



Westfield - Washington Township

Board of Zoning Appeals

August 16, 2004

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 quorum

Approval of Minutes: July 19, 2004

OLD BUSINESS

Roundtripper Baseball

0406-VU-006: 16708 South Park Drive – Headfirst Holdings, LLC. The appellant is requesting a use variance to allow three outdoor baseball fields. The parcel is zoned Enclosed Industrial (EI), and is partially within the US 31 Overlay Zone.

Maple Knoll Elementary School

0407-VS-019: NE corner of 169th St. and Ditch Rd. – Maple Knoll Elementary School. The appellant is requesting a development standard variance from the Maple Knoll PUD Ordinance (04-02, Exhibit 15, II, 4d) to have less doors and windows on their structure than required. The parcel is zoned Planned Unit Development (PUD).

NEW BUSINESS

Truss Manufacturing Company Inc.

0408-VU-008: 17317 Westfield Park Road – Truss Partners, LLC. The appellant is requesting a use variance to allow outdoor storage of dimensional lumber, finished wall panels, and finished trusses. The parcel is zoned Enclosed Industrial (EI) and is within the US 31 Overlay Zone.

Agendas for all Town meetings are updated and available at our web site.

Web Site: <http://www.westfieldtown.org>

Town E-mail: community@westfieldtown.org

18965 Eagletown Road

0408-VS-020: 18965 Eagletown Road. – Scott Ingram. The appellant is requesting a development standard variance from 16.04.030 (B)(5)(a) *Minimum Lot Frontage on Road*, to allow the minimum road frontage to be reduced from 250 feet to 35 feet. The parcel is zoned Agriculture Single Family (AG-SF1).

2002 W. 166th Street

0408-VS-021: 2002 W. 166th Street – James and Tammy Kartes. The appellant is requesting a development standard variance from WC 16.04.100 (2)(c)(i)(1) *Accessory Building, Building Location, Front Setback*, to allow the replacement of an accessory building within the front yard of the primary structure. The parcel is zoned Agriculture Single Family (AG-SF1).

0408-VS-022: 2002 W. 166th Street – James and Tammy Kartes. The appellant is requesting a development standard variance from WC 16.04.100 (2)(b)(vii) *Accessory Building, General Standards*, to allow the replacement of an accessory building that exceeds the primary structure in total square footage. The parcel is zoned Agriculture Single Family (AG-SF1).

17913 Countyline Road

0408-SE-001: 17913 Countyline Road – Millwood Homes. The appellant is requesting a special exception to allow a kennel that includes outdoor runs. The parcel is zoned Agriculture Single Family (AG-SF1).

410 East Main Street

0408-VS-023: 410 East Main Street – Reit Realty III, LLC. The appellant is requesting a development standard variance from WC 16.06.060-01, *Minimum Required Bufferyard*, to reduce the minimum required side bufferyards from 40 feet to 0 feet. The parcel is zoned Single Family 3 (SF3).