Petition Number: 1003-VS-01
Date of Filing: 02/01/10

Application for VARIANCE OF DEVELOPMENT STANDARD
Westfield – Washington Township
Board of Zoning Appeals (BZA)

This application must be completed and filed with the Community Services Department of the Town of Westfield, Indiana in accordance with the meeting schedule.

1. Appellant's Name: Bob Poteet (Sunrooms of Indiana)
   Address: 1002 E 52nd
   Telephone Number: 317-319-6335
   E-Mail Address: Bob Poteet @ BecWindow.Com

2. Landowner's Name: Deanna Williams
   Address: 15545 Marietta Circle
   Telephone Number: 317-850-4470

3. *Representative: Same
   *Address: Same
   *Telephone Number: Same
   *Email Address: Same

   *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.)
   15545 Marietta
   Westfield In 46074

5. Legal description of property (list below or attach)
   Lot 227 Centenial Section 2A

6. Complete description of the nature of the development standard variance applied for:
   WC16-04-030 E6
   Rear yard Setback Reduction From 30' to 24'

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE**. Site plans must accompany this application and must depict at a minimum:

   a. Lot(s) shape and dimensions;
   b. Location and dimensions of existing and proposed structures;
   c. Location and dimensions of existing and proposed points of ingress and egress; and
   d. 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:

   a. 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:

   I dont Feel This Addition will Create a Problem. Their no Common walk Throw. It Back Is to a Parking Lot of Codominiums. Its Extending 6 Ft Past a Deck That alRendy Their. ~~and~~ and It still 10' From Easement

   b. 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:

   This Is a All Glass Sun room. That will Add moore Living Space to house But. The Price Isnt Extrenly Costly. Also In a very nice Area where more Live Space Should Increase The value of The home. And the Room Blends In with The Property

   c. That the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

   The House was Built Just 3' Shy of the Set Back. ~~and~~ The Rooms Smallest Projection In 9' 8" From The house, So The Room will Inpeed The Set Back By 6'. So The Problem In ~~the~~ House was Built to Close to Add Any This In The Rear.

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

Applicant

SUBSCRIBED AND SWORN TO ME THIS 1st DAY OF February, 2010.

Notary Public

My commission expires: 5/6/17

Feb 1, 2010

Dear Kevin Todd:

Sun Room of Du. has permission to represent me, Deanna G. Williams concerning the deminsions of my proposed back porach. Measurement modification may be considered if absolutly necessary.

Sincerely,

D. G. Williams

875-5614

MAJOR ENGINEERING & LAND SURVEYING
ENGINEERING • SURVEYING • LAND PLANNING
[illegible] East Main Street, Suite 6, Greenwood, Indiana 46143
PH: (317)-[illegible] FAX: (317)-[illegible]

PREPARED FOR
THE ESTRIDGE GROUP
CARMEL, INDIANA

HOUSE TYPE: 410RA – SLAB – LEFT

OPTIONS:
- DELETE PATIO
- 2-FT GARAGE EXTENSION
- BONUS ROOM

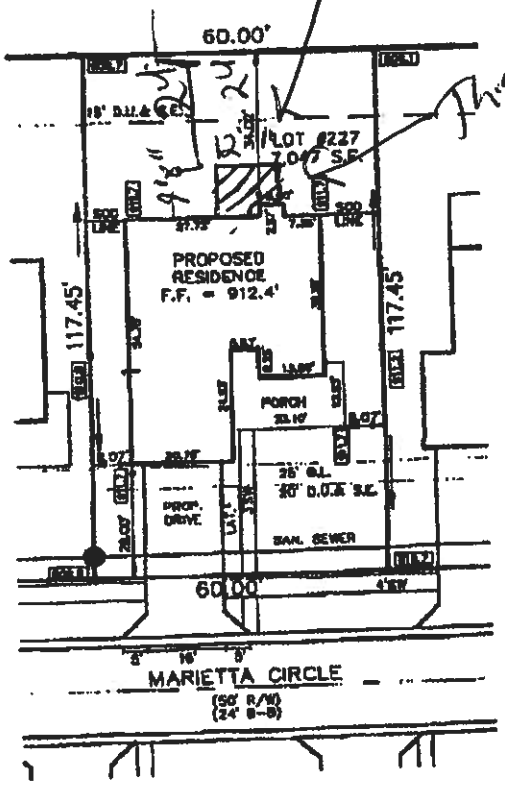
LOT #227
CENTENNIAL
REPLAT SECTION TWO-A
WESTFIELD, INDIANA
15545 MARIETTA CIRCLE

ZONING: 10' BETWEEN BLDG.
30' REAR

LOT SIZE:	7,047 SQ.FT.
PUBLIC WALK:	176± SQ.FT.
PRIVATE WALK:	126± SQ.FT.
CONCRETE DRIVE:	649± SQ.FT.
HYDRO SEEDING:	2,188± SQ.FT.
SOD:	285± SQ.YD.

TO: B

12'11"



This Is Room Comes 7' out From chimney and goes 12'11" wide

It has A 24' Set Back To Property Line 10' Ft to Easement

This Print In Not to Scale So I modified mine To match

PLOT PLAN

DRAWING NOT TO BE SCALED – DIMENSIONS PREVELANT
SCALE: 1" = 30'

☐ STAKE ACTIVE CORNERS ☒ STAKE BIG BOX 5'x5' 10'x10'

PRELIM CHECKED BY [signature]
DATE 7/17/01

PO #: 499856
JOB #: 0000102.227
07/17/01 TAT

FINAL
07/17/01

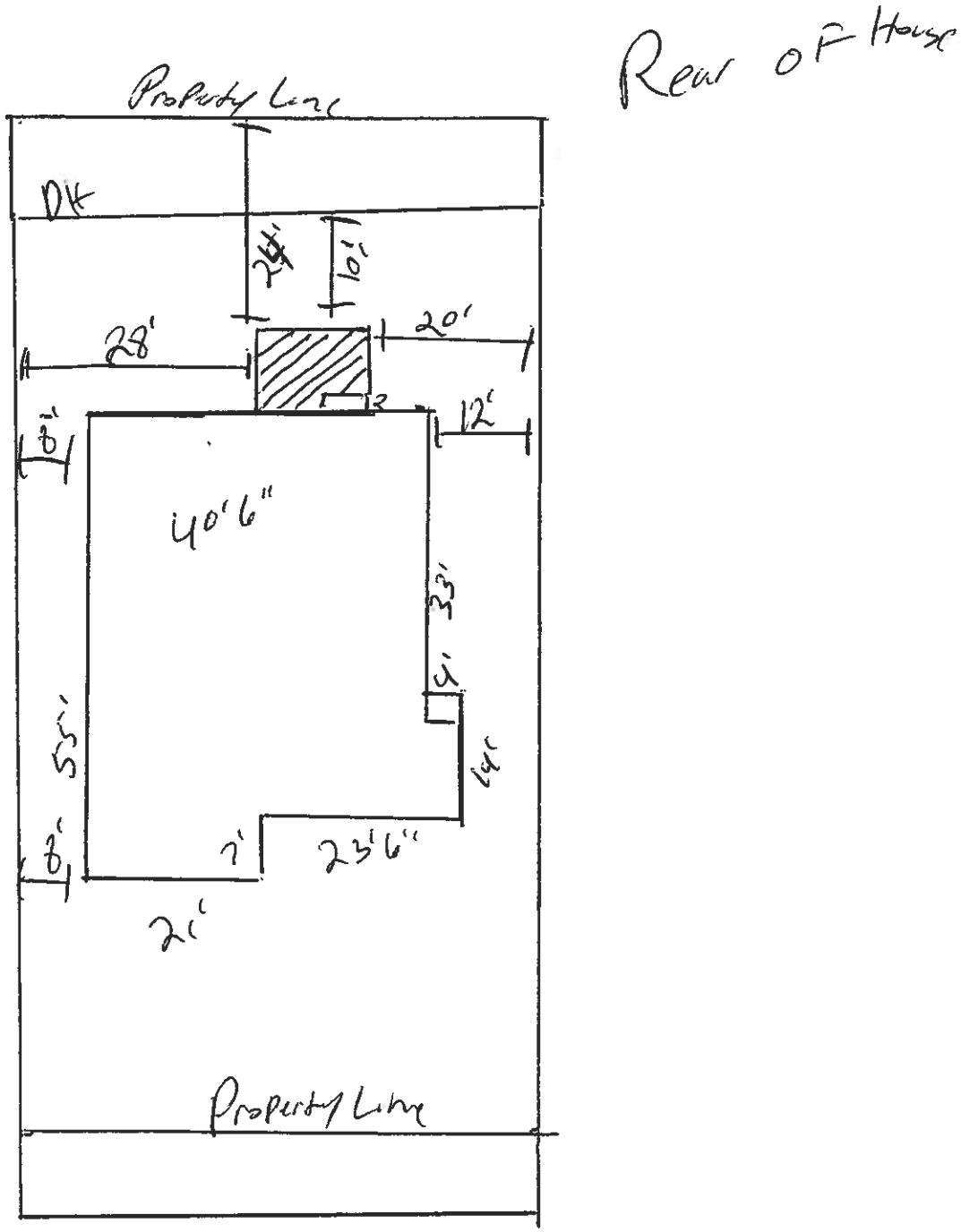
* APPROXIMATE LOCATION CONFIRM BEFORE CONSTRUCTION 6' SANITARY LATERAL AND WATER SERVICE LINE.

000.0 PRE-CONSTRUCTION GRADE
000.0 PROPOSED GRADE

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THE BUILDING DIMENSIONS AND THE BUILDING LOCATION PRIOR TO THE START OF CONSTRUCTION.

07/17/2001 09:45 8874447 MAJOR PAGE 01

1" = 20'


Rear of House
Property Line
DK
24'
10'
28'
20'
12'
8'
40'6"
33'
4'
14'
55'
8'
7'
23'6"
21'
Property Line

ENGINEERING NOTE

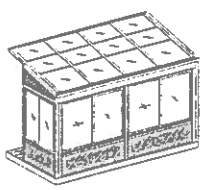
Four Seasons Solar Products LLC, is not responsible for the design of the connections of the room to the structure, or any associated foundations, which shall be designed by a Design Professional. The Design Professional is also required to take into account any additional design provisions required to satisfy snow drifting and wind loads or site specific structural concerns.

MODEL : 230 Sun & Store SWW-10DH

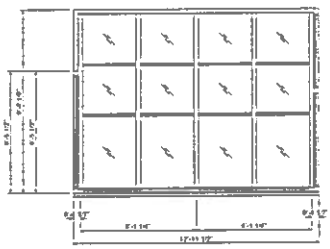
Frame color	FS_White
V Glass code	Code 74 MC56/Argon/Clear
R Glass code	Code 75 MC16 Argon/Clear
Live load	45

Account # , PO #

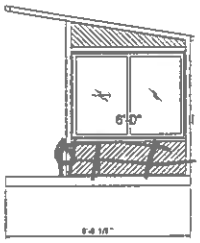
Qty	Code	Description
1	4WS3MAA36A	A-Section Modules
1	4WS3M10RL2P	Roof Glazing Bar Modules
1	4WS3M10RL3P	Roof Glazing Bar Modules
2	4WMTA2-2D36	Muron Module
2	4WS3M10DHW	Gable End Alum. Mod
1	7W9992	Downspout
1	RK#568915U	Roll of flashing
1	4WKSG168F	Gutter 168in
1	CWKSENDL	Gutter end caps
1	CWKSENDR	Gutter end caps
2	CWKSSBOUT	90° Outside corner gutter inlet
1	HN2000	Tube of gutter sealant
1	CNLADCLP-10	Ladder support cap 10BX
1	7WSTUCC48V	Stucco 2x8 sheet
1	7WSDPS4MT4Z	5 ft Double sliding door
1	7WSSFRT2	5 ft Double sliding door frame
3	7WWCL745A	5 ft Sliding window
1	7WWCL745A	4 ft Sliding window
3	7WSTUCC7C22F	Kick Panel
1	7WSTUCC4822F	Kick Panel
4	GM78T7A34M	Roof glass panel
4	GM78T7A36M	Roof glass panel
4	GM78T7A48M	Roof glass panel



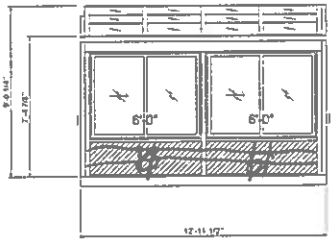
Axonometry



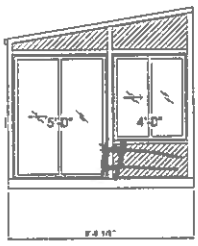
Plan



Left Elevation



Front Elevation



Right Elevation

Four Seasons Solar Products LLC

Account #
Purchase Order #
Customer Name
Customer Address
Customer Phone #

File Name
Unitized plan
Sheet Number
1 of 1

Project No.
Date
Drawn By
Scale
Revision #
Revision Date
Revision By
Project Name
Title

= Sided To match house

|| Hvac unit

Electric Plugs