



VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: 1403-VS-07 FILING DATE:
FILING FEE: \$ FEE PLUS \$ PER ADDITIONAL VARIANCE (@) = \$

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: (STAFF NAME) DATE:

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: AMENDMENTS: DEVELOPMENT PLAN:

PRIMARY PLAT: SECONDARY PLAT: VARIANCE(S):

APPLICANT INFORMATION

APPLICANT'S NAME: L. J. STONE COMPANY TELEPHONE: 765-288-5044

ADDRESS: 9100 N. WHEELING AVE. MUNCIE IN 47304 EMAIL: amy@ljstone.com

PROPERTY OWNER'S NAME: JOHN & DONITA HIATT TELEPHONE: 317-669 7465

ADDRESS: 15276 NASHUA CIRCLE WESTFIELD IN 46074 EMAIL:

REPRESENTATIVE'S NAME: TONY SWIFT TELEPHONE: 765-288-5044

COMPANY: L. J. STONE COMPANY EMAIL:

ADDRESS: 9100 N. WHEELING AVE. MUNCIE IN 47304

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 15276 NASHUA CIRCLE WESTFIELD IN 46074

COUNTY PARCEL ID #(S): 08-09-15-00-08-027.000

EXISTING ZONING DISTRICT(S): RESIDENTIAL EXISTING LAND USE(S): RESIDENTIAL

VARIANCE REQUEST

[] VARIANCE OF LAND USE CODE CITATION:

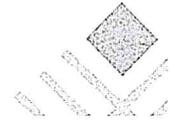
[X] VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION:

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

We would like to request that the rear set back be reduced from 30' to 23' to allow a Pavilion Patio Top to be installed over existing deck and walk area to allow for shade and protection from the weather.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)



APPLICANT: _____

DOCKET #: _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____
A new Pavilion Patio Top will simply add beauty and value to the dwelling and not
be injurious to the public in any way.

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____
the adjacent properties to the left and right of the dwelling will simply
have a view of a beautiful Pavilion Pato Top and would not be obstructing their view
in any way.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
Allowing the setback to be reduced would allow for construction of a new Pavilion
Patio Top that would allow the homeowner to enjoy sitting outside with protection
from the elements, which they desire. With the current restrictions the construction
would not be allowed denying the homeowner the luxuray of enjoying the outdoors
with this added protection from the natural elements.



APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

[Signature]
Applicant/Representative (signature)

ANTHONY SWIFT
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 14th day of February, 20 14.

State of Indiana, County of Delaware, ss:

[Signature]
Notary Public Signature
Georgetta Livengood
Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

[Signature]
Property Owner (signature)*

[Signature]
Property Owner (printed)

JOAN HIATT

[Signature]

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 14th day of February, 20 14.

State of Indiana, County of Delaware, ss:

[Signature]
Notary Public Signature
Georgetta Livengood
Notary Public (printed)

*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.



The Schneider Corporation
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
317-826-7100
317-826-7110 FAX

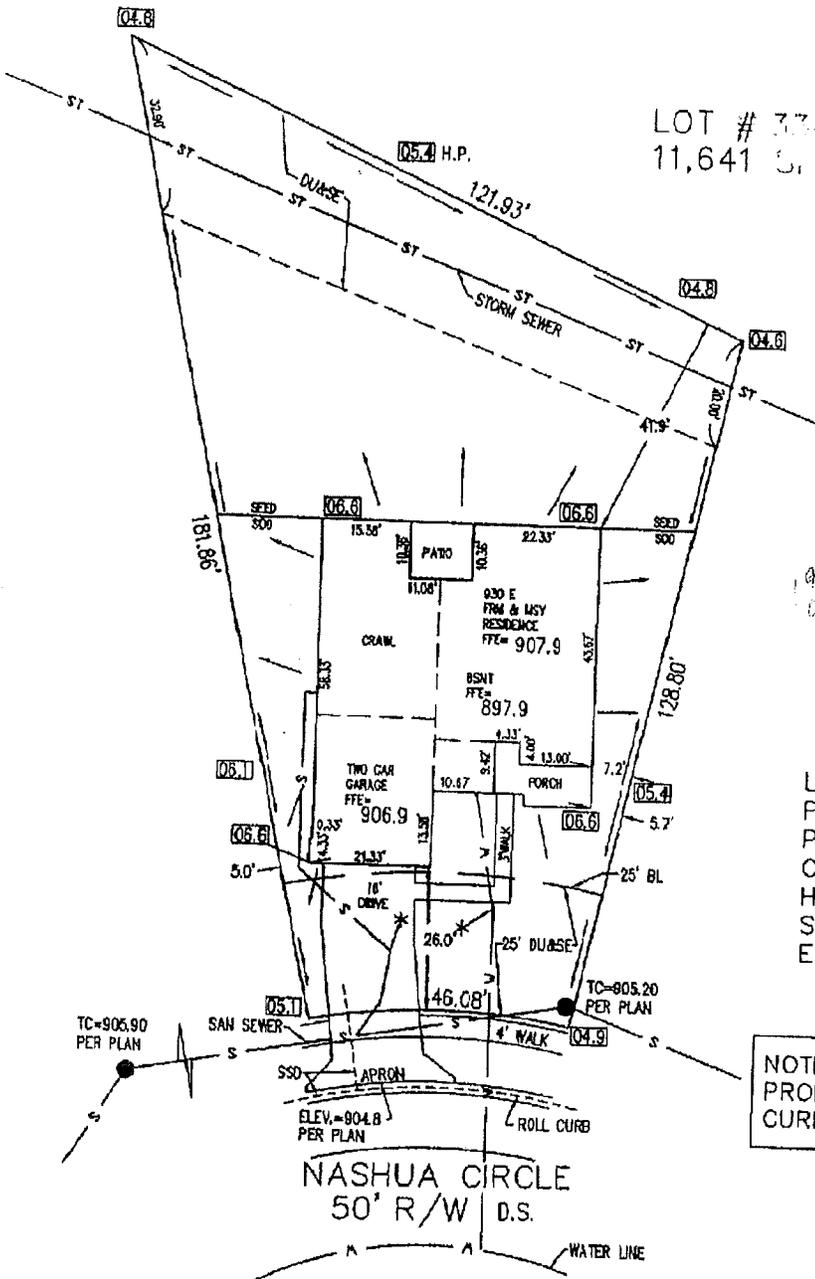
Engineering
Surveying
Landscape Architecture
GIS • LIS
Geology

PREPARED FOR
THE ESTRIDGE GROUP
CARMEL, INDIANA

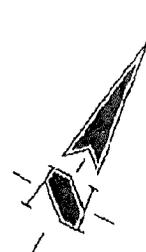
HOUSE TYPE, 930 E PARTIAL BSMT
ADD (1) 4040 WHITE VINYL SLIDING DOUBLE PANE
EGRESS WINDOW W/ EGRESS WELL

LOT # 334
CENTENNIAL
SECTION 3
INSTR. # 200000061673
PC #2 SLIDE #524
HAMILTON COUNTY, INDIANA
15276 NASHUA CIRCLE
ZONING SF - 3 CLUSTER
0' SIDEYARD/30' REAR
0' AGG. (BTWN HOUSES)

NOTE:
THE BASEMENT ELEVATION INDICATED HEREON HAS BEEN DETERMINED AND BASED UPON THE PROPOSED GRADES AND OR CONTOURS TAKEN FROM THE CONSTRUCTION PLANS FOR THE SUBDIVISION. UNLESS STATED, NO INFORMATION ABOUT FLOODING WATER TABLES, SOIL CONDITIONS OR SOIL TYPES WITHIN THE BUILDING AREA HAS BEEN PROVIDED OR STATED ON SAID PLANS. IT IS RECOMMENDED THAT BASEMENT FINISHED FLOOR ELEVATIONS BE AT LEAST 2 FEET ABOVE THE NORMAL POOL ELEVATION OF ANY ADJOINING BODIES OF WATER UNLESS A STUDY OF FACTS REVEALS OTHERWISE. IF DURING THE EXCAVATION PROCESS, ANY GROUNDWATER IS WITNESSED, THE SCHNEIDER CORP. SHOULD BE NOTIFIED IMMEDIATELY. THE BASEMENT ELEVATION SHOULD BE RAISED (2) FEET ABOVE THE GROUNDWATER LEVEL AND ADDITIONAL CONSTRUCTION TECHNIQUES SHOULD BE INCORPORATED TO MITIGATE FUTURE PROBLEMS.



LOT # 334
11,641 SF



ASSUMED NORTH
SCALE 1" = 30'

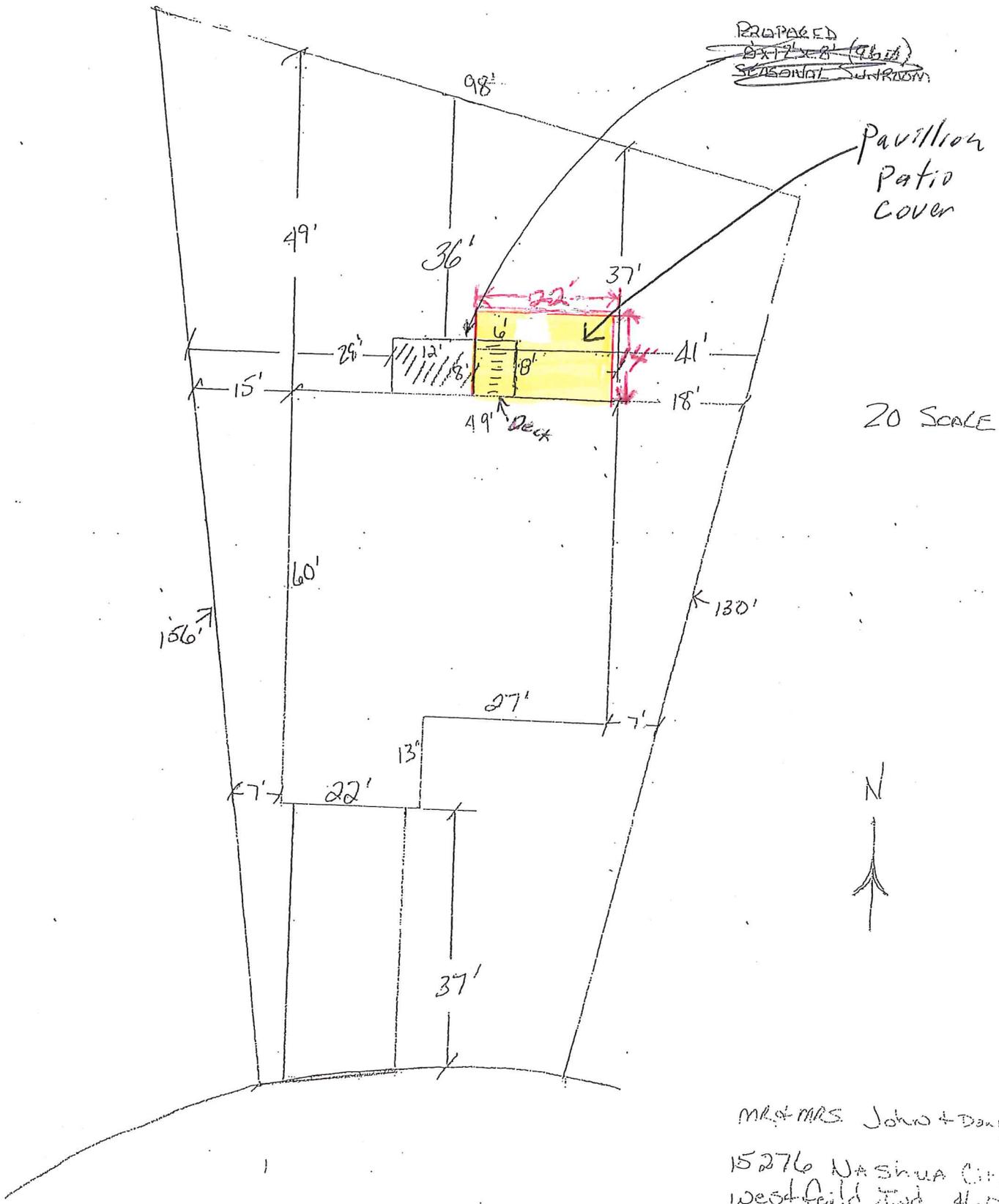
00.0 PROPOSED GRADE

* APPROXIMATE LOCATION
CONFIRM BEFORE
CONSTRUCTION 6" SAN. LAT.

LOT SIZE -11,641 SF
PUBLIC WALK -115 ± SF
PRIVATE WALK -100 ± SF
CONC. DRIVEWAY -669 ± SF
HYDRO SEEDING -5,786 ± SF
SOD -315 ± SQ YARDS
EVEN WITH REAR OF HSE

NOTE: GARAGE F.F.E. IS
PROPOSED TO BE 2.1' ABOVE
CURB AT DRIVE PER PLAN.

□ STAKE ACTUAL CORNERS ⊠ STAKE BIG BOX



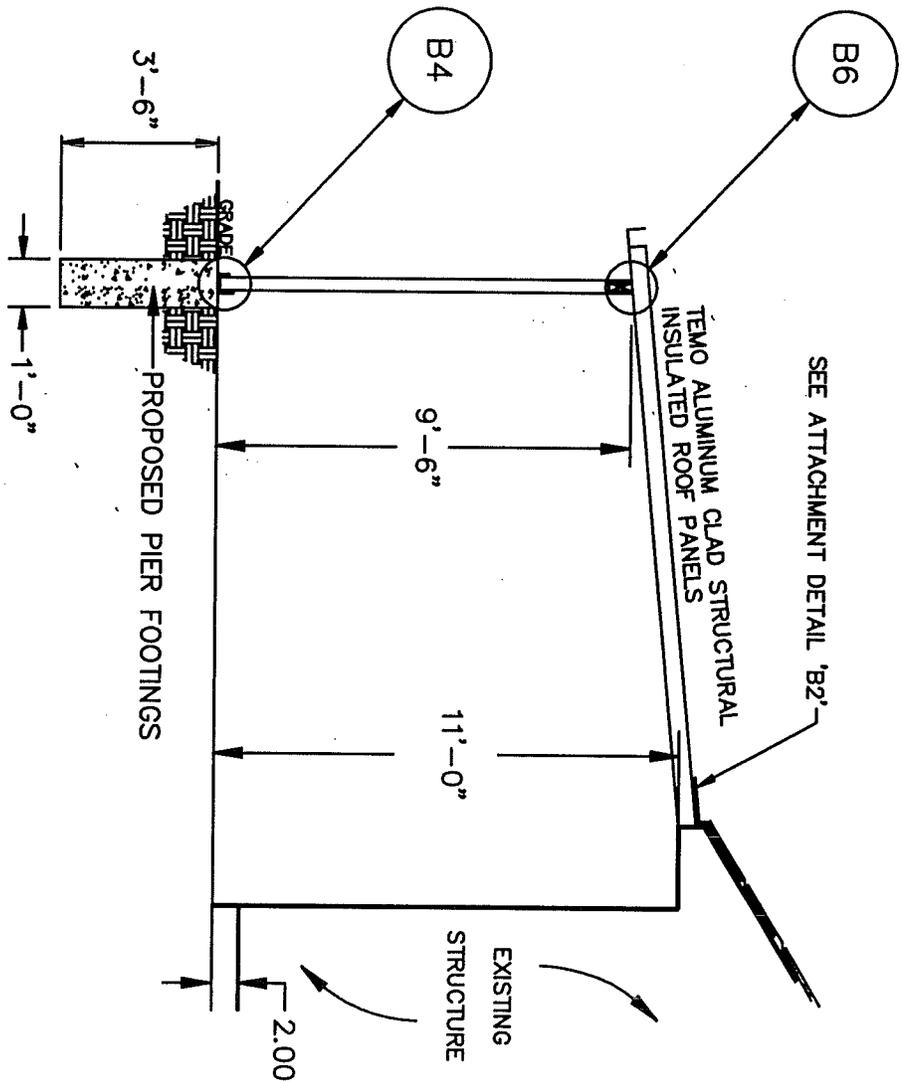
~~PROPOSED~~
~~DECK (46 sq ft)~~
~~SEASONAL SUNROOM~~

Pavilion
 Patio
 Cover

20 SCALE



MR. & MRS. John + Donna
 15276 NASHUA Cir.
 Westfield Ind 46074
 scale - 20



SECTION 'A'

USE STAINLESS STEEL or TRIPLE DIPPED GALVANIZED FASTENERS INTO ACQ LUMBER

ROOF PANELS: 3", 0.032, 2#, ROOF LOAD: 30 P.S.F.

DEALER: LISTONE 13W5317 PH. ()

HIATT, JOHN & DONITA
15276 NASHUA CIR.
WESTFIELD, IN 46074

DRAWN BY: MICHAEL RANG DATE: 10/30/13 SCALE: NONE

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-0985