



Westfield - Washington Township

Board of Zoning Appeals
January 18th 2005

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: November 15, 2004 - November 22, 2004
- ❖ Election of Officers
- ❖ Administrative Case (Citation) Number clarification and resolution

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.

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 (SF-3). The appellant is reporting this is an expansion of the facility to accommodate partisans.

NEW BUSINESS

Corner of 181st Street and Market Court (east of US Highway 31)

0501-VU-002: Northwest corner of 181st Street and Market Court (just east of US Highway 31 and 181st Street) – Ken Fineis. The Appellant is requesting use variances to allow a list of prohibited land uses to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181st Street) Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone and the list of requested uses is documented by the appellant. The three (3) parcels that comprise the site have an underlying zoning of General Business (GB). The three parcels total \pm two and three quarter (2.71) acres. The site is partially developed (Indy Cycle) and is undeveloped between 181st Street and Indy Cycle along Market Court. The Use Variance is being requested in an effort to expand the number of potential lease opportunities at the site.

Public Hearing

0501-VS-002: Northwest corner of 181st Street and Market Court (east of US Highway 31) – Ken Fineis. The Appellant is requesting a standard variance to allow a reduction in landscaping to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181st Street) Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone. The parcels underlying zoning is General Business (GB) and is approximately two and three quarter (2.71) acres. The Standard Variance is being requested in an effort to address the potential US 31 realignment and maximize exposure of the site.

Public Hearing

17111 County Line Road

0204-VU-01: 481 South CR 1200 East (17111 County Line Road) A variance of use – WC 16.04.030, B, 1, Permitted Uses – to permit a catering operation and meeting facilities in the Agriculture – Single Family 1 (AG – SF 1) district. An expansion of hours of operations to the general public from one day per week to seven, which would include breakfast and dinner served daily, and modify the conditions of approval from 0204-VU-01..

Public Hearing

West side of Oak Ridge Road, South of State Highway 32 and north of Mapleton

0501-VS-001: West side of Oak Ridge Road, South of State Highway 32 and north of Mapleton – Portrait Homes, the appellant is requesting a Development Standard Variance WC 16.04.040(B) (4) (b) to allow the development of a two (2) unit active adult paired ranch community within three – fourth (3/4) of a mile from another multi family zoning district. The Villas at Oak Ridge are a four (4) unit attached active adult community within three – fourth (3/4) of a mile of the proposed new development, The Oaks. The site is approximately seventeen (16.98) acres with sixty eight (68) units proposed.

Public Hearing