

Petition Number: _____
Date of Filing: _____

**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 Glenn & Sharon Kotnik
Address 4085 Country Place
Westfield
Telephone Number 317 459-4443
E-Mail Address Ga Kotnik@Comcast.net
2. Landowner's Name _____
Address _____
Telephone Number _____
3. *Representative _____
*Address _____
*Telephone Number _____
*Email Address _____

*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.)
4085 Country Place
Westfield
5. Legal description of property (list below or attach)
See Attached
Parcel # 08-09-18-00-00-018.000
6. Complete description of the nature of the development standard variance applied for:
WC 16.04.030 Rearyard Reduction From 30' to 20'

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:

See Attached

- 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:

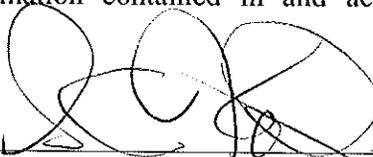
See Attached

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

See Attached

TOWN OF WESTFIELD, INDIANA

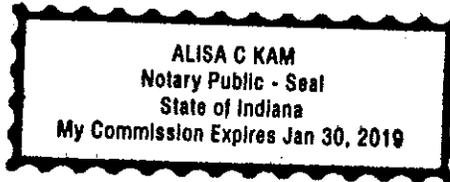
The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.


Applicant Glenn Kotnik

SUBSCRIBED AND SWORN TO ME THIS 5 DAY OF July, 2012.


Notary Public

My commission expires: January 30, 2019



Glenn and Sharon Kotnik

8a.

I would like to build a woodworking workshop in my backyard to pursue my woodworking hobby in my retirement. The workshop will have an enclosed vacuum dust collection system so that no dust or other debris will be emitted to the outside. The framed walls with insulation will deaden sound from my electric saw and planer so that neighbors will not be disturbed by noise. No vehicles will be parked near the workshop and no wood or other materials will be stored outside in the open.

8b.

The structure will be a high quality framed structure on a concrete foundation with slab. The style will very similar to our house and to neighborhood homes. The siding and dimensional shingles will be the same as our home and it will have 4 feet of stone trim around the base similar to our home. It will be an attractive residential style structure and will fit into the neighborhood without any negative impact on property values or neighbor's enjoyment of their own property.

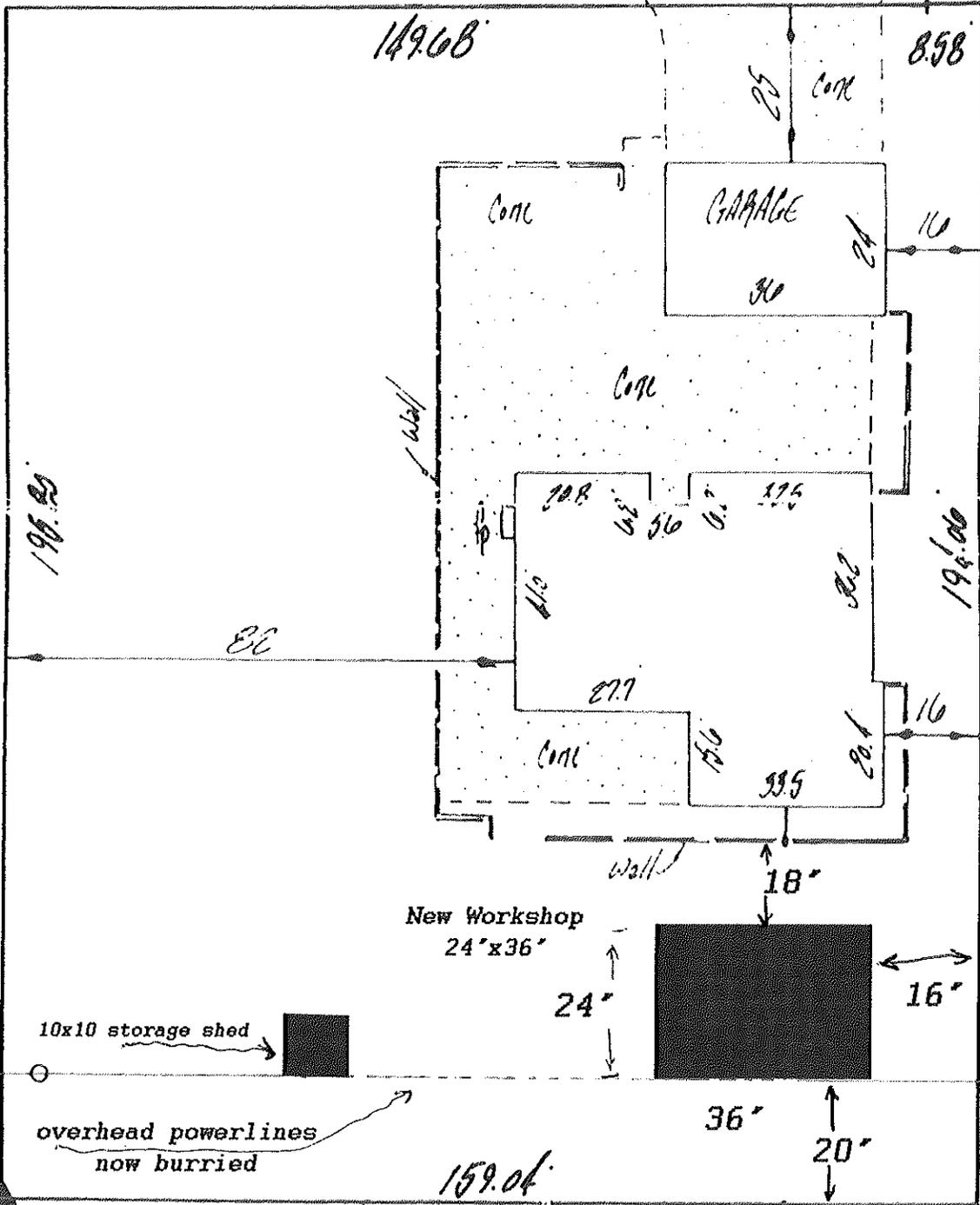
8c.

Due to the finger system of our septic system occupying the otherwise unused space in our sideyard on the west side of our house, there is no where else on the property to place my workshop other than in the backyard. If it were located with the existing setback of 30' from the rear property line the workshop would be a minimum of 9' from our home which would create an unpleasant cramped appearance. The property to the rear is zoned Ag single family and there is only one home and one barn over 300 feet away on an 8 acre pasture. A change in rear yard setback of 10 feet would not be noticeable to them. There is no structure directly behind us for 400' from the rear property line. Therefore the workshop will not be anywhere near structures on the property to the rear where I am requesting a zoning variance.

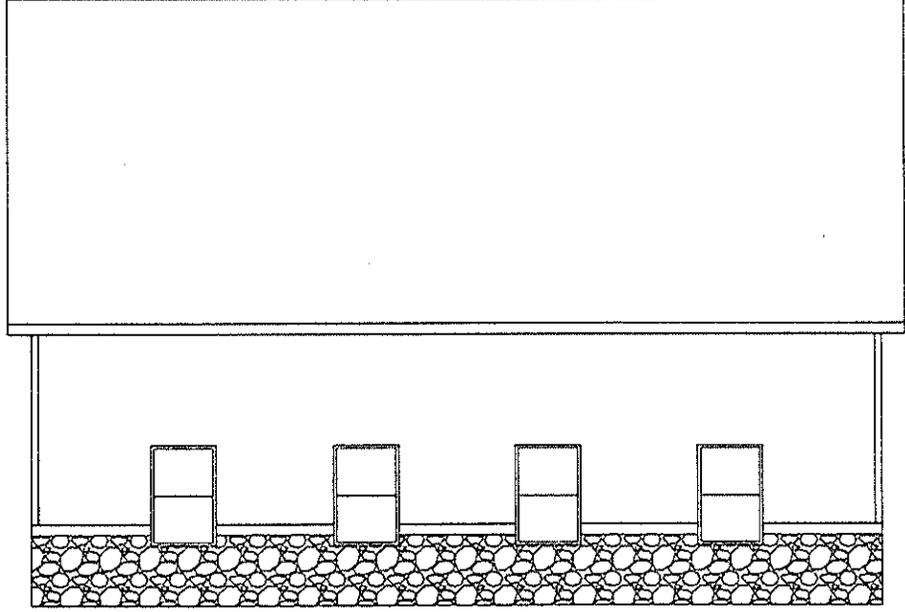
Glenn & Sharon Kotnik

89 ft asphalt pavement

COUNTRY PLACE



POB



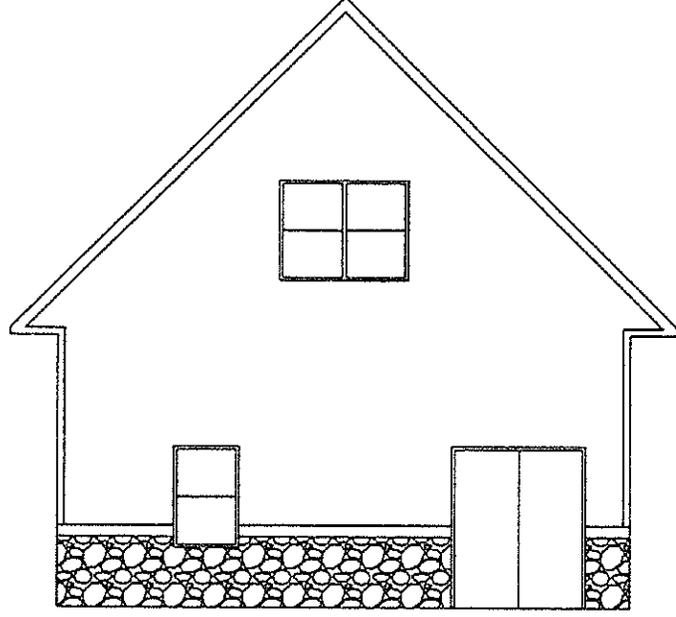
Sheet 4

Kotnik Project Westfield, IN

South Elevation

$\frac{1}{8}'' = 1$ Foot

Storage Outbuilding



Sheet 3	Kotnik Project Westfield, IN West Elevation	Storage Outbuilding
---------	--	---------------------

$\frac{1}{8}'' = 1 \text{ Foot}$