



VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: 1510-VS-14 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: Almost Home Kennel, LLC TELEPHONE: 317 896-2942

ADDRESS: 18710 Chad Hittle Dr. EMAIL: almosthomekennel@frontier.com

PROPERTY OWNER'S NAME: Richard and Darlene Wyatt TELEPHONE: 317 896-2942

ADDRESS: 18710 Chad Hittle Dr. EMAIL: almosthomekennel@frontier.com

REPRESENTATIVE'S NAME: Richard Wyatt TELEPHONE: 317 896-2942

COMPANY: EMAIL:

ADDRESS:

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 18710 Chad Hittle Dr. Westfield, IN 46074

COUNTY PARCEL ID #(S): 08-05-25-00-00-047.001

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

VARIANCE REQUEST

[] VARIANCE OF LAND USE CODE CITATION:

[x] VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: 6.17E5, 6.17E3

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

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

The kennel had a sign just off of US 31 at our entrance since 1963, and we lost the sign due to the upgrade to US31. We are requesting to put up a 3 x 2 sign in the right of way on the west side of Chad Hittle Drive at our entrance to the kennel, directing customers where to turn to get to our business.

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: _____

This is a request to put up a sign, it will not be injurious to anyone. The sign will sit back far enough to not block the traffic's view.

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: _____

Will not change value or use. Sign will direct customers to our business.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____

Without variance, we will not be allowed a sign directing customers to our business because we do not have road frontage.



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.

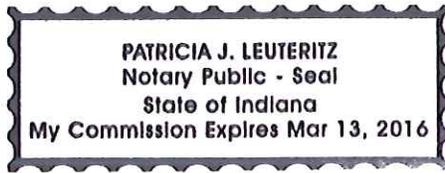
Bob West
Applicant/Representative (signature)

Bob West
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 28 day of Sept., 20 15.

State of IN, County of Hamilton, SS:



Patricia J. Leuteritz
Notary Public Signature
Patricia J. Leuteritz
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.

Property Owner (signature)*

Property Owner (printed)

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 ____ day of _____, 20____.

State of _____, County of _____, SS:

Notary Public Signature

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.

Legal Description

Part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 89 Degrees 21 Minutes 04 Seconds West (assumed bearing) on and along the South Line thereof 1320.24 feet to the West Line of the Southeast Quarter of said Southeast Quarter; thence North 00 Degrees 05 Minutes 34 Seconds West on and along said West Line 877.00 Feet to the Beginning Point of this Description:

Thence North 87 Degrees 49 Minutes 20 Seconds East 185.08 Feet; thence North 00 Degrees 05 Minutes 34 Seconds West parallel with the West Line of said Quarter Quarter 387.37 Feet; thence South 88 Degrees 43 Minutes 31 Seconds West 185.00 Feet to the West Line aforesaid; thence South 00 Degrees 05 Minutes 34 Seconds East on and along said West Line 390.29 Feet to the Beginning Point.

Together with an access easement:

A strip of ground 30 feet in width by parallel lines, lying in and providing ingress and egress to and from certain tracts of ground in a part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, the Centerline of which is described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 89 Degrees 21 Minutes 04 Seconds West (assumed bearing) on and along the South Line thereof 572.17 Feet to the Centerline of U. S. Route 3 1, on a curve to the left, the Radius Point of which bears North 64 Degrees 57 Minutes 45 Seconds West of said point; thence Northeasterly on and along said Centerline and curve 263.11 Feet to a point which bears South 67 Degrees 3 5 Minutes 3 7 Seconds East 5729.58 Feet from the radius point aforesaid, said point also being the Beginning Point of this Description:

Thence North 62 Degrees 32 Minutes 51 Seconds West 164.73 Feet; thence North 50 Degrees 34 Minutes 02 Seconds West 196.14 Feet; thence North 84 Degrees 29 Minutes 31 Seconds West 13 8.89 Feet; thence North 6 Degrees 14 Minutes 11 Seconds West 110.00 Feet; thence North 30 Degrees 15 Minutes 57 Seconds West 224.70 Feet; thence North 18 Degrees 13 Minutes 26 Seconds East 115.10 Feet; thence North 17 Degrees 42 Minutes 04 Seconds West 77.05 Feet; thence North 17 Degrees 36 Minutes 36 Seconds East 118.00 Feet; thence North 56 Degrees 27 Minutes 52 Seconds West 97.53 Feet to the East Line of the above described property and end of this easement.







