



Westfield - Washington Township

Board of Zoning Appeals

October 18, 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

August 16, 2004

September 20, 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.

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).

NEW BUSINESS

Truss Manufacturing Company Inc.

0408-VS-028: 17317 Westfield Park Road – Truss Partners, LLC - is the appellant and requesting a Variance of Development Standard from WC 16-06-050-(A). The appellant is requesting a use variance to allow the elimination of the required planting. 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

0408-VS-029: 17317 Westfield Park Road – Truss Partners, LLC - is the appellant and requesting a Variance of Development Standard from WC 16-06-060-(B). The appellant is requesting a use variance to reduce the Bufferyard size from fifteen (15') feet to zero (0) on the east side of the site. The parcel is zoned Enclosed Industrial (EI) and is within the US 31 Overlay Zone.

0408-VS-030: 17317 Westfield Park Road – Truss Partners, LLC - is the appellant and requesting a Variance of Development Standard from WC 16-06-060-(C). The appellant is requesting a use variance to reduce the Bufferyard planting requirements from two (2) trees and nine shrubs (9) to zero (0). The parcel is zoned Enclosed Industrial (EI) and is within the US 31 Overlay Zone.

20495 Horton Road

0410-VS-031: 20495 Horton Road – Michael and Lydia Brunner are the appellants and requesting a Variance of Development Standard from WC 16-04-030-(B) 5 (a), Residential Districts, Agriculture/Single Family 1, Minimum Lot Frontage on Road, a minimum of two hundreds fifty feet (250). The request is to allow the minimum road frontage to be reduced from 250 feet to 101 feet on a 9.257 acre parcel.

20478 Horton Road

0410-VS-032: 20478 Horton Road - Timothy and Melanie Bales are the appellants and requesting a Variance of Development Standard from WC 16-04-030-(B) 5 (a), Residential Districts, Agriculture/Single Family 1, Minimum Lot Frontage on Road, a minimum of two hundreds fifty feet (250). The request is to allow the minimum road frontage to be reduced from 250 feet to 0 feet on a 5.82 acre parcel.

Central Christian Church: Southwest Corner 151st Street and Town Road

0410-VS-033: Southwest Corner 151st Street and Town Road– Central Christian Church is the appellant and requesting a Variance of Development Standard from WC 16-06-060, Buffer Yard Requirements. The request is for total relief from the bufferyard screening, size and planting requirements.

0410-VS-034: Southwest Corner 151st Street and Town Road– Central Christian Church is the appellant and requesting a Variance of Development Standard from WC 16-06-050-B, Onsite and Street Frontage Landscaping Requirements (B) Road Frontage Standards. All required plantings would be relocated to an alternative location on site.

21414 Horton Road

0410-VU-009: 21414 Horton Road – Tim Batman - is the appellant and requesting a Variance of Use from WC 16-04-030-(B) 3, Residential Districts, Agriculture/Single Family 1, Permitted Home Occupations, to allow an Assembly Hall usage. The request is to allow this single family home to be utilized as an Assembly Hall for corporate retreats, training and conferences. The parcel is approximately 12 acres and zoned AG-SF 1.