



# Westfield - Washington Township

## Board of Zoning Appeals

November 15, 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 a quorum  
Approval of Minutes: October 18, 2004

### OLD BUSINESS

#### 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. **Continued for six months;  
October 18, 2004 to April 18, 2005**

#### 20478 Horton Road

**0410-VS-032:** 20478 Horton Road - The site is on the east side of Horton Road, in the 20000 block of Horton Road, just south of Hortonville, Indiana. The owner, Orus Stephen Harvey and appellants Tim and Melanie Bales are requesting a Development Variance from WC 16.04.030 (B) (5) (a), Minimum Lot Frontage on a Road. The parcel is zoned AG-SF1 Agricultural-Single Family One. The appellant is reporting no frontage on either Horton Road or 206<sup>th</sup> Street. The variance is to reduce the road frontage requirement of two hundred fifty feet on the frontage of the parcel to zero (0). They are proposing an access easement of twenty-five feet (25') starting at the northwest corner of the lot running  $\pm$  eight hundred twenty- five feet (825') to 206<sup>th</sup> Street. All appropriate utilities would be contained within this easement.  
**Continued from: October 18, 2004**

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](mailto:community@westfieldtown.org)

### **21414 Horton Road**

**0410-VU-009:** 21414 Horton Road – Tim Batman - The appellant is requesting a use variance to allow Assembly Hall activities to occur on a residential site, 21414 Horton Road. The parcel is zoned Agricultural-Single Family One (AG-SF1). The parcel is ± twelve (12) acres with an 8,200 square foot home and pond located on site. The assembly hall activities reported by the appellant are executive training, conferencing and retreat events.

**Continued from: October 18, 2004**

### **NEW BUSINESS**

#### **318 North Union Street**

**0411-VS-035:** 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of Maximum Building Height requirement, WC 16-04-030-E-7. The variance calls for an increase in the height of the building to ninety-six feet (96'). The addition itself will have a gable height of fifty-eight feet five inches (58' 5") and the steeple will rise another thirty-eight feet seven inches (38' 7"). The parcel is zoned Single Family Three (SF3). The appellant is reporting this is an expansion of the facility to accommodate partisans. **Appellant is requesting a continuance until January, 2005 as other Variances will be filed**

#### **14931 Greyhound Court**

**0411-VS-036:** 14931 Greyhound Court - BJS Investments, William Sanders – The Appellant is requesting a development standard variance to allow retail signage on the rear side of a new structure, 14931 Greyhound Court, Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone and the signage requested is documented by the appellant. These types of signs are prohibited and called out in the US Highway 31 Overlay Zone (WC 16-080-10-I-4-d). The parcel's underlying zoning is General Business (GB). The parcel is ± one and a quarter (1.26) acres. The site is undeveloped and abuts U S Highway 31 and Greyhound Court. The development standard variance is being requested in an effort to expand the number of visitors/patrons to the site. **Public Hearing**

**0411-VU-010:** 14931 Greyhound Court - BJS Investments, William Sanders – The Appellant is requesting a use variance to allow a list of prohibited land uses to occur on site at 14931 Greyhound Court, Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone and the list of requested uses is documented by the appellant. These uses are prohibited and called out in the US Highway 31 Overlay Zone. The parcels' underlying zoning is General Business (GB). The parcel is ± one and a quarter (1.26) acres. The site is undeveloped and abuts US Highway 31 and Greyhound Court. The Use Variance is being requested in an effort to expand the number of potential lease opportunities at the site. **Public Hearing**