINSTALLATION

REMOVE WINDOWS AND CLOSE OPENING

Handwritten note: 1/2" x 10" x 10" (with arrow pointing to a specific area)

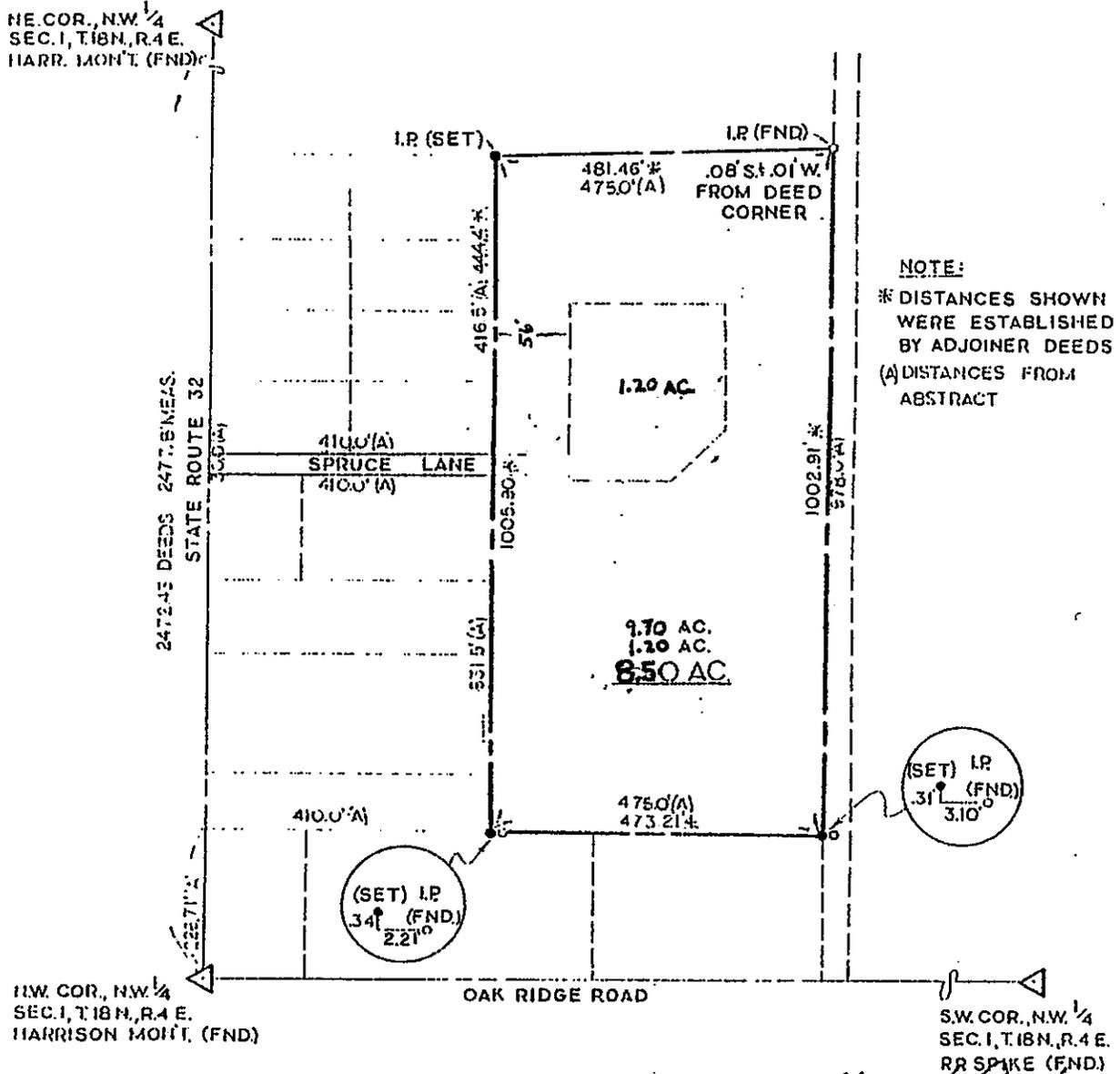


PRINCIPALS
 WILLIAM EILGRAM, PE
 JAMES A. CRAWFORD, PE
 OFFICERS
 GUY E. CANTWELL, PE, LS
 JOE M. DEVLIN, LS
 SALIM K. NAJJARI, PE
 ASSOCIATE
 ROBERT D. LAMSON
 CONSULTANTS
 GEORGE H. FINK, PE
 B. R. PETRIE, PE

HUTSON BOUNDARY

HAMILTON CO., WESTFIELD, IND.

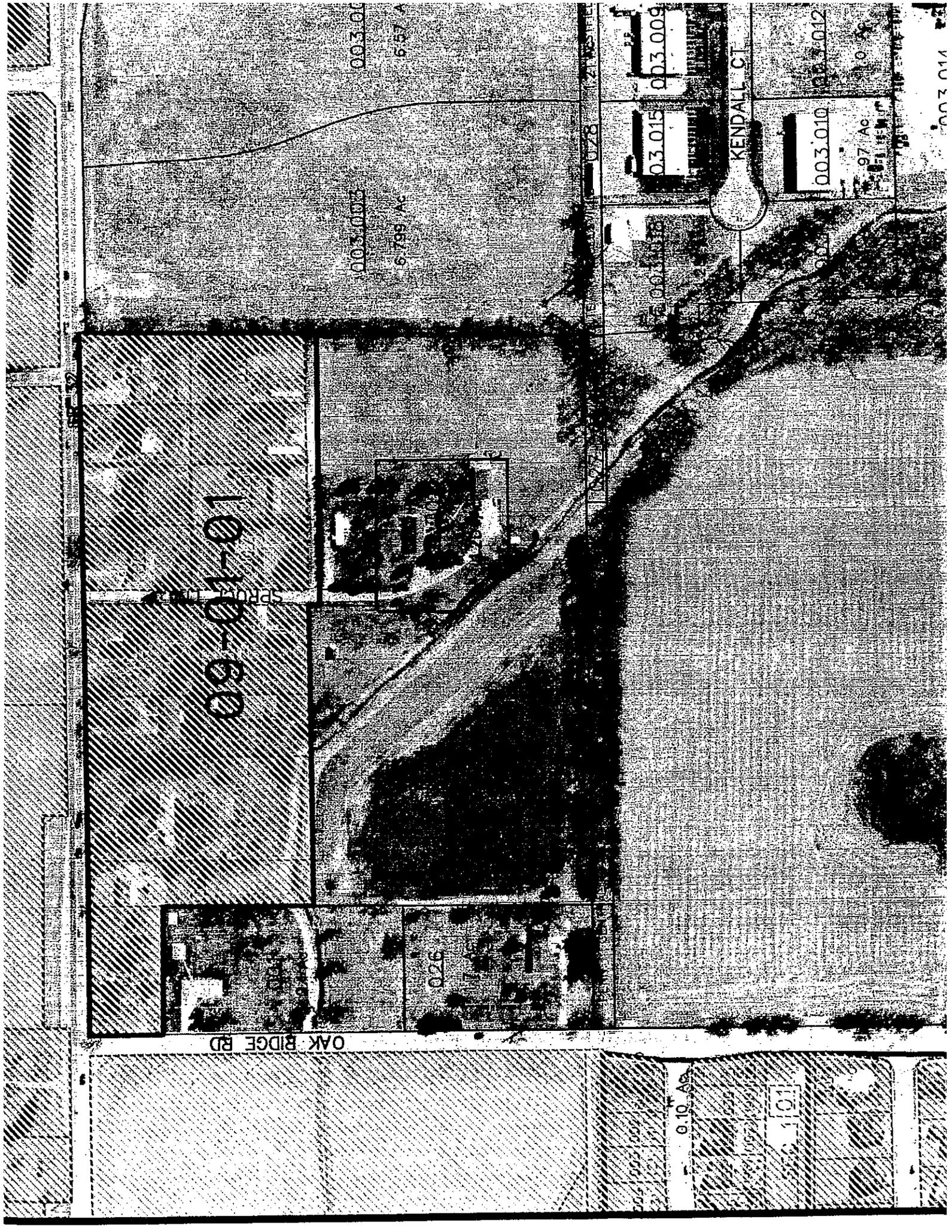
90198 NOV. 19, 1990 E.F.W.



Michael L. Crawford



11-26-90



003-01-01

OAK RIDGE RD



KENDALL CT

003.003

6.799 Ac

003.015

6.57 Ac

003.009

003.010

0.97 Ac

003.012

0.10 Ac

0.10

003.014

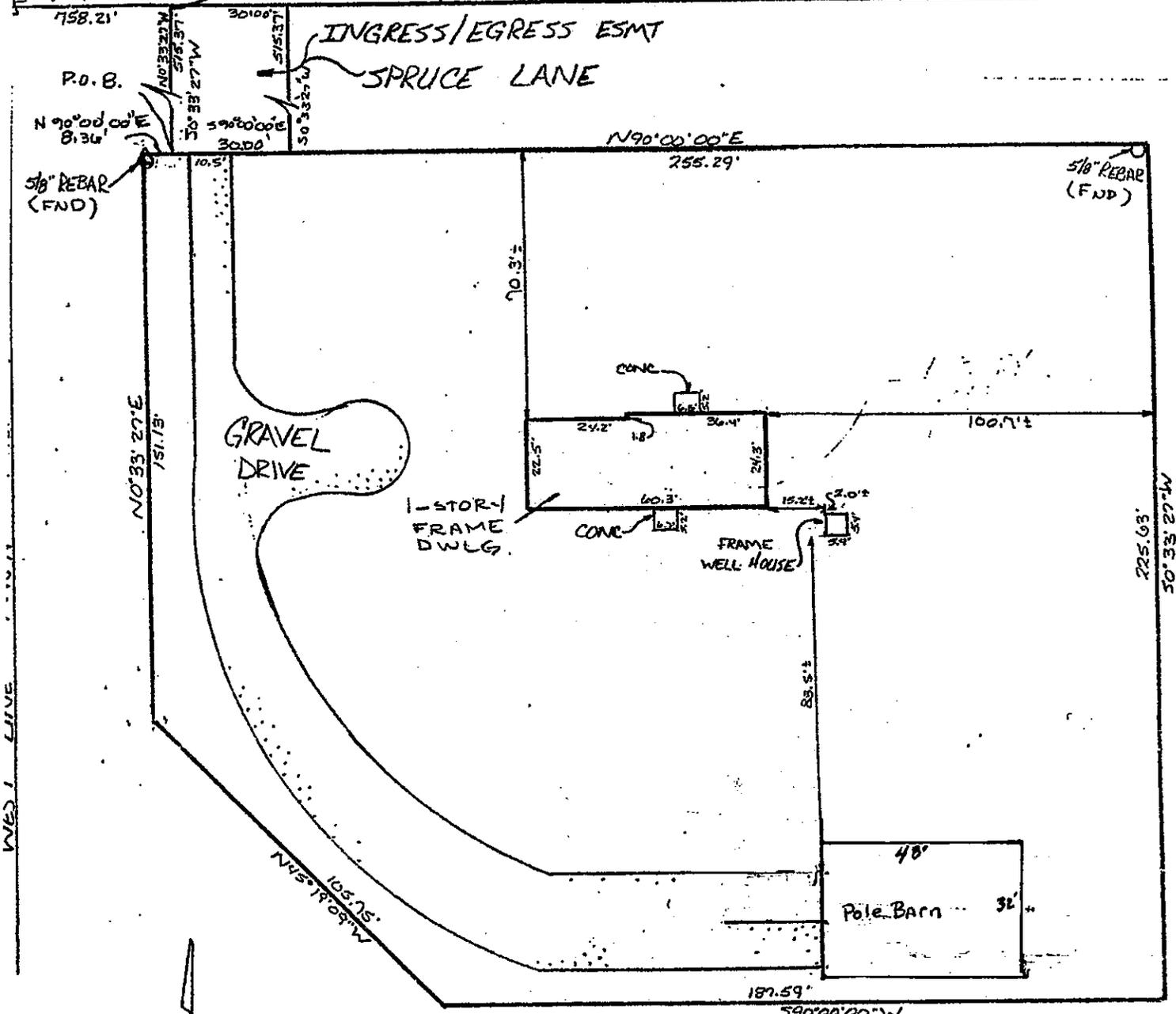
MAP OF LOCATION SERVICE

NW COR. NW 1/4
SEC 1-T18N-R3E

EXHIBIT "A"

N90°00'00"E P.O.B. ESMT.

NORTH LINE NW 1/4 S1-T18N-R3E



NOTE: NO
VISIBLE
LINE OF
POSSESSION



Alan B. Cleveland

SCALE: 1"=40'

DATE: 7-29-92	DRAWN: RH	CKD: MMR	JOB # 4208
------------------	--------------	-------------	---------------