

Petition Number: 0912-VS-12

Date of Filing: 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: bhut1126@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.): 17529 Spruce Ln. Westfield, IN.

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.) WC16.04.030BS "ROAD Frontage reduction from 250'-0".
2.) WC16.04.030B69 "Front yard set back reduction from 80'-26".

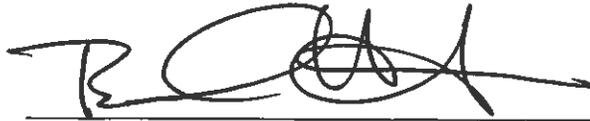
7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:
- Lot(s) shape and dimensions;
  - Location and dimensions of existing and proposed structures;
  - Location and dimensions of existing and proposed points of ingress and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

- 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 SEPTIC 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 IS NOT A THRU STREET. THIS IS A PRIVATE RESIDENCE AND WILL REMAIN A PRIVATE RESIDENCE THAT IS OUR HOME.
- 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.
- 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 EXSITING 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 FAMILY LIFE WOULD BE SUBSTANTIALLY IMPROVED. THE VARIANCES WE ARE REQUESTING FOR THE ROO ADDITION, APPROX 525 SQFT WILL SUBSTANTIALLY THE QUALITY OF OUR FAMILY LIFE WITH TWO YOUNG, ACTIVE SONS AT OUR CURRENT RESIDENCE. THE ZONING IS CURRENTLY AG-SINGLE FAMILY AND WILL REMAIN AG-SINGLE FAMILY. WE ARE NOT REQUESTING ANY CHANGE IN THE ZONING OF THIS PROPERTY.

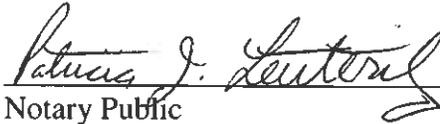
CITY OF WESTFIELD, INDIANA

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



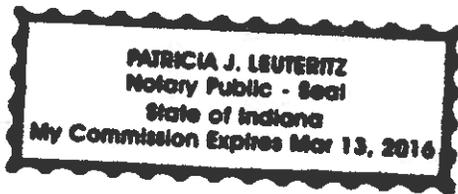
Applicant

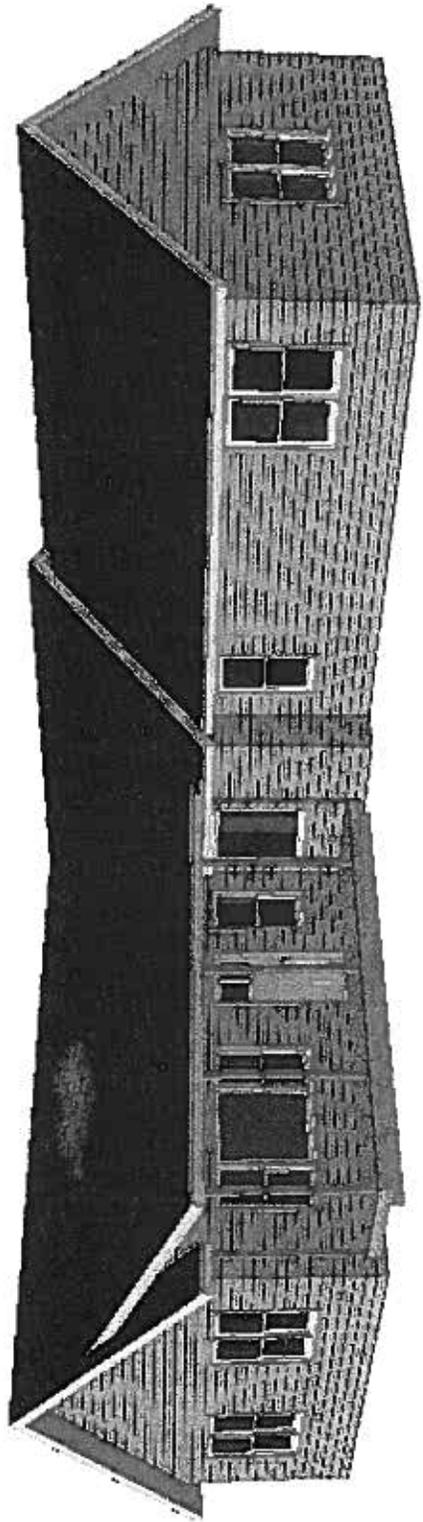
SUBSCRIBED AND SWORN TO ME THIS 25<sup>th</sup> DAY OF November, 2009.

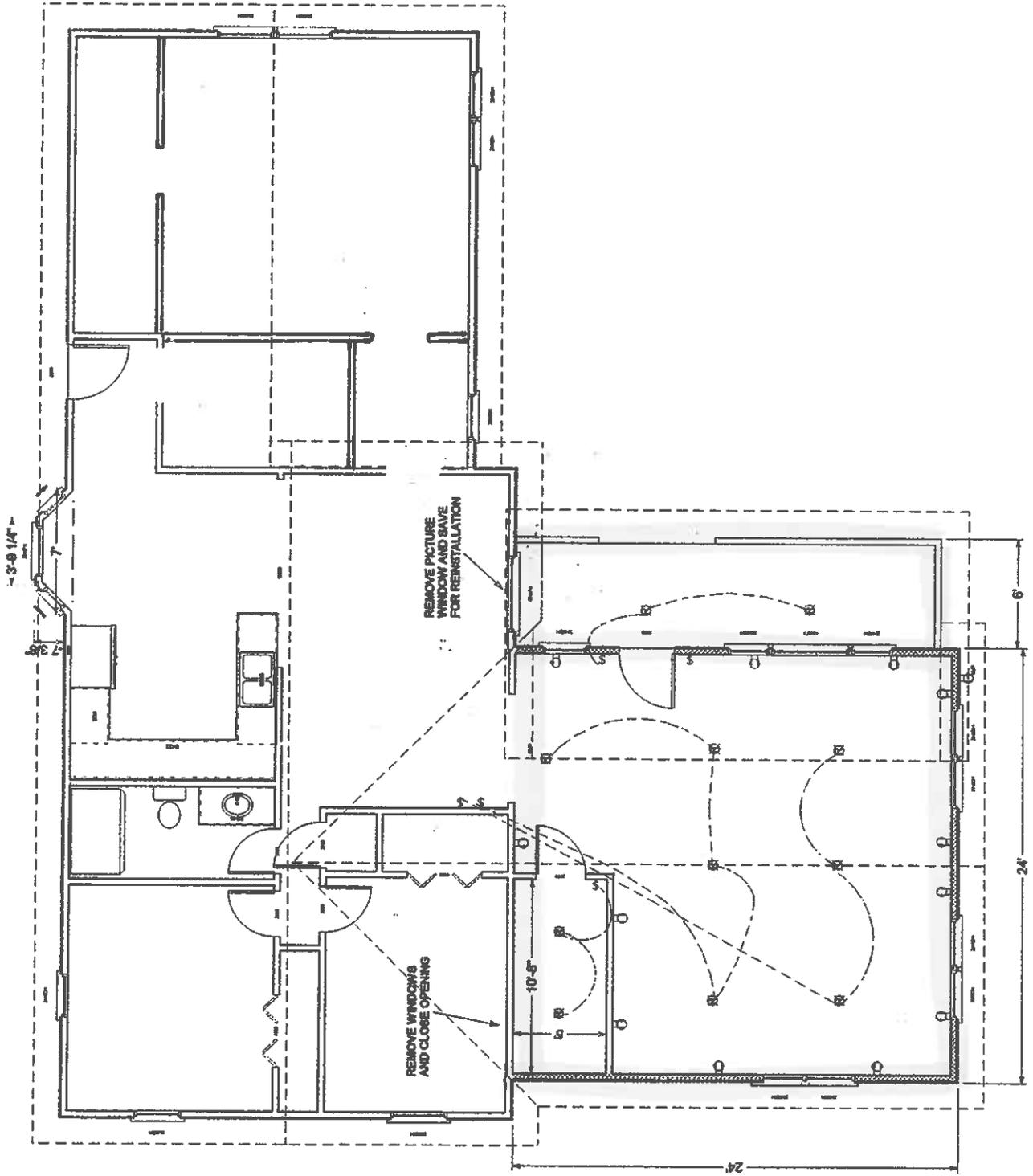


Notary Public

My commission expires: 3/13/2016





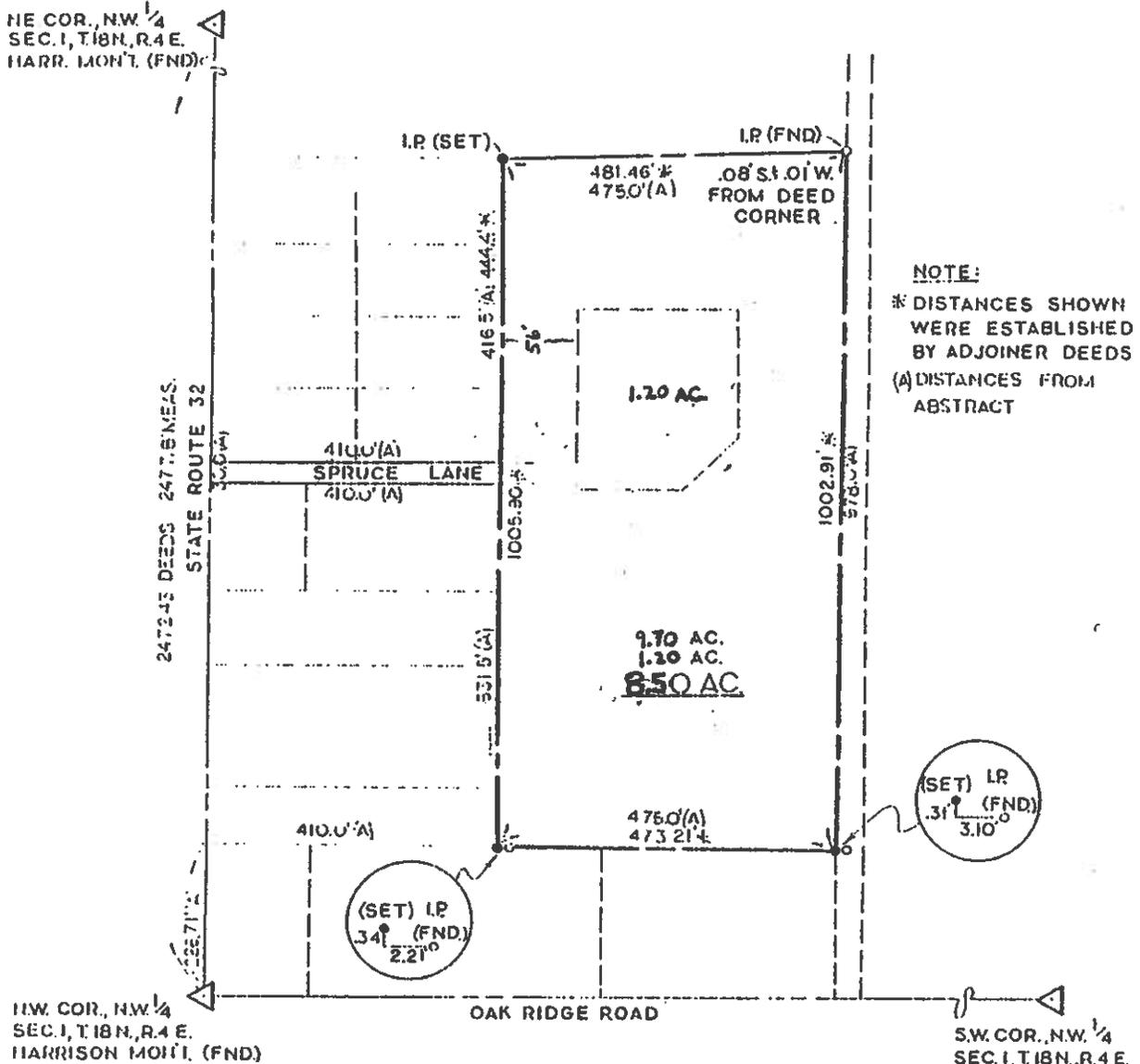




PRINCIPALS  
 WILLIAM BRIGRAM, P.E.  
 JAMES A. CHAMFORD, P.E.  
 OFFICERS  
 GUY E. CANTWELL, P.E., L.S.  
 JOE M. DREYFUS, L.S.  
 SAI R. K. NAJARI, P.E.  
 ASSOCIATE  
 ROBERT D. LAMSON  
 CONSULTANTS  
 GEORGE H. FRANK, P.E.  
 B. H. PETRIE, P.E.

**HUTSON BOUNDARY**

HAMILTON CO., WESTFIELD, IND.  
 90198 NOV. 19, 1990 E.F.W.



**NOTE:**  
 \* DISTANCES SHOWN WERE ESTABLISHED BY ADJOINER DEEDS  
 (A) DISTANCES FROM ABSTRACT



*Michael L. Crawford*



11-26-90

09-01-01

OAK RIDGE RD

003.003  
6.795 Ac

003.00  
6.57 Ac

026  
17 Ac

PENK CENTER

1.28

078 1.21 UNIMPHED

003.015

003.009

KENDALL CT

003.010

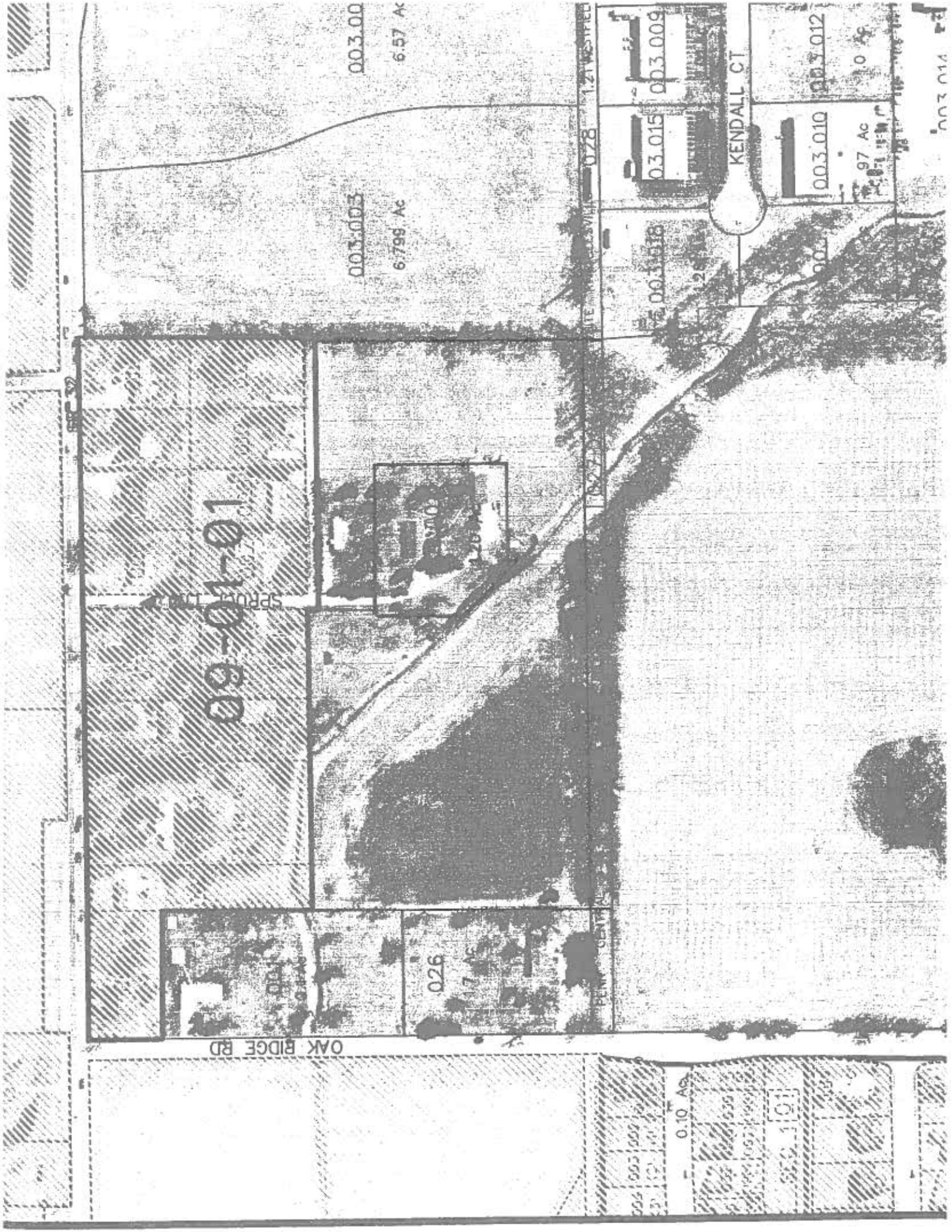
003.012

0.97 Ac

003.014

0.10 Ac

003.101



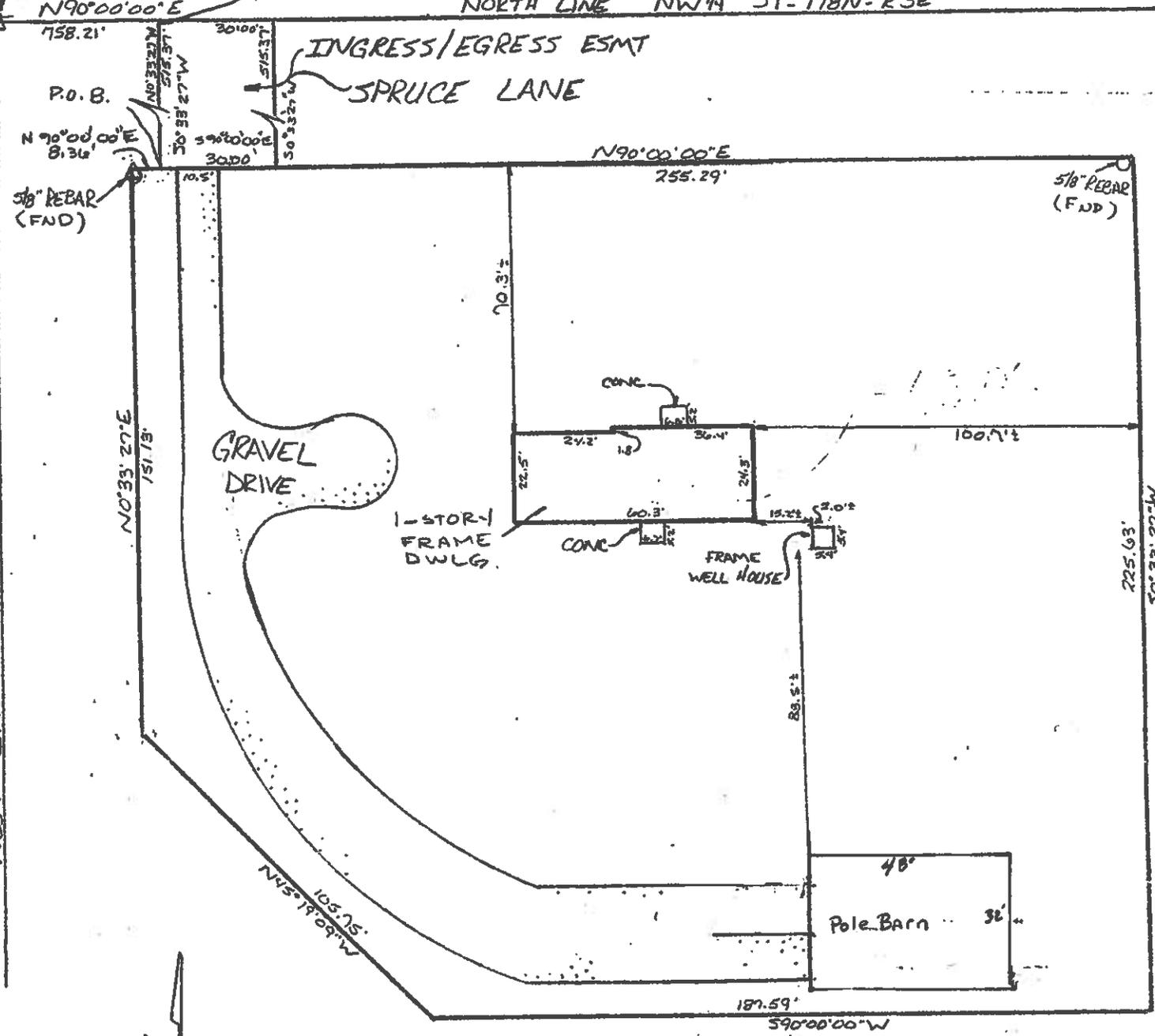
MAP OF LOCATION SERVICE

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

EXHIBIT "A"

P.O.B. ESMT.

NORTH LINE NW 1/4 S1-T18N-R3E



NORTH

NOTE: NO  
 VISIBLE  
 LINE OF  
 POSSESSION



*Alan B. Cleveland*

SCALE: 1"=40'

DATE: 4-29-92	DRAWN: RH	CKD: MMR	JOB # 4208
------------------	--------------	-------------	---------------