

Statement of Intent

My name is Noah Herron and I am the owner of Urban Farmer Seeds. We are a small business that intends to become a valued member of the Westfield community. Our current plan is to purchase the property at 140 E 161st St in Westfield and restore both the building and land. The existing building on the property will accommodate our daily activities with minimal renovation. We intend to use the building as a warehouse, office and country store. Currently our main client base is mail order through both our catalog and website orders. Our mail order business allows us to be profitable but at the same time low impact on the surrounding community. The country store would carry gardening supplies, homesteading supplies and local products (e.g. honey, produce, candles, soaps, etc.).

We intend to utilize the property for agricultural, agritourism and nursery purposes set forth in the Westfield zoning guidelines. We will rehabilitate the land by using only organic farming methods and adding many native plants that are beautiful and attract beneficial insects. Seasonally we would like to offer a community garden, educational tours, pumpkin patch, Christmas tree sales and local products.

Variations Requested:

1. The property was 3.25 acres but decreased to 2.969 after the current owner approved the right of way for Westfield's planned sidewalk project. To abide by the ordinances we will need a variance for the 2.969 acres to stay SF1-AG zoned.
2. Reducing the minimum building setback lines from 100' to 40' will allow us to accommodate our future nursery area. The sidewalk right of way has already decreased property front line by 40'.
3. Requesting the removal of external street frontage landscaping buffer requirements and replacing with plan attached. Our property will be used for the purpose of educating public about growing gardens and local foods. With a community garden, trialing garden and butterfly habitat we want the public to see these wonderful additions to the property. We would like to incorporate these features with beautiful landscaping that falls outside the current ordinance.
4. Requesting variance from paving driveway and parking. Keeping current gravel drive will have less impact on storm water runoff from this site. Gravel helps promote water infiltration and benefits entire watershed.
5. Requesting variance to increase signage allotment to 80 square feet. Current building would limit property to 40 square feet of signage.

Noah Herron

Urban Farmer

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