

TOWN OF WESTFIELD, INDIANA

Petition Number: \_\_\_\_\_

Date of Filing: \_\_\_\_\_

**Application for VARIANCE OF USE  
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 **SSTM, INC. (Mufflers & More)**  
Address **119 S. Union Street  
Westfield, IN 46074**  
Telephone Number **317-896-5868**

2. Landowner's Name **Robert E. Hart**  
Address **8020 N. Meridian  
Indianapolis, IN 46260**  
Telephone Number **317-253-1081**

3. \*Representative **Jim Anderson, The Anderson Corporation**  
\*Address **301 S. Union  
Westfield, IN 46074**  
Telephone Number **317-867-2880**  
Email **janderson@theandersoncorporation.com**

\*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.)  
**800 E. Main Street, Westfield, IN**

5. Legal description of property (list below or attach)  
**See attached legal description**

6. Complete description of the nature of the variance of use applied for:
- A. **The property is zoned Local Business (LB). Auto Repair is not a permitted use in LB – VARIANCE REQUESTED**
  - B. **Minimum Lot Size requirement = 5 acres. Proposed acreage = approximately 0.5 acre VARIANCE REQUESTED**
  - C. **Minimum Road Frontage requirement = 50 feet. Proposed road frontage = 0 feet – VARIANCE REQUESTED**

- D. **Minimum Front Yard Setback (assuming south is front) = 60 feet. Proposed = approximately 40 feet – VARIANCE REQUESTED**
- E. **Minimum Side Yard Setback (east) = 15 feet. Proposed = 0 feet. VARIANCE REQUESTED**
- F. **Building Height = 1:3 proximity slope from property liens. Proposed = building on property line – VARIANCE REQUESTED**

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

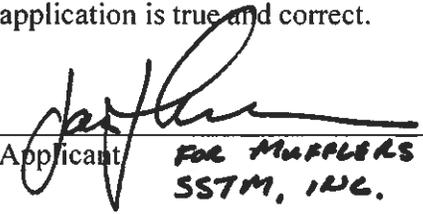
- a. Lot(s) shape and dimensions;
- b. Location and dimensions of existing and proposed structures;
- c. Location and dimensions of existing and proposed points of ingress and egress; and
- d. All topographic and natural features and/or other unusual characteristics associated with the property.

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.

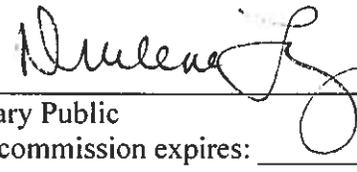
*No variance of use shall be granted unless the BZA finds all of the following to be true:*

- a. That the approval of such variance of use will not be injurious to the public health, safety, morals, and general welfare of the community:  
**Applicant intends to relocate existing business to 800 E. Main. This business is a successful Westfield operation and poses no threat to the public health, morals and general welfare of the community.**
- b. That the use and value of the area adjacent to the property included in the variance of use will not be affected in a substantially adverse manner:  
**Applicant's use and the quality of the facility is compatible with all contiguous properties and will not adversely affect property values.**
- c. That the need for the variance of use arises from some condition particular to the property involved:  
**Applicant's facility will compliment adjacent properties. This facility will be another business use that is part of several businesses located at this address.**
- d. That the strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance of use is sought:  
**The use, size and nature of the structure are appropriate for this location.**
- e. That such variance does not interfere substantially with the comprehensive plan:  
**The use, size and nature of the structure is consistent with the Main Street/S.R. 32 corridor development.**

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

  
Applicant FOR MUFFLERS & MORE  
SSTM, INC.

SUBSCRIBED AND SWORN TO ME THIS 26 DAY OF October, 2010.

  
Notary Public  
My commission expires: 10.19.19

Robert E. Hart

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8020 N. Meridian  
Indianapolis, IN 46260

October 13, 2010

To Whom It May Concern:

I am the owner and seller of the half acre parcel located north of the Westfield Antique Mall on East Main Street in Westfield.

I am aware of the request for variances on this property, and I support that request.

Sincerely,

A handwritten signature in black ink that reads "Robert E. Hart". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Robert E. Hart



**ANDERSON CONSTRUCTION SERVICES**

General Construction  
Construction Management  
Development

Phone 317-867-2880  
TheAndersonCorporation.com

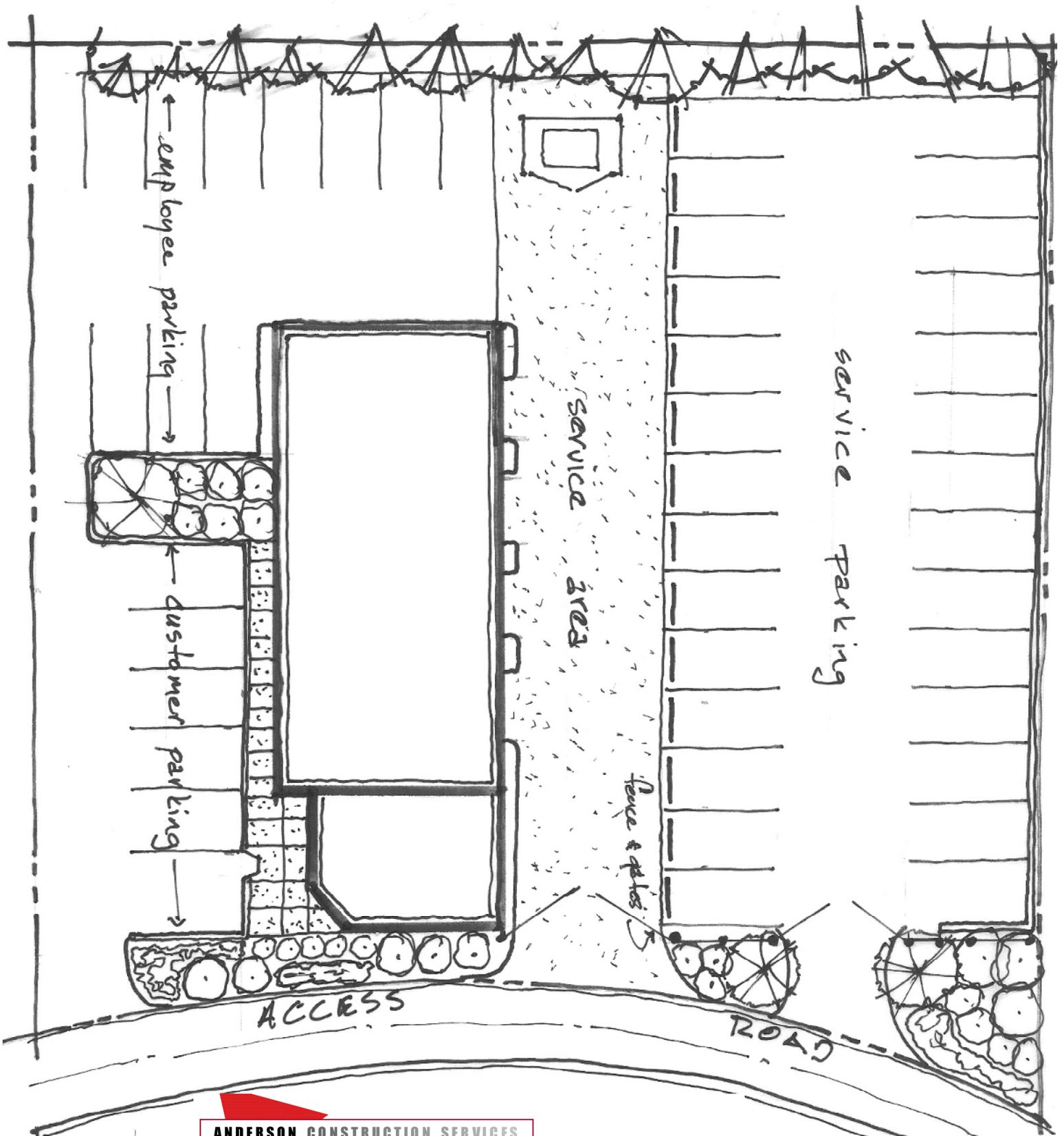
301 S. Union Street • Westfield, IN 46074

*Mufflers and More*

800 East Main Street

Westfield, Indiana

Development Site



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# Mufflers and More

800 East Main Street

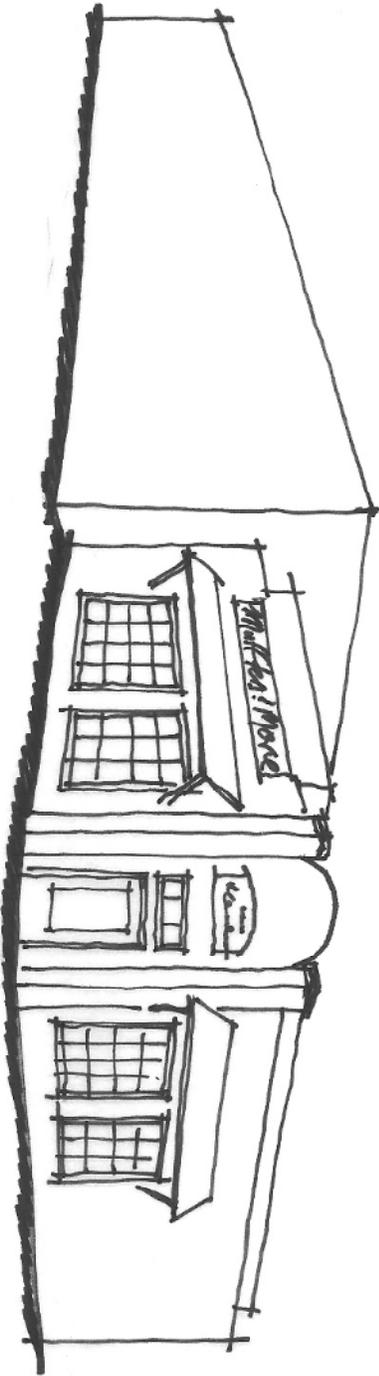
Westfield, Indiana

**SITE PLAN**

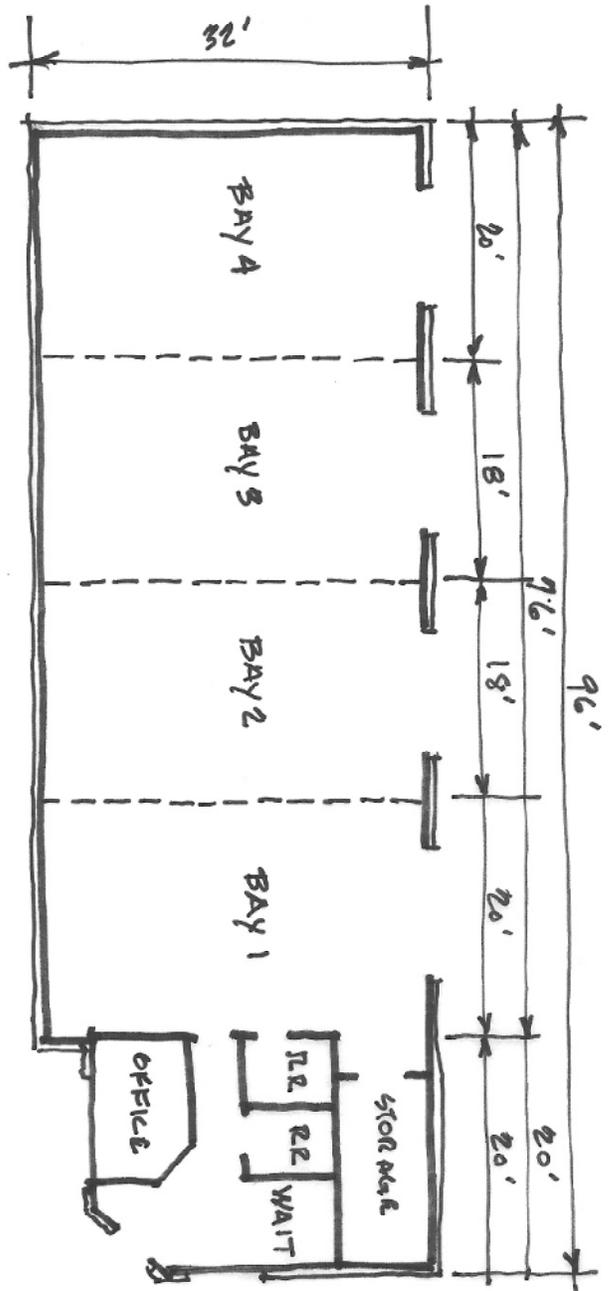
SCALE 1" = 40'

↑ NORTH

PERSPECTIVE SKETCH



PROPOSED FLOOR PLAN



ANDERSON CONSTRUCTION SERVICES

301 S. Union Street • Westfield, IN 46074

General Construction  
Construction Management  
Development

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TheAndersonCorporation.com

Mufflers and More

800 East Main Street

Westfield, Indiana

Proposed Floor plan  
Perspective Sketch