



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Agenda - 2/11/2025
Tuesday, February 11, 2025 at 7:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals Meeting
MEETING DATE: Tuesday, February 11, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF BOARD OF ZONING APPEALS

Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

OPENING OF REGULAR MEETING

Note the presence of a quorum

Election of Officers

Approval of Minutes - December 10, 2024

Review Rules & Procedures

ITEMS OF BUSINESS

2501-VS-01

17233 Joliet Road

Hass Jackson

The Petitioner requests Variances of Development Standard to modify Building Setback, Minimum Lot Size, and Minimum Road Frontage Standards to make a 1.0 acre +/- legal, nonconforming lot compliant and to encroach thirteen (13) feet into the thirty (30) foot Minimum Side Yard Building Setback and two (2) feet into the thirty (30) foot Minimum Rear Yard Building Setback to accommodate a new detached garage in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(C), (D) & (E)(2))
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2502-VU-01 & 2502-VS-02 [PUBLIC HEARING]

421 S. Union Street

Dunville & Associates

The Petitioner requests a Variance of Use to make the existing legal, nonconforming Single-Family Dwelling a permitted use in the MF-1: Multi-Family Low-Density District and Variances of Development Standard to modify Minimum Lot Width to bring an existing nonconforming lot into compliance and for a new accessory building to encroach seventeen (17) feet and a new building addition to encroach ten (10) feet into the twenty (20) foot Minimum Side Yard Setback on 0.20 acres +/- (Article 4.10(H)(2), Article 4.10(I)(2), Article 9.5(B)(2) and Article 13)
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2502-VS-03 [PUBLIC HEARING]

20565 Six Points Road

City of Westfield by StudioAXIS

The Petitioner requests Variances of Development Standard to modify Landscape Standards and Building Orientation Standards in order to construct a new fire station on 8.3 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Articles 6.3(D)(1)(a), Article 6.8(M)(2), and Article 6.8(N)).

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

2502-VS-04 [PUBLIC HEARING]

KidCity USA

William Tres Development, LLC by Church, Church, Hittle + Antrim

The Petitioner requests a Variance of Development Standard to permit a playground fence to be located within the Established Front Yard on 1.54 acres +/- in the Springmill Trails Planned Unit Development (PUD) District (Article 5.3(M)(3)(c))

(Planner: Weston Rogers – wrogers@westfield.in.gov)

2502-VS-05 [PUBLIC HEARING]

18425 Wheeler Road

Stakkd Storage, LLC by Nelson & Frankenberger, LLC

The Petitioner requests Variances of Development Standard to modify Minimum Lot Width and Maximum Lot Coverage standards required by the US Highway 31 Overlay District for the development of a self-storage facility on 5.9 acres +/- in the Grand Park Village Planned Unit Development (PUD) District (Article 5.2(E)(7) and Article 5.2(E)(9)(c)).

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Minutes - 12/10/2024
Tuesday, December 10, 2024 at 7:00 PM

Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

Active links for this meeting:

[December 10, 2024 YouTube Video](#)

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

OPENING OF MEETING

[YouTube Time: 0:08](#)

Note the presence of a quorum

BZA Members Present In-Person: Billy Bunkowfst, Larry Clarino, Jeff Boller, Mark Keen, Jake Plummer.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager.

City Staff Present Virtually: None.

Legal Counsel Present In-Person: Kristine Gordon, Taft Stettinius & Hollister LLP.

Approval of Minutes - November 12, 2024

Motion: Approve

By: Larry Clarino

Seconded: Jeff Boller

Yes: William Bunkowfst, Larry Clarino, Jeff Boller, Mark Keen, Jake Plummer

No: None

Abstain: None

Review Rules & Procedures

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2412-VS-30 [PUBLIC HEARING]

16850 Greensboro Drive

Rick and MaryAnn Kerby

The Petitioner request a Variance of Development Standard to modify Minimum Lot Area and Side Yard Setback standards for an existing legal nonconforming lot and

structure, and to encroach twelve (12) feet into the 30-foot Minimum Rear Yard Setback to enclose an existing open-air deck as a sunroom (Articles 4.6(C), 4.6(E)(2), and 4.6(E)(3).

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

[YouTube Time: 2:44](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2412-VS-30 opened at 7:05 p.m.

No public comments.

Public Hearing for 2412-VS-30 closed at 7:06 p.m.

BZA comments / Petitioner responses.

Motion: Approve

By: Jeff Boller

Seconded: William Bunkowfst

Yes: William Bunkowfst, Larry Clarino, Jeff Boller, Mark Keen, Jake Plummer

No: None

Abstain: None

Motion: Adopt Findings of Fact

By: William Bunkowfst

Seconded: Jake Plummer

Yes: William Bunkowfst, Larry Clarino, Jeff Boller, Mark Keen, Jake Plummer

No: None

Abstain: None

2412-VS-31 [PUBLIC HEARING]

18700 N. Union Street

Lennar Homes of Indiana, LLC

The Petitioner requests Variances of Development Standard to modify required Masonry Material and Streetscape Variety standards on 11 acres +/- in the Midtown at Westfield Planned Unit Development (PUD) District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

[YouTube Time: 7:11](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2412-VS-31 opened at 7:09 p.m.

No public comments.

Public Hearing for 2412-VS-31 closed at 7:10 p.m.

BZA comments / Petitioner responses.

Motion: Approve

By: Jake Plummer
Seconded: William Bunkowfst

Yes: William Bunkowfst, Larry Clarino, Jeff Boller, Mark Keen, Jake Plummer
No: None
Abstain: None

Motion: Adopt Findings of Fact
By: Jeff Boller
Seconded: Jake Plummer

Yes: William Bunkowfst, Larry Clarino, Jeff Boller, Mark Keen, Jake Plummer
No: None
Abstain: None

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

[YouTube Time: 15:18](#)

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourned at 7:17pm



Petition Number: 2501-VS-01

Subject Site Address: 17233 Joliet Road (the "Property")

Petitioner: Hass Jackson by Coach House Garages (the "Petitioner")

Request: The Petitioner requests Variances of Development Standard to modify Building Setback, Minimum Lot Size, and Minimum Road Frontage Standards to make a 1.0 acre +/- legal, nonconforming lot compliant and to encroach thirteen (13) feet into the thirty (30) foot Minimum Side Yard Building Setback and to encroach two (2) feet into the Minimum Rear Yard setback for a new detached garage in the AG-SF1: Agriculture/Single-Family Rural District.

Current Zoning: AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Residential

Approximate Acreage: 1.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan

Staff Reviewer: Daine Crabtree, Current Planning Manager

PROPERTY INFORMATION & BACKGROUND

The subject Property is approximately 1 acre in size and located at 17233 Joliet Road, as seen in the Location Map (**Exhibit 2**). The Property's zoning classification is the AG-SF1: Agriculture/Single-Family Rural District. The Property is currently considered legal, nonconforming as it does not comply with the AG-SF1 district standards for lot size or road frontage, but was created prior to zoning being established in Westfield in 1977.

REQUEST FOR VARIANCE

The Petitioner wishes to build a new detached garage on the Property that would encroach thirteen (13) feet into the thirty (30) foot Minimum Side Yard Setback and two (2) feet into the thirty (30) foot Minimum Rear Yard Setback (see **Exhibit 3**). A shed currently exists where the garage is proposed. Also shown to its east is a hoop house. Both encroach into the setback today, but the shed is less than 200 square feet which does not require a permit. The hoop house also

does not require permitting. There have been no code enforcement requests or complaints about the shed or the hoop house.

In addition, the existing house on the property is legal, nonconforming as well as it already encroaches more than twenty (20) feet into the thirty (30) foot Minimum Rear Yard Setback.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the February 11, 2025, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefitted by variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgment of the Variance: If the Board of Zoning Appeals approves this petition, then the UDO requires the approval of the variance shall be memorialized in an acknowledgment of variance instrument prepared by Department. The acknowledgment shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than the Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgment shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variance of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

If the Board is inclined to approve 2501-VS-01, The Department recommends the following findings and conditions:

Recommended Conditions:

- That the attached addition's location be in substantial compliance with the Site Plan (**Exhibit 3**), and
- That the Petitioner record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Variance of Development Standards (2501-VS-01):

- 1) ***The approval will not be injurious to the public health, safety, morals, and general welfare of the community:***

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use and proposed improvements will otherwise comply with the applicable standards of the AG-SF1 District.

- 2) ***The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:***

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property is not changing and the proposed improvements will be in place of older structure(s).

- 3) ***The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.***



WESTFIELD-WASHINGTON
BOARD OF ZONING APPEALS

February 11, 2025

2501-VS-01

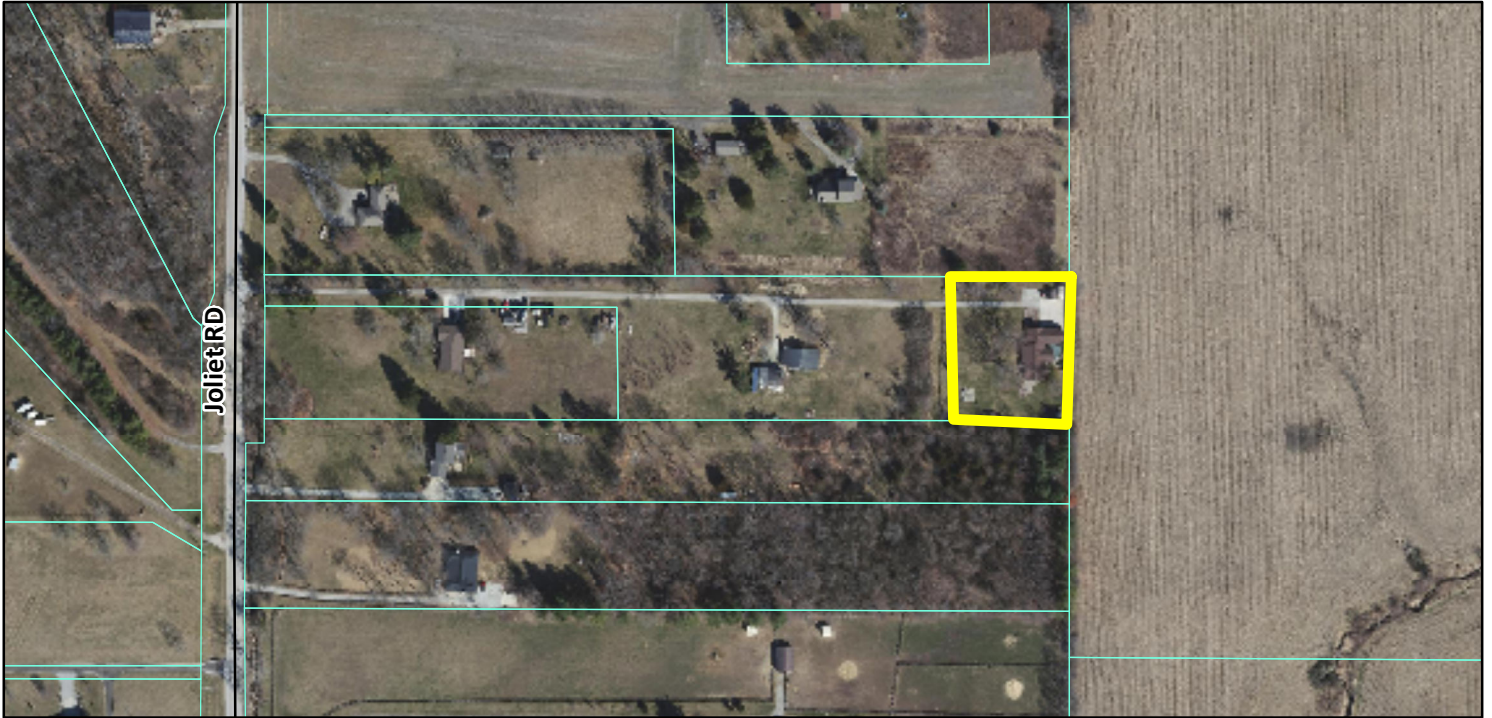
Exhibit 1

Finding: Strict adherence to the zoning ordinance would result in the Petitioner not being permitted to construct the attached addition near the existing home. The location of the house at the very rear of the property limits where a garage may be put and remain in relative close proximity to the house to which it is accessory.

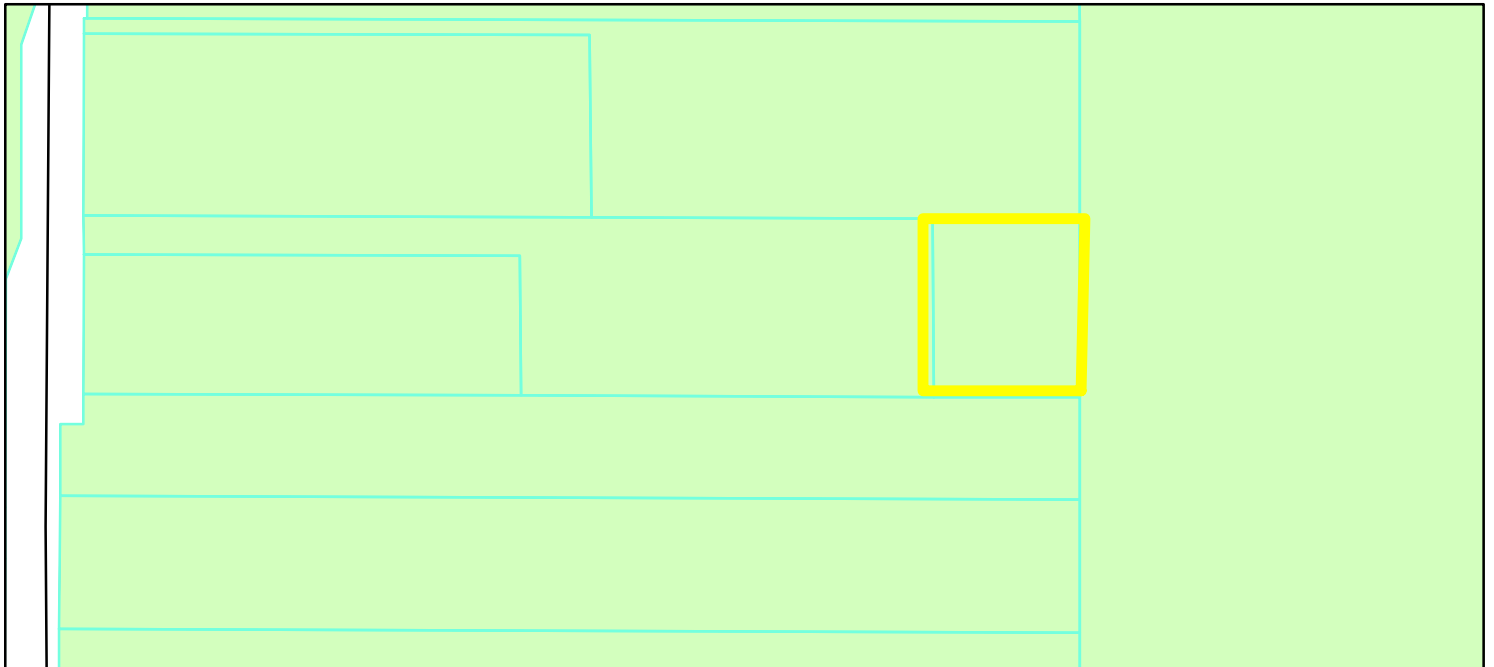
Denial: If the Board is inclined to reject or deny the Variance of Development Standard, then the Department recommends denying the Variances of Development Standard, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



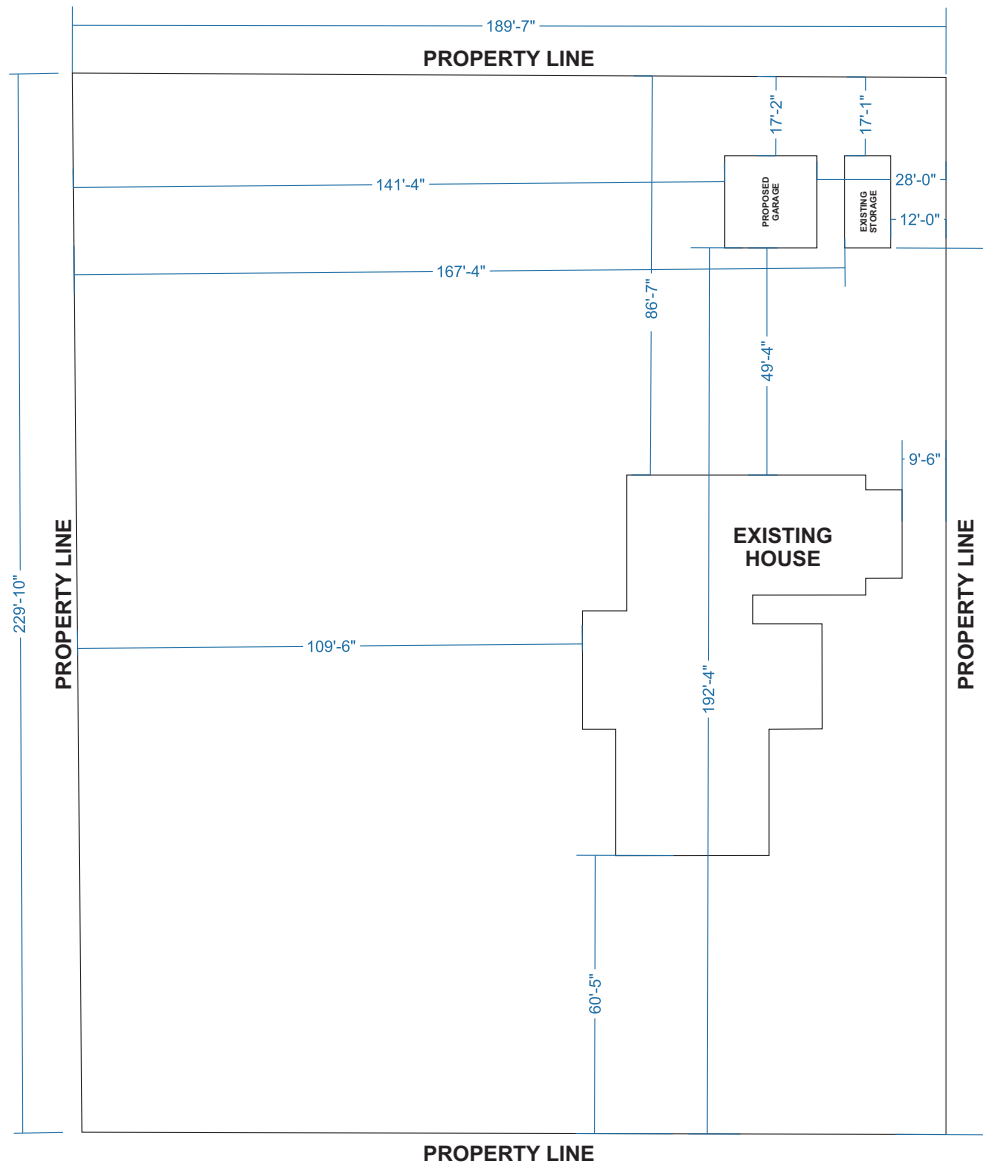
Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Parcel
Zoning - All
AG-SF1 (Agriculture - Single Family - 1)

0 0.0275 0.055
Miles





Sheet # 9	Coach House Garages Vince Braun 317 605-8390 Indianapolis North Regional Project Manager vbraun@coachhousegarages.com 1' = 500'	Project JACKSON 17233 Joliet Rd Westfield, IN 20 X 20 Garage
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Petition Number: 2502-VU-01 & 2502-VS-02

Subject Site Address: 421 S. Union Street (the "Property")

Petitioner: Dunville & Associates (the "Petitioner")

Request: Petitioner requests a Variance of Use to make the existing legal nonconforming Single-Family Dwelling a permitted use in the MF-1: Multi-Family Low-Density District and for Variances of Development Standard to modify Minimum Lot Width to bring an existing lot into compliance, and for a building addition to encroach ten (10) feet and a new accessory building to encroach seventeen (17) feet into the twenty (20) foot Minimum Side Yard Setback

Current Zoning: MF1: Multi-family Low Density Zoning District

Current Land Use: Single-family Residential

Approximate Acreage: 0.20 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan

Staff Reviewer: Daine Crabtree, Current Planning Manager

PROPERTY INFORMATION

The subject Property is .20 acres +/- in size and located at 421 S. Union Street, as seen in the Location Map (**Exhibit 2**). The Property's zoning classification is the MF-1: Multi-Family Low-Density District.

SUMMARY OF VARIANCES

Requested Variance of Use

MF-1 zoning applies to all of the single-family dwellings on the west side of Union Street north of the existing Union Street Flats apartments but south of Grand Junction Plaza. As such, all of these single-family detached dwellings, including the one on the subject Property, would be deemed legal, nonconforming unless they have previously approved Variances of Use.

Per Article 9.5(B)(2) of the Westfield-Washington Township Unified Development Ordinance, no new buildings or structures shall be constructed in connection with an existing Legal, Nonconforming Use.



The Property owner wishes to remove an existing garage on the property and replace it with an approximately 550 +/- square foot garage (see **Exhibit 3**). In addition, the owner wishes to construct a 107 +/- square foot addition to the existing house. These requests necessitate the need for a Variance of Use to, technically, permit the existing single-family dwelling on the Property and make it both legal and conforming.

If the Variance of Use request is granted, the Petitioner is also seeking a Variance of Development Standard for the aforementioned new building addition and detached garage to encroach into the twenty (20) foot Minimum Side Yard Setback. Per the Petitioner's application, the garage would be located in the exact spot as the current garage exists, which already encroaches the requested seventeen (17) feet. In addition, the building addition would encroach ten (10) feet into the side yard setback, but would be no closer to the side lot line than where the existing building footprint of the home further south exists

For context, the required 20-foot side yard setback for MF-1 zoning, and therefore this Property as well, is equal to the least dense single-family zoning district in the UDO, SF1: Single-Family Large Lot, which requires 30,000 square foot properties. SF-2 and SF-3 zoning districts, which the Property more closely aligns with from a lot size perspective, requires 12-foot and 10-foot side yard setbacks.

As the Board may recall, a similar set of variances was approved on the property immediately adjacent to the north of the subject Property, 415 S. Union Street, at the March 12, 2024, BZA meeting (2403-VU-05 & 2403-VS-13).

COMPREHENSIVE PLAN

The Property is located within an area that is identified in the Grand Junction Addendum (the "Addendum"), an addition to the Westfield-Washington Township Comprehensive Plan, as being located in the Union Sub-district of the Grand Junction Sub-District.

That said, there are no standards within this sub-district section of the Addendum. Rather, there is placeholder text stating, "Reserved for Future Use".

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Use and Variance of Development Standard. This petition is scheduled to receive its public hearing at the February 11, 2025, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.



Conditions: The UDO¹ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO² requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

Variances of Use: The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.4 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
3. The need for the variance arises from some condition peculiar to the property involved;

¹ Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

² Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

4. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property; and
 5. The approval does not interfere substantially with the Comprehensive Plan.
-

DEPARTMENT COMMENTS:

Recommended Conditions for Approval:

If the Board is inclined to approve 2502-VU-01 & 2502-VS-02, the Department recommends the following conditions:

1. That the Property shall be developed in substantial compliance with **Exhibit 3** and as determined by the Director of Community Development;
2. That the Petitioner records an Acknowledgement of Variance with the Hamilton County Recorder's Office and returns a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Approval (2502-VU-01):

If the Board is inclined to approve the Variance of Use, then the Department recommends the following findings:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

- **Finding:** It is unlikely that allowing the existing residence to be deemed legal would be injurious to the public health, safety, morals and general welfare of the community because the request is consistent with the uses contemplated in the City's Comprehensive Plan and the request is similar in nature to the existing uses located adjacent to the subject Property.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

- **Finding:** It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner as the proposed use of the Property will not change from what exists today.

The need for the variance of use arises from some condition peculiar to the property involved.

- **Finding:** The single-family dwelling on the Property has been in existence since at least 1900 per the County Assessor records. As such, for the Property to remain single-family

residential in nature and to permit further improvements on the Property, the variance is required.

The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

- **Finding:** The use of a “Single-Family Detached Dwelling” is not permitted within the MF-1: Multi-Family Low Density District. The strict application of the terms of the zoning ordinance would allow for arguably less appropriate singular land uses such as a nursing home, assistive living facility, or day care facility which would be in conflict with the surrounding context of existing land uses adjacent to the subject Property.

The approval does not interfere substantially with the comprehensive plan:

- **Finding:** The Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) includes this property in the area designated as “Downtown”. The Comprehensive Plan recommends that land uses in the Downtown area include commercial, offices, and retail as well as residential.

Recommended Findings for Approval (2501-VS-02):

If the Board is inclined to approve the Variance of Development Standard, then the Department recommends the following findings:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

- **Finding:** It is unlikely that allowing an existing single-family detached dwelling to become conforming with the zoning ordinance will be injurious to the public health, safety, morals, and general welfare of the community because the request is consistent with the uses contemplated in the City’s Comprehensive Plan and the request is similar in nature to the existing uses located adjacent to the subject Property.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

- **Finding:** It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner as the proposed use will not change and it will be consistent with the character of the surrounding area.

The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

- **Finding:** The use of a “Single-Family Detached Dwelling” is not permitted within the MF-1: Multi-Family Low Density District. The strict application of the terms of the zoning ordinance would allow for arguably less appropriate singular land uses such as a nursing



WESTFIELD-WASHINGTON
BOARD OF ZONING APPEALS

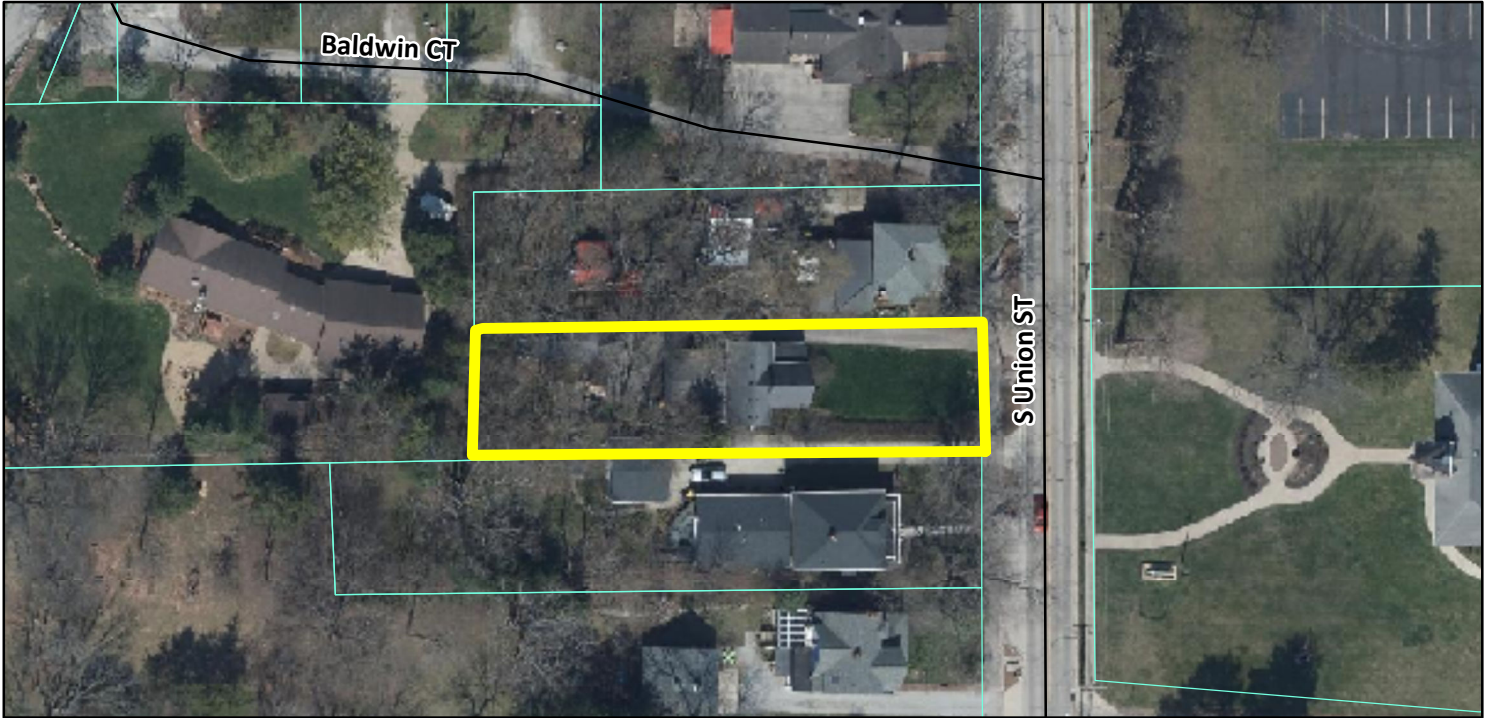
February 11, 2025
2502-VU-01 & 2502-VS-02

home, assistive living facility, or day care facility which would be in conflict with the surrounding context of existing land uses adjacent to the subject Property.

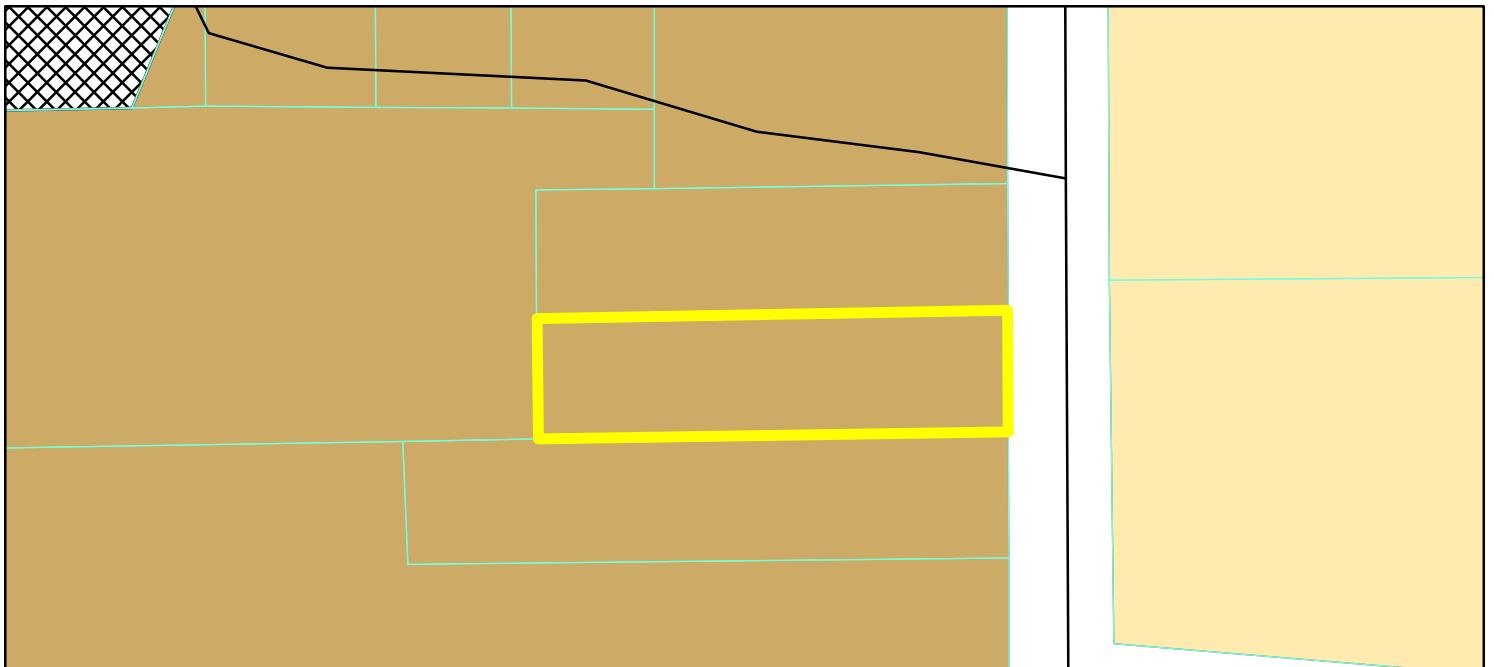
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



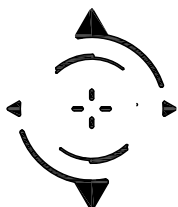
Zoning Map



GIS.DBO.PW_Streets
Parcel
Zoning - All
MF-1 (Multiple Family - 1)
PUD (Planned Unit Development)
SF-4 (Single Family - 4)

0 0.01 0.02
Miles





STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

JOB ID 114865

CONTROL# 114865 DUN

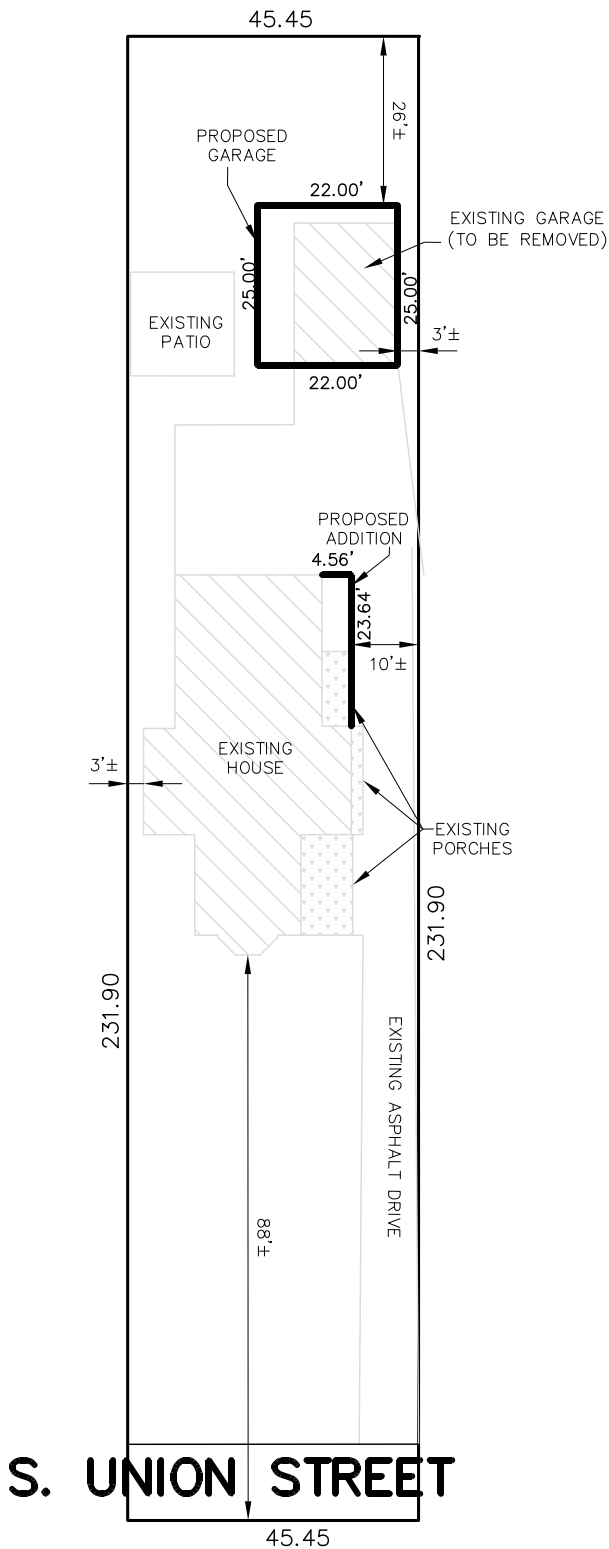
421 SOUTH UNION STREET
WESTFIELD, IN 46074

LOT EXHIBIT



1" = 30'

LOT AREA: 10,540± Sq. Ft.



David J. Stoepfelwerth

PROPERTY DESCRIPTION: BEGINNING ON A POINT ON THE SECTION LINE FORTY-FIVE RODS AND TWENTY-TWO AND ONE-HALF (22-1/2) LINKS NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION RUNNING THENCE WEST FOURTEEN (14) RODS, TEN AND THREE FOURTHS (10-3/4) FEET; THENCE NORTH FORTY-FIVE AND FORTY-FIVE ONE HUNDREDTHS (45.45) FEET; THENCE EAST FOURTEEN (14) RODS, TEN AND THREE-FOURTHS (10-3/4) FEET; THENCE SOUTH ALONG THE SECTION LINE TO THE PLACE OF BEGINNING, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A" OR "AE" AS PLOTTED BY SCALE FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 18057C0120 G DATED NOVEMBER 19, 2014.

LOT EXHIBIT IS PREPARED USING A SURVEYOR LOCATION REPORT COMPLETED BY HAHN SURVEYING GROUP, INC. DATED 09/25/24. STOEPPELWERTH & ASSOCIATES HAS NOT DONE ANY ANY FIELD/SURVEY WORK TO PRODUCE THIS EXHIBIT.

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT SURVEY, ORIGINAL SURVEY, ROUTE SURVEY, LOT SURVEY OR A SURVEYOR LOCATION REPORT OR ANY OTHER TYPE OF PROPERTY BOUNDARY ASSESSMENT. NO BOUNDARY CORNERS HAVE BEEN SET AND THEREFORE NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS INCLUDING FENCES.

12/18/24 HRW





Petition Number: 2502-VS-03

Subject Site Address: Generally located at 20565 Six Points Road (the "Property")

Petitioner: City of Westfield on behalf of StudioAXIS (the "Petitioner")

Request: The Petitioner requests Variance of Development Standards to modify Landscape Standards and Building Orientation Standards in order to construct a new fire station on 8.3 acres +/- within the AG-SF1: Agricultural / Single-family Rural District.
UDO Articles 6.3(D)(1a), Article 6.8(M)(2), & Article 6.8(N)

Current Zoning: AG-SF1: Agricultural / Single Family Rural District

Current Land Use: Vacant / Agricultural

Approximate Acreage: 8.3 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Statement of Intent
4. Landscape Plan

Staff Reviewer: Ryan Collingwood, Associate Planner

PROPERTY INFORMATION & BACKGROUND

The subject Property is approximately 8.3 acre in size and generally located at 20565 Six Points Road, as seen in the Location Map (**Exhibit 2**). The Property's zoning classification is the AG-SF1 District. The City is in the process of approvals to construct a new fire station on the Property.

REQUEST FOR VARIANCE

The Petitioner intends to construct a fire station on the Property. In order to legally construct the structure & develop the site to their request, multiple Variance of Development Standards are required to be sought due to characteristics of the site and the eventual structure. Outlined below are the requests for Variance:

- **UDO Article 6.3(D)(1a) – Building Orientation**

- *Due to the nature of the development and the orientation of the docks in which will house the necessary fire apparatuses, the Building Orientation standard shall not apply the development.*

- **UDO Article 6.8(M)(2) – External Street Frontage Landscaping Requirements**

- *Due to the safety and visibility of emergency vehicle entry and egress to the property, the Petitioner wishes to reduce the density and quantity of plantings required along 206th Street and Six Points Rd, and allow an unplanted distance of up to 100' on either side of the equipment exit onto 206th St, and up to 50' along either side of the equipment entrance/public entrance & exit along Six Points Rd., as well as provide additional visibility to the facility as a community landmark and safe place.*

- **UDO Article 6.8(N) – Buffer Yard Requirements**

- *The Petitioner would like some screening between the subject property and adjacent lots, but believes that due to the public nature of the fire station and the desired visibility within the community as a safe place/refuge for the public, the level of planting suggested by the UDO is excessive for the Fire Station #85 parcel. In lieu of planting a barrier of trees in the buffer areas, the Fire Department wishes to use a combination of parking lot and buffer area plantings to block direct line-of-sight views between the south property line and the fire station structure.*

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the February 11, 2025, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefitted by variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgment of the Variance: If the Board of Zoning Appeals approves this petition, then the UDO requires the approval of the variance shall be memorialized in an acknowledgment of variance instrument prepared by Department. The acknowledgment shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than the Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgment shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variance of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

If the Board is inclined to approve 2503-VS-03, The Department recommends the following findings and conditions:

Recommended Conditions:

- That the fire station's required External Street Frontage & Buffer Yard landscaping be implemented as shown within provided Landscape Plan (**Exhibit 4**), and
- That the Petitioner record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Variance of Development Standards (2503-VS-03):

- 1) ***The approval will not be injurious to the public health, safety, morals, and general welfare of the community:***

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the proposed use and improvements will otherwise comply with the applicable standards of the AG-SF1 District.

- 2) ***The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:***

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property as a City-institutional use will result in a coveted community asset.

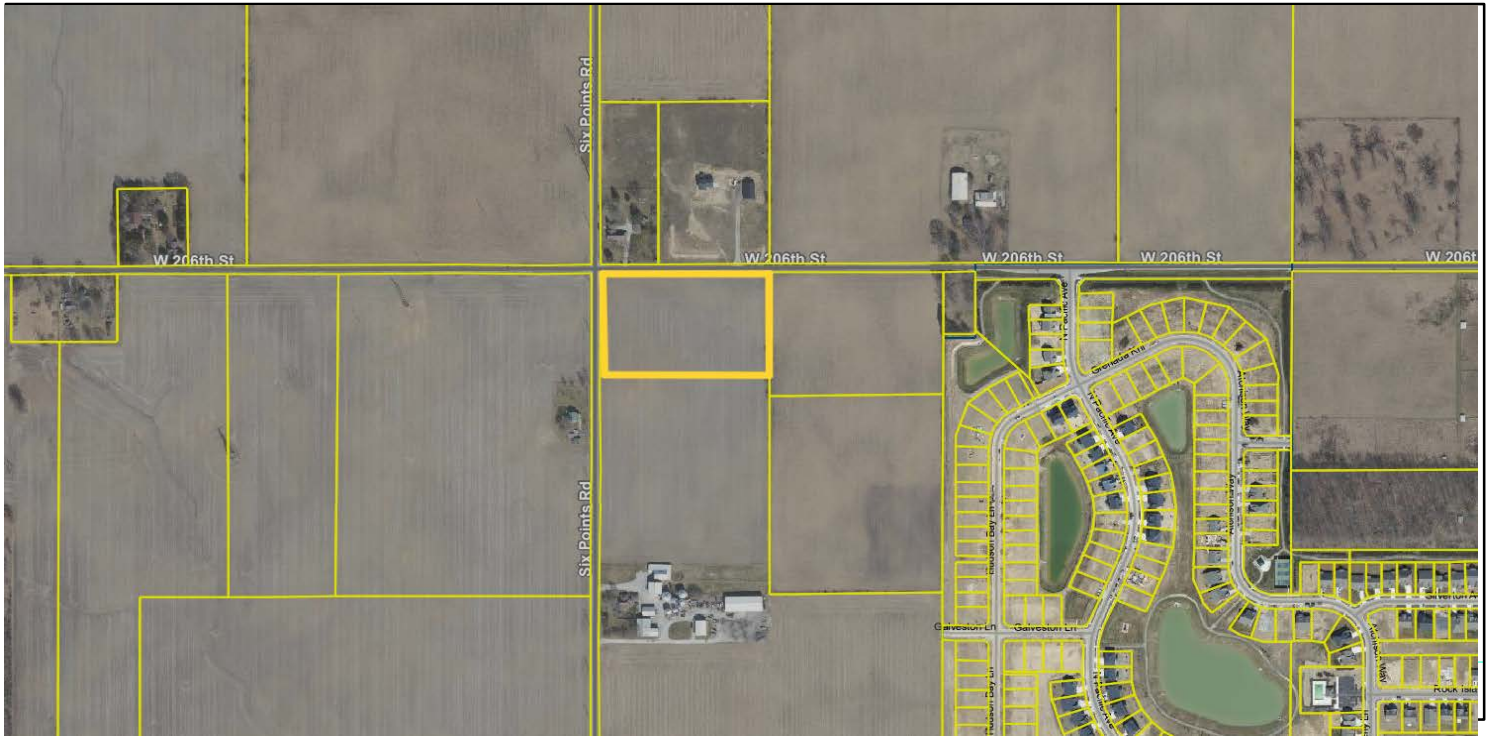
- 3) ***The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.***

Finding: Strict adherence to the zoning ordinance would result in the Petitioner not being permitted to develop the site to its full potential and would render the future expansion of the fire-related village not possible.

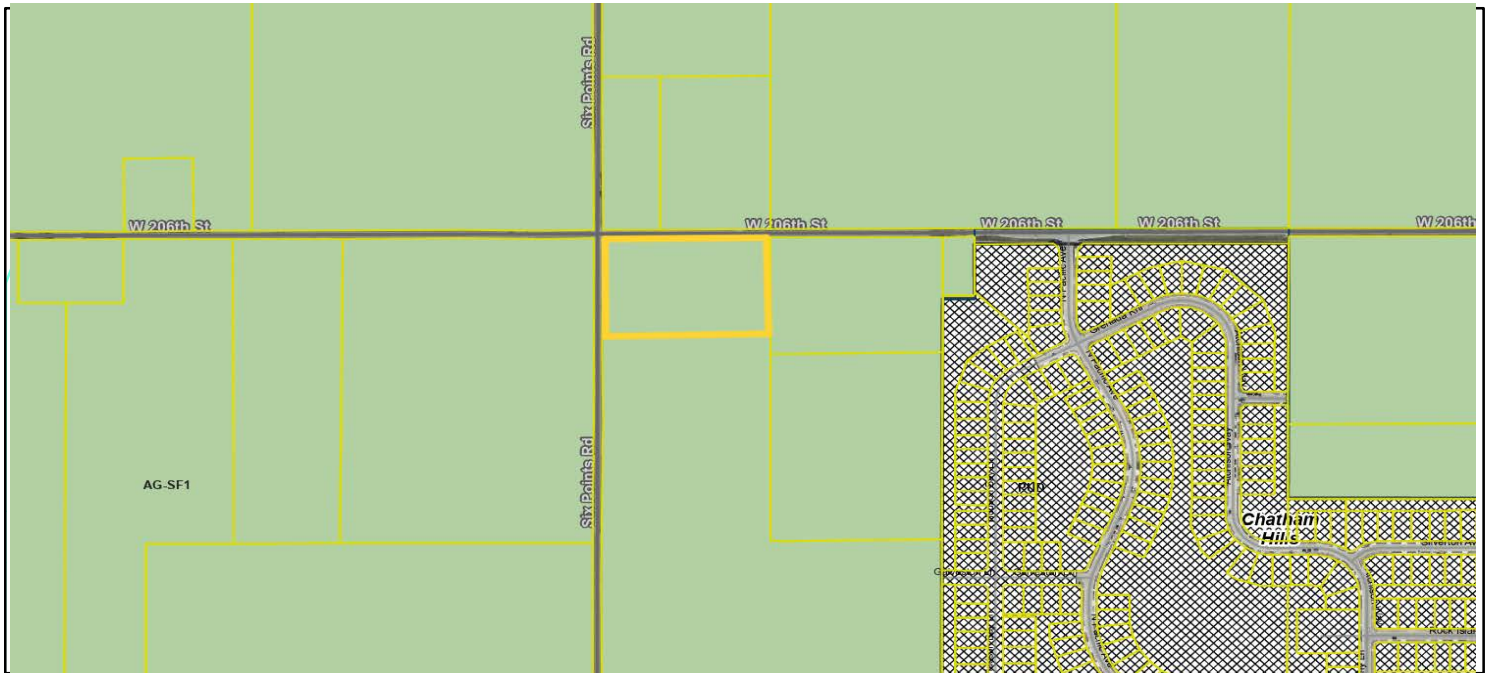
Denial: If the Board is inclined to reject or deny the Variance of Development Standard, then the Department recommends denying the Variances of Development Standard, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map



0 0.0275 0.055
Miles





January 9, 2025

City of Westfield
Board of Zoning Appeals
2728 E 171st Street
Westfield, IN 46074

Re: City of Westfield Board of Zoning Appeals – Requested Variances for the Westfield Fire Department Station 85

Dear City of Westfield Board of Zoning Appeals,

StudioAXIS, on behalf of the City of Westfield (the Owner), requests the following variances for the Westfield Fire Department Station 85.

1. UDO Article 6.3(D)(1a) – Dock Door Orientation
 - a. To allow overhead doors at the apparatus bay to front 206th Street.
2. UDO Article 6.8(M)(2) – External Street Frontage Landscaping Requirements
 - a. To provide less than the required landscaping along 206th Street to maintain clear sightlines from the apparatus bay.
3. UDO Article 6.8(N) – Buffer Yard Requirements.
 - a. To allow the buffer yard requirements based on the zoning district of AG-SF1 instead of the proposed use.

As the applicant, we have provided additional information for the variance requests related to UDO Articles 6.8(M)(2) and 6.8(N).

Greenbelt/Street Frontage Landscaping Requirements (Chapter 6.M.2)

Due to the safety and visibility of emergency vehicle entry and egress to the property, the Westfield Fire Department wishes to reduce the density and quantity of plantings required along 206th Street and Six Points Rd, and allow an unplanted distance of up to 100' on either side of the equipment exit onto 206th St, and up to 50' along either side of the equipment entrance/public entrance & exit along Six Points Rd., as well as provide additional visibility to the facility as a community landmark and safe place.

Buffer Yard Planting Requirements (Chapter 6.N)

The Westfield Fire Department as owner, would like some screening between the subject property and adjacent lots, but believes that due to the public nature of the fire station and the desired visibility within the community as a safe place/refuge for the public, the level of planting suggested by the Westfield Unified Ordinance is excessive for the Fire Station #85 parcel. In lieu of planting a barrier of trees in the buffer areas, the Fire Department wishes to use a combination of parking lot and buffer area plantings to block direct line-of-sight views between the south property line and the fire station structure.



As the Fire Station property is being carved out of a larger parcel, and future plans on adjacent parcels are not yet finalized, the buffer requirements for an Institutional Use adjacent to the AG-SF1 zoning district requires the strictest of buffer requirements, if adjacent properties become a higher intensity use, such as another Institutional use (requiring no buffer) or a moderate use which could require a different buffer intensity. Additional future development of a *Safety Village* on the fire station property is planned to the east and south of the fire station. Additional appropriately located plantings may be included as the *Safety Village* is constructed.

Station 85 is located southeast of the intersection of West 206th Street and Six Points Road. Due to the property's intended use, we are requesting the above variances. These variances will allow us to provide the City with a functional fire station that is mindful of the adjacent developments.

Respectfully,

A handwritten signature in black ink that reads "Ashley Thornberry".

Ashley Thornberry

Associate Partner

STUDIO**AXIS**

CC:

File

WWW.STUDIOAXIS.COM

CLIENT

CITY OF WESTFIELD
Danielle Carey-Tolan
2728 East 171st Street
Westfield, Indiana 46074
PH 317 804-3150

FIRE DEPARTMENT

WESTFIELD FIRE DEPARTMENT
Deputy Fire Chief James Roberts
17001 Ditch Road
Westfield, Indiana 46074
847.317.7339, 1993

CIVIL ENGINEER

The Elica Group
Jason Doan
8720 Castle Creek Parkway East Drive
Indianapolis, Indiana 46250
PH 317 446-9520

STRUCTURAL ENGINEER

CE Solutions
JD Taylor
8770 North Street
Fishers, Indiana 46038
PH 317 818-1912

MEP ENGINEER

Clark Dietz
Nirav Patel
118 South Clinton Street, Suite 700
Chicago, Illinois 60661
PH 312-466-8242

LANDSCAPE ARCHITECT

Moder Design
Jeff Moder
302 Main Street
Beech Grove, Indiana 46107
PH 317 889-1775

OWNER'S REPRESENTATIVE

Bravia Services
Ken Alexander
1016 3rd Avenue, SW, Suite 200
Carmel, Indiana 46032
PH 317 345-2245

NOT FOR
CONSTRUCTION

PROJECT NUMBER: 2024015

RAWN: KU CHECKED: JM

DESIGN DEVELOPMENT 11/22/2024

REVISIONS

DESCRIPTION	DATE
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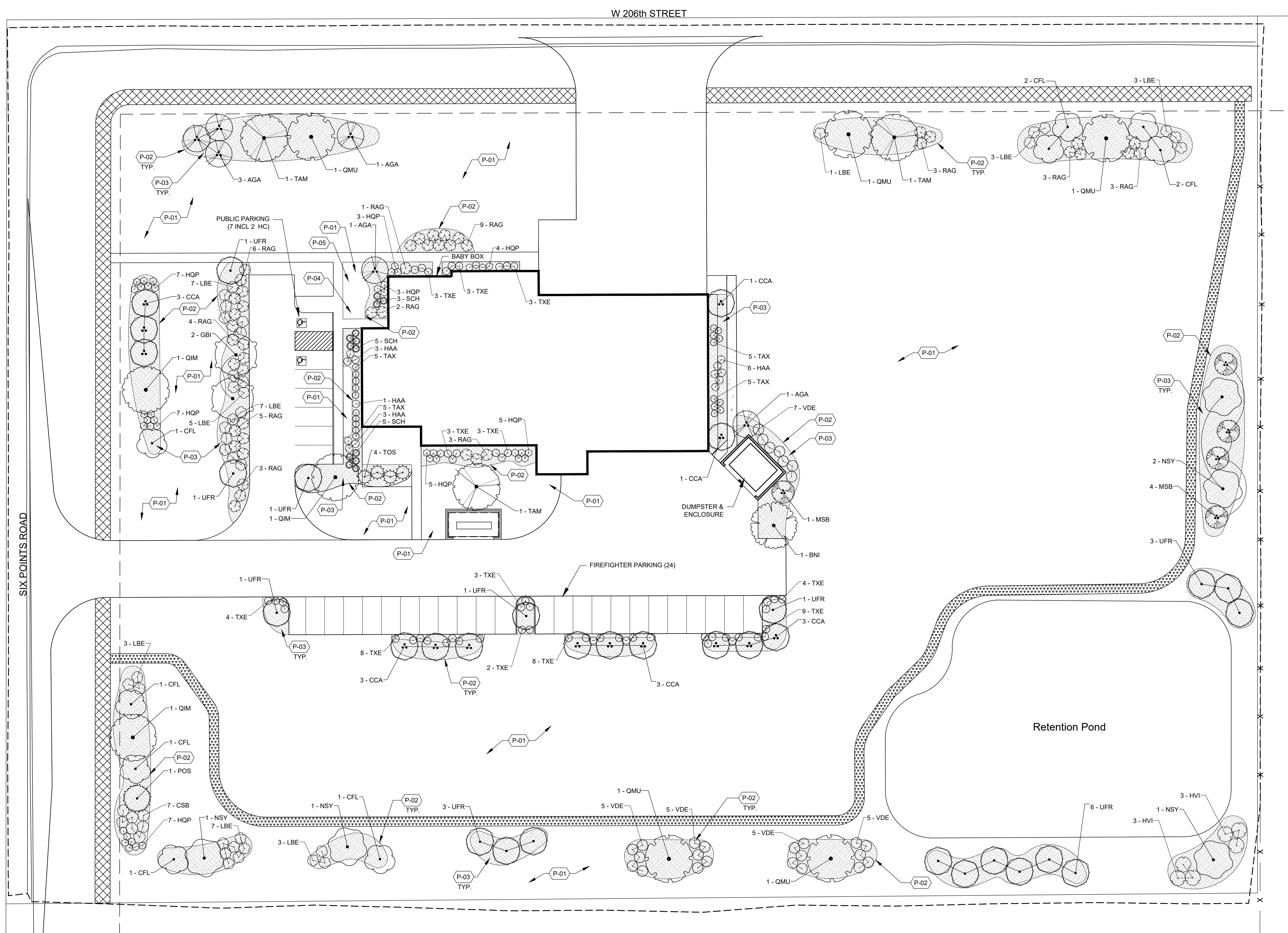
CITY OF WESTFIELD

WESTFIELD FIRE
DEPARTMENT STATION
35

10565 SIX POINTS ROAD
HERIDAN, INDIANA 46069

SITE PLANTING PLAN

L-100



GENERAL PLANTING NOTES

- A. PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.
- B. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
- C. STATE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY.
- D. SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND.
- E. PLANTING BEDS SHALL RECEIVE SPACE EDGE UNLESS OTHERWISE NOTED.
- F. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN QUANTITIES AND SPECIFICATIONS SHOWN ON PLANS. SUBSTITUTIONS SHALL NOT BE ALLOWED. UNLIMITED INVENTORY SHALL BE MAINTAINED FOR 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY LANDSCAPE ARCHITECT.
- G. AMEND OR INSTALL TOPSOIL MEETING ASTM D2688 STANDARDS. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR OTHER CONTAMINANTS. TOPSOIL SHALL BE OF SUFFICIENT DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL BE A MINIMUM OF 4" TOPSOIL AND PLANTING BEDS A MIN. OF 12" TOPSOIL. TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WORMCASTS ARE NOT INSUFFICIENT FOR TOPSOIL. TOPSOIL SHALL NOT BE OFF SITE. TOPSOIL SHALL BE OF GOOD GRADE. WETLANDS, OR AGRICULTURAL LAND, APPLY INORGANIC AMENDMENTS, ORGANIC AMENDMENTS, AND FERTILIZERS AS NEEDED FOR LONG TERM PLANT HEALTH.
- H. ROOF BALL SHALL MEET OR EXCEED STATES SET FORTH IN CURRENT NATIONAL STANDARDS FOR PLANTING BEDS.
- I. PROVIDE 3" LANDSCAPE GRAVEL AROUND ALL PLANTS IN PLANTING BEDS UNLESS OTHERWISE NOTED.
- J. PROVIDE 3" SHROUDED HARDWOOD MULCH IN 6" DIA. AROUND ALL TREES NOT IMPEDED IN A PLANTING BED.
- K. PROVIDE PER-ELEMENTER HERBICIDE ON PLANTING BEDS AT RATES PER MANUFACTURER'S INSTRUCTIONS.
- L. TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM LANDSCAPE ARCHITECT FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.
- M. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE LOCAL JURISDICTIONS.
- N. PLANT MATERIAL AND WORKSMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACEMENT FOR ALL PLANTS SHALL BE NO LATER THAN 14 DAYS AFTER PLANTING DATE UNLESS APPROVED ALTHOUGHOUT WORKMANSHIP PERIOD.
- O. QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR LANDSCAPE CONTRACTOR'S PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND SPACING AS DEPICTED ON PLANTING PLANS, IF DISCREPANCIES EXIST. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND SPACING AS DEPICTED ON PLANTING PLANS, IF DISCREPANCIES EXIST.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN TREES					
POS	1	Picea omorika	Serbian Spruce	8' Ht.	8B&B
TOS	4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	8' Ht.	8B&B
ORNAMENTAL TREES					
AGA	6	Aemulochier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	10-12' Ht.	8B&B
COA	14	Cornus canadensis	Eastern Redstart	10-12' Ht.	8B&B
CFL	9	Cornus florida	Flowering Dogwood	1.5' Cal.	8B&B
MSB	5	Magnolia virginiana	Sweet Bay	8' Ht.	8B&B
DECIDUOUS TREES					
BNI	1	Betula nigra	River Birch	12' Ht.	8B&B
GBI	2	Ginkgo biloba	Maidenhair Tree	2.2' Cal.	8B&B
NSY	5	Nyssa sylvatica	Black Gum	2.5' Cal.	8B&B
QIM	3	Quercus imbricaria	Shingle Oak	2.5' Cal.	8B&B
QMLI	5	Quercus macrocarpa 'Stuebelii'	Chinquapin Oak	2.5' Cal.	8B&B
TAM	3	Tilia americana	American Linden	2.5' Cal.	8B&B
UFR	18	Ulmus x 'Frontier'	American Elm	2.5' Cal.	8B&B
SHRUBS					
C5B	7	Cornus sericea 'Bailey'	Red Twig Dogwood	24" Ht.	Cont8B&B
HAI	6	Hamelia virginiana	Common Witch Hazel	24" Ht.	Cont8B&B
HAA	13	Hydrangea arborescens 'Annabelle'	Anemone Hydrangea	24" Ht.	Cont8B&B
HDP	41	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea Pee Wee	24" Ht.	Cont8B&B
LSE	19	Lonicera sempervirens	Spiralhack	24" Ht.	Cont8B&B
RAG	42	Rhus aromatica 'Gro-Low'	Frugrant Sumac	12" Ht.	Cont8B&B
TAX	20	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	18" Ht.	Cont8B&B
TAX	5	Taxus x media 'Eriwlow'	Everglow Anglo-Japanese Yew	18" Ht.	Cont8B&B
VDE	27	Viburnum dentatum	Aronowood Viburnum	36" Ht.	Cont8B&B
GRASSES					
SGH	13	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	3 gal.	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
PLANTING		
P-01	LAWN	
P-02	SPADE EDGE	4L300
P-03	LANDSCAPE GRAVEL	5L300
P-04	FLAG POLE	6L300
P-05	BICYCLE RACK	



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

February 11, 2025

2502-VS-04

Exhibit 1

Petition Number: 2502-VS-04

Subject Site Address: +/- 500 feet west of 1624 W SR 32.
parcel no. 08-05-33-00-00-012.101 (The "Property")

Petitioner: William Tres Development LLC (The "Petitioner")

Representative: Church Church Hittle + Antrim

Request: Variance of Development Standard to permit a playground fence to be located within the Established Front Yard on 1.54 acres +/- in the Spring Mill Trails Planned Unit Development (PUD) District. *UDO Article 5.3(M)(3)(c)*

Current Zoning: Spring Mill Trails Planned Unit Development (PUD) District (Ord. 11-19)
Gristmill Crossing: Commercial District Amendment (Ord. 19-16)

Current Land Use: Vacant

Approximate Acreage: 1.54 acres+/-

Exhibits: 1. Staff Report
2. Location Map
3. Site Plan Exhibit

Staff Reviewer: Weston Rogers, Senior Planner

OVERVIEW

Location: The subject property is 1.54 acres +/- in size and is located +/- 500 feet west of 1624 W SR 32. within the Spring Mill Trails Planned Unit Development (PUD) District (see **Exhibit 2**).

Property History: The Property was historically utilized for agricultural purposes. In 2011 the Property was re-zoned to the Spring Mill Trails Planned Unit Development (PUD) District to permit a mix of commercial and residential uses. Detailed Development Plan 2502-DDP-04 is currently under review for the development of a daycare facility on the Property.

SUMMARY OF VARIANCE

The Property is subject to the State Highway 32 Overlay District standards noted in UDO Article 5.3.

As part of the State Highway 32 Overlay District standards, UDO Article 5.3(M)(3)(c) does not permit walls and fencing to be located in the Established Front Yard.

The requested variance would permit fencing to be located within the Established Front Yard of the Property in order accommodate the operational safety needs of the daycare facility. The proposed fencing layout is shown on the Site Plan (see **Exhibit 3**).

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the February 11, 2025, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variance of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.4 only upon a determination in writing that:

- 1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- 2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- 3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the Variance, then the Department recommends the conditions and findings as set forth below:

Recommended Conditions of Approval:

- That the final locations of fencing on the Property shall substantially comply with the locations of fencing shown on the Site Plan **Exhibit 3**,
- That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Approval:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the Variance request will be injurious to the public health, safety, morals, and general welfare of the community because the fencing proposed on the Property to be located in the Established Front Yard will contribute to the safe operation of the daycare facility.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

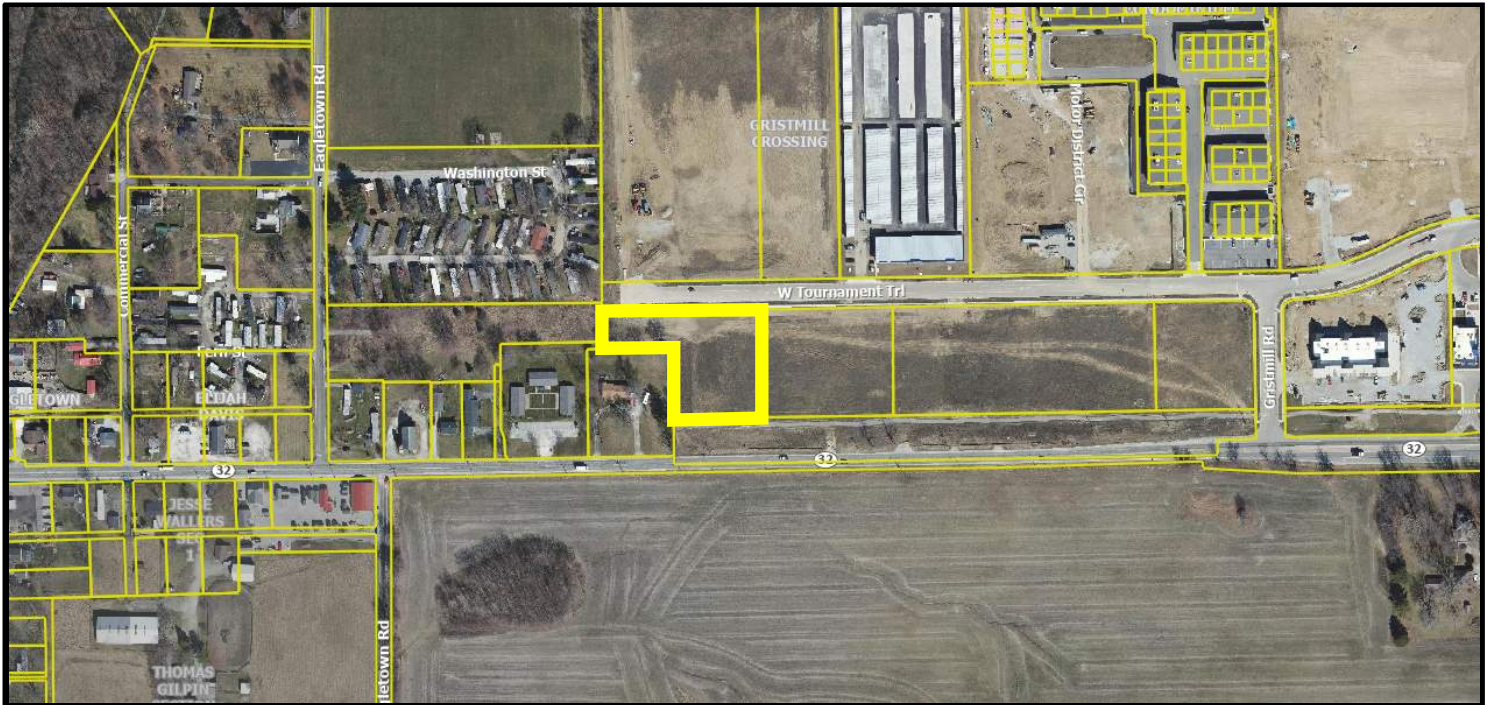
Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner as the fencing proposed on the Property to be located in the Established Front Yard will contribute to the safe operation of the daycare facility.

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

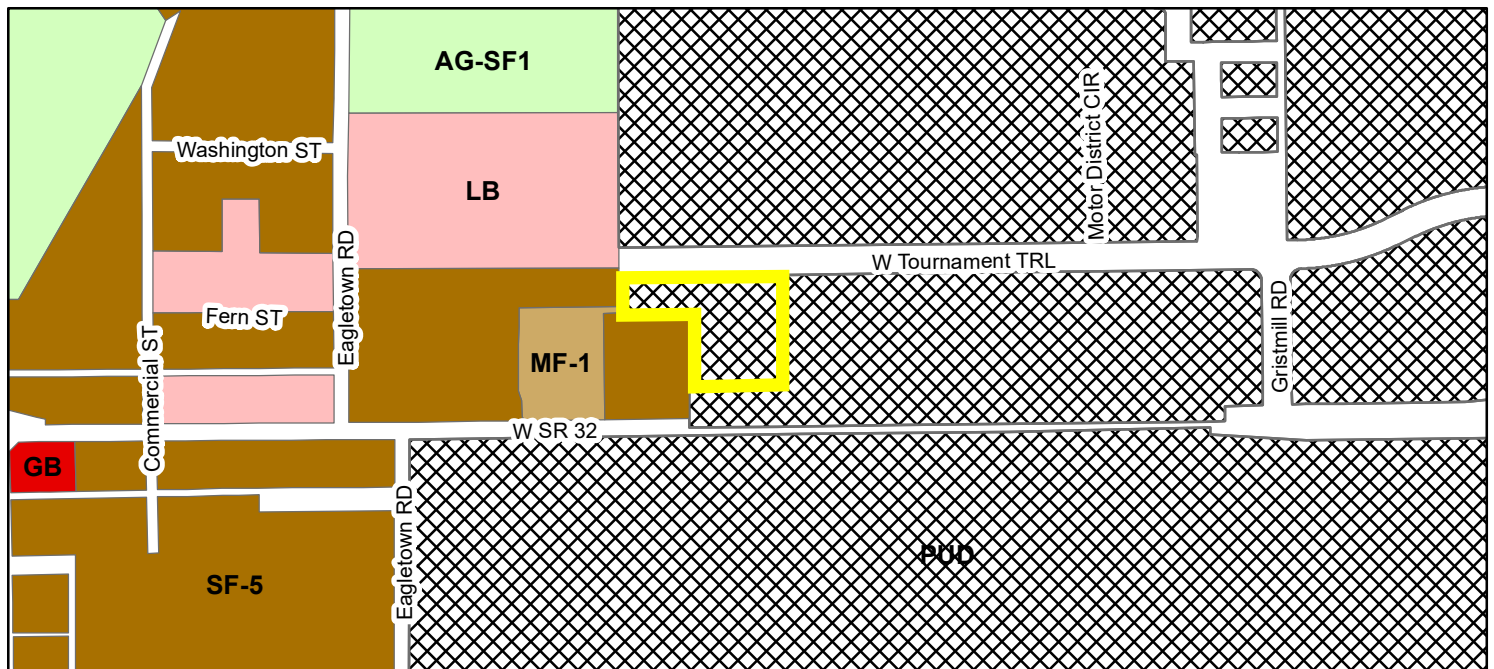
Finding: Restricting the permitted locations for proposed fencing on the Property limits the ability for the Petitioner to operate the daycare facility in a safer capacity.

Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

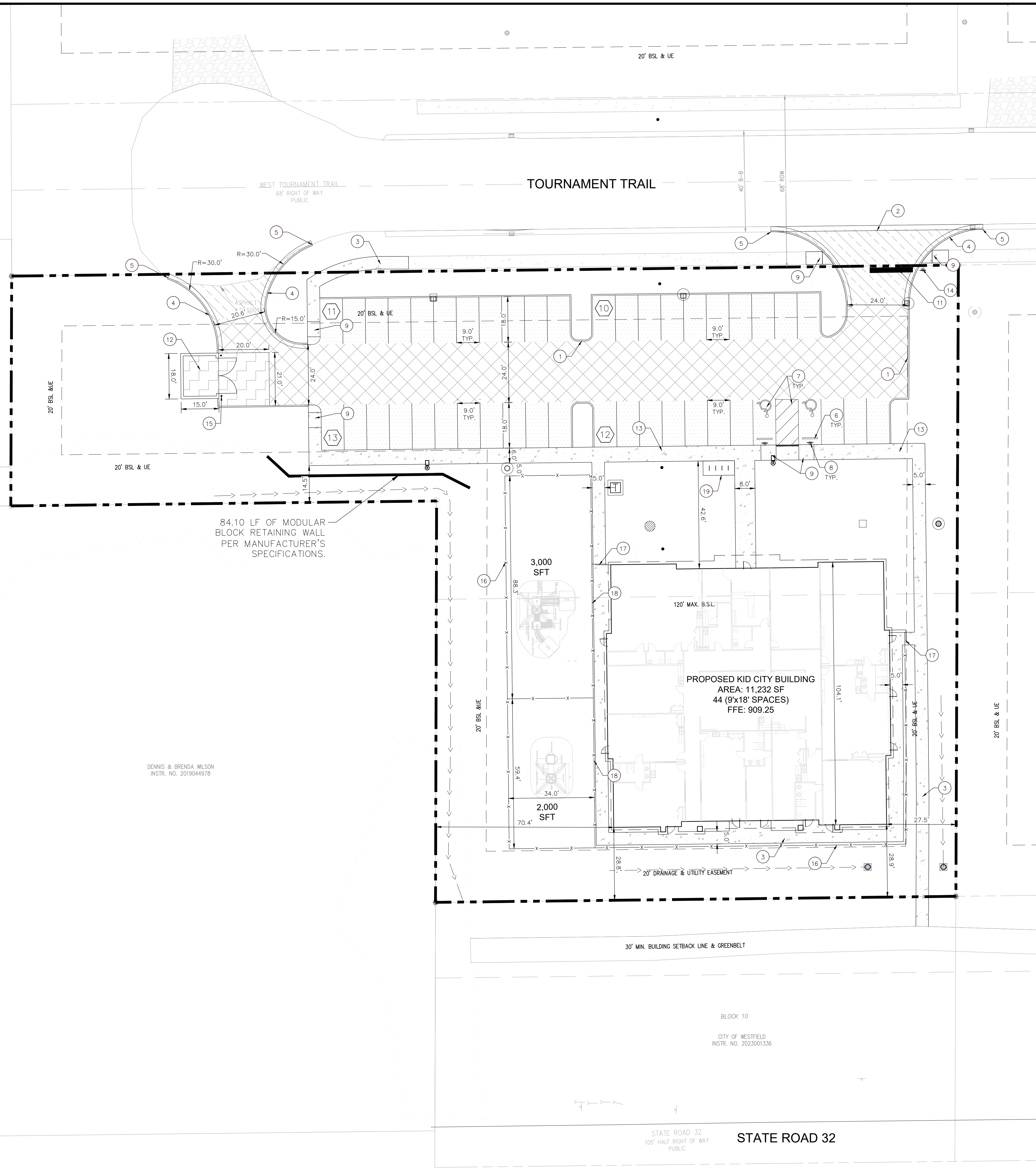
Aerial Location Map



Zoning Map



Zoning	MF-1 (Multiple Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
GB (General Business)	SF-5 (Single Family - 5)
LB (Local Business)	



DENNIS & BRENDA WILSON
INSTR. NO. 2019044978

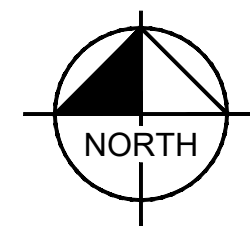
BLOCK 10

CITY OF WESTFIELD
INSTR. NO. 2023001336

STATE ROAD 32

Indiana Utilities Protection Service

Call 811 
before you dig



GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 10', 20', and 40'. The segments between 0 and 10', 10' and 20', and 20' and 40' are shaded black.

EXISTING LEGEND

	DOLLAR		MISC LD		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	ROW MONUMENT		GAS MARKER		SANITARY MANHOLE
	FLAG POLE		GAS METER		VENT PIPE
	MAIL BOX		GAS VALVE		STORM CURB INLET
	UTILITY POLE		AC UNIT		STORM INLET
	POST		AREA LIGHT		STORM ROOF DRAIN
	SOIL BORING		ELECTRICAL BOX		STORM DRAIN MANHOLE
	HANDICAP SYMBOL		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DETECTION
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE HYDRANT
	CABLE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		WELL
	TELEPHONE MARKER		POWER POLE		WATER METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER VALVE
	FIBER OPTIC MAKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TS		TOE OF SLOPE
	X		TOE OF BANK		UNDERGROUND FIBER OPTIC
	SS		OVERHEAD ELECTRICAL		UNDERGROUND GAS
	SD		UNDERGROUND TELEPHONE		
	W				
	TREE LINE				

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	1.54 AC.±
BUILDING AREA	=	11,232 SF
BUILDING HEIGHT	=	28.25'
PARKING SPACES (STANDARD) PROVIDED	=	44 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	46 SPACES

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DERESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND GUTTER (SEE DETAILS)
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
7. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
8. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
9. ACCESSIBLE RAMP (SEE DETAILS)
10. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
11. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
12. TRASH COMPACTOR AND ENCLOSURE
(SEE ARCHITECTURAL PLANS FOR DETAILS)
13. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE TO CURB)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. BLACK ALUMINUM WROUGHT IRON APPEARANCE FENCING, 60" HEIGHT, CHILD SAFETY COMPLIANCE.
17. GATE WITH PANIC HARDWARE AND ALARMS (CONFIRM SPEC. WITH OWNER)
18. STANDARD GATE WITH LATCH (CONFIRM SPEC. WITH OWNER)
19. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

Kimley»Horn

SCALE:	AS NOTED
DESIGNED BY:	JBB
DRAWN BY:	LDF
CHECKED BY:	KJS



WILLIAM TRES
DEVELOPMENT

SITE PLAN

KID CITY USA

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 170139010
SHEET NUMBER

C3.0



Petition Number: 2502-VS-05

Subject Site Address: 18425 Wheeler Road (the "Property")

Petitioner: Stakkd Storage, LLC by Nelson & Frankenberger, LLC (the "Petitioner")

Request: The Petitioner requests Variances of Development Standard to modify Minimum Lot Width, Maximum Lot Coverage, and Minimum Building Height standards required by the US Highway 31 Overlay District for the development of a self-storage facility on 5.9 acres +/- in the Grand Park Village Planned Unit Development (PUD) District (Article 5.2(E)(2), Article 5.2(E)(7), and 5.2(E)(9)(c).

Current Zoning: [Grand Park Village PUD \(Ord. 12-46\)](#)

Current Land Use: Vacant

Approximate Acreage: 5.9 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Petitioner Narrative
4. Building Renderings
5. Elevations and Site Plan

Staff Reviewer: Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition will receive a public hearing at the February 11, 2025, Board of Zoning Appeals (the "BZA") meeting.

PROPERTY INFORMATION

The subject property is 5.9 acres +/- in size and is located at 18425 Wheeler Road (the "Property") (see [Exhibit 2](#)). The Property is zoned the Grand Park Village PUD and is located within the U.S. Highway 31 Overlay Zone. More recently approved PUDs have made the Overlay inapplicable to their subject real estate(s); however, as this PUD was approved 2012, it did not.

The proposed use on the Property of a self-storage facility is permitted. In Article 4 of the Grand Park Village PUD, Permitted Uses, "Self-Storage and Transfer Facilities" is listed. The Grand Park Village PUD requires all development to conform to a Cape Cod/New England Style architecture.



VARIANCE REQUEST

The boundaries of the U.S. Highway 31 Overlay Zone Ordinance (the “Overlay”) are established for an area of one thousand three hundred and twenty (1,320) feet on either side of the US Highway 31 right-of-way line extending from 146th Street to 216th Street. The property is nearly entirely in the Overlay, being 1,450 feet +/- from the right of way line at its furthest point but as close as 900 feet +/- at its closest.

Amongst its many standards, the Overlay requires a Minimum Lot Width requirement as well as a Maximum Lot Coverage requirement, for which the Petitioner is seeking relief. Per the Overlay, the Minimum Lot Width shall be “equal to or exceed one-half (0.5) the depth of the Lot.” The Petitioner is requesting to modify this standard to permit the lot, which already exists, to be 275’ wide and 1,027’ in length (a lot width approximately 0.25 the depth). The Overlay also requires a Maximum Lot Coverage of 55 percent (55%). The Petitioner is proposing to modify this to 70 percent (70%).

Lastly, the Petitioner is seeking relief from the US 31 Overlay’s requirement for a Minimum Building Height of, “14 feet to the highest point of the roof for a building with a flat roof, 23 feet to the lowest eaves for a building with a gable, hip, or gambrel roof”. As seen in **Exhibit 5**, building heights proposed, at their respective eaves, are eight feet, 6 inches (8’6”) and ten feet (10’) at their lowest point(s).

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Use and Variance of Development Standard. This petition is scheduled to receive its public hearing at the February 11, 2025, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO¹ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO² requires that the approval of the variance shall be memorialized in an acknowledgement

¹ Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

² Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS:

Recommended Conditions for Approval:

If the Board is inclined to approve 2502-VS-05, the Department recommends the following conditions:

1. That a self-storage facility developed on the Property be developed in substantial compliance with the Building Renderings (**Exhibit 4**) and Site Plan and Elevations (**Exhibit 5**) as determined by the Director of Community Development; and
2. That the Petitioner records an Acknowledgement of Variance with the Hamilton County Recorder's Office and returns a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Approval (2502-VS-05):

If the Board is inclined to approve the Variance of Development Standard, then the Department recommends the following findings:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

- **Finding:** The approval of the requested variances will not be injurious to the public health, safety, morals and general welfare of the community because the proposed self-storage use is permitted and located in the theorized “General Commercial” area of Grand Park Village.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

- **Finding:** The use and value of the area adjacent to the real estate that is the subject of the requested variance will not be affected in a substantially adverse manner because the proposed use is permitted and, other than the three (3) requested variances, the site plan and proposed buildings will comply with the all other required standards and requirements related to the Grand Park Village PUD.

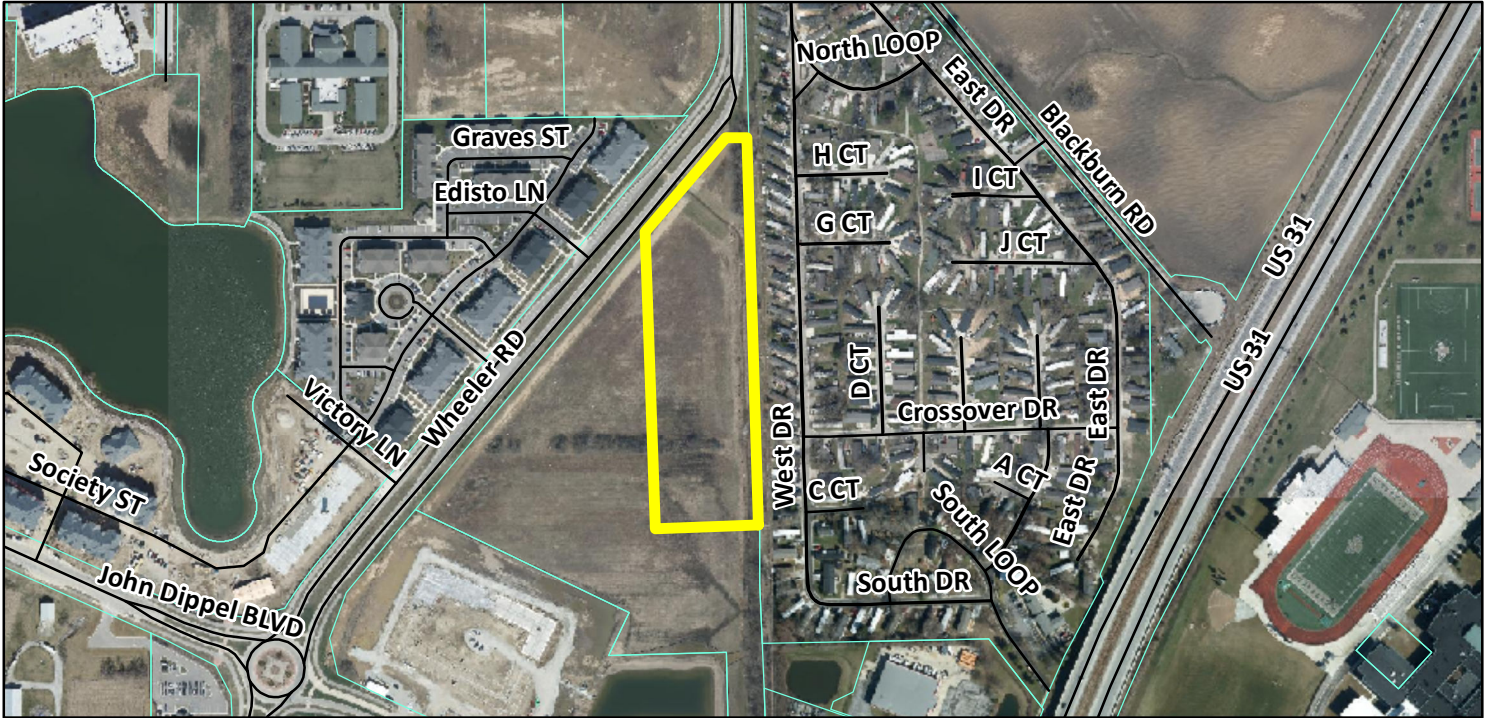
The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

- **Finding:** The benefits of the existing long narrow lot is that it provides a transition and visual buffer between Wheeler Road and the North Glen mobile home community to the east. Further, the lot width standard applied to the subject real estate prevents the layout and design of a permitted use that will align with and buffer existing uses to the east and subject parcel’s relationship to the Wheeler Road frontage. As these results are desirable from a site development perspective, the strict application of the zoning ordinance would result in difficulties achieving a desirable end-design for a permitted use. Lastly, the building height minimum requirement for a self-storage facility, a permitted use, would result in unnecessary overhead space that would be visible from US Highway 31.

Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board’s next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Zoning - All
 GB-PD (General Business - Planned Development)
 LB-PD (Local Business - Planned Development)
 PUD (Planned Unit Development)

0 0.05 0.1
Miles



EXHIBIT “D”

PROJECT AND DEVELOPMENT STANDARDS VARIANCE DESCRIPTION

The applicant, Stakkd Storage, LLC (“Stakkd”), has filed a development standards variance application pertaining to a parcel of real estate that is commonly known as 18425 Wheeler Road, Westfield, IN and is identified by the Auditor of Hamilton County, Indiana, as Tax Parcel Identification Number of 08-05-36-00-00-004.106 (collectively, the “Real Estate”). A site location map depicting the location of the Real Estate is included with the variance application filing.

The Real Estate is approximately 5.9 acres, is located within Grand Park Village and is located east of and adjacent to the Charlestown on the Monon apartment community and west of and adjacent to the North Glen Village mobile home community. The Real Estate is zoned pursuant to the Grand Park Village PUD Ordinance, Ordinance No. 12-46 (the “GPV PUD”), and the Real Estate is located within the “General Commercial” Area of Grand Park Village and is subject to the US Highway 31 Overlay District standards.

Stakkd seeks to construct a self-storage facility on the Real Estate and per Article 4 Uses, of the GPV PUD, “self-storage” is a permitted use on the Real Estate. However, in order for Stakkd to appropriately design the site plan for its intended and permitted use, it is requesting two (2) development standards variances from the US Highway 31 Overlay District Standards which are described below:

1. Minimum Lot Width: Chapter 5.2 (E) (7) of the UDO/US Highway 31 Overlay District: Required Minimum Lot Width shall be equal to or exceed one-half (0.05) the depth of the lot; requesting a variance from this Minimum Lot Width standard to allow a lot width consisting of the dimensions of 275’ in width and 1027’ in length where the width of the proposed lot is approximately $\frac{1}{4}$ the depth of the proposed lot.
2. Maximum Lot Coverage: Chapter 5.2 (E) (9) (c) of the UDO/US Highway 31 Overlay District: Required Maximum Lot Coverage is 55%; requesting 70% for Maximum Lot Coverage.

Application of the GPV PUD Ordinance development standards related to Minimum Lot Width and Maximum Lot Coverage present practical difficulties in the use of the Real Estate for Stakkd’s intended self-storage facility due to the reasons set forth below.

Regarding the Minimum Lot Width request, the subject Real Estate was created via a parcel split in 2021, and the newly created parcel (the subject Real Estate) was a long narrow parcel where the lot width along Wheeler Road is greatly reduced and where the lot width narrows along Wheeler Road. The benefits of the long narrow lot are that it provides a transition and visual buffer between Wheeler Road and the North Glen mobile home community to the east. Development of the Real Estate for Stakkd’s intended self-storage facility should create a visual buffer between the mobile home community and Wheeler Road. However, the practical difficulty resulting from the unusual parcel configuration is that it creates difficulties for practically any proposed development on the site to comply with the Minimum Lot Width requirements of the US Highway 31 Overlay District where this standard is intended to apply to parcels with frontage along US Highway 31. As noted above the site is located with access along Wheeler Road with little (and arguably no visibility from US Highway 31.)

Regarding the Maximum Lot Coverage request, additional lot coverage is a common component of self-storage facilities (a permitted use on the Real Estate) to accommodate both the self-storage buildings, as well as the associated drive aisles around the buildings which provides access to the buildings. As self-storage is a permitted use on the Real Estate, the practical difficulty is that to appropriately design a self-storage development on the Real Estate, relief is necessary from the Maximum Lot Coverage standard of the US Highway 31 Overlay District. Again, a standard which is designed to address building and site configurations with frontage which is not a factor on the subject Real Estate as it has no visual or practical relationship to the US Highway 31 Corridor.

Regarding the proposed Site Plan and building architecture, the site layout has been designed so that no overhead doors will face directly toward Wheeler Road and the building architecture includes attractive facades which will further be landscaped along the building perimeters. Included with the variance application filing are the proposed site plan, building elevations and two perspectives which provide views how the facility would appear from Wheeler Road.

Due to the foregoing, absent approval of the two (2) requested development standards variances, Stakkd will be substantially and detrimentally impacted in the ability to arrange a practical site configuration which allows a proposed self-storage facility which is a permitted use on the Real Estate.



NEW SELF-STORAGE CAMPUS
GRAND PARK STORAGE
WESTFIELD, INDIANA

peterson ARCHITECTURE

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suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com



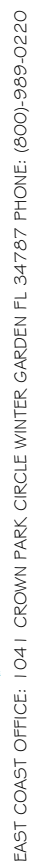
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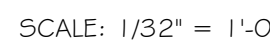
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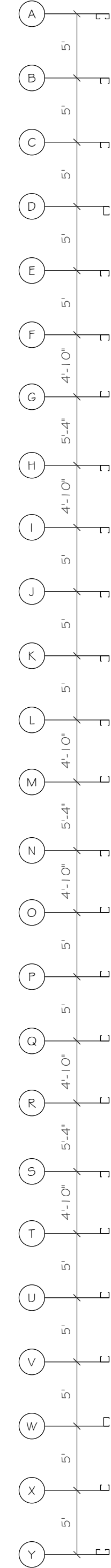
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WEBSITE: WWW.NECS.COM EMAIL: NECS@NECS.COM
NATIONAL DEPT: 402-756-3776 EMAIL: NTH@NECS.COM
NORTH DEPT: 402-566-7858 EMAIL: NORTHE@NECS.COM
SOUTH DEPT: 402-477-3113 EMAIL: FAMILIA@NECS.COM
NORTHWEST DEPT: 402-477-3113 EMAIL: NTHNW@NECS.COM

SITE PLAN

C-0.1





DOOR SCHEDULE	
①	4'-0" x 7'-0" PERSONNEL DOOR (BY RABCO)
②	3'-0" x 7'-0" FIRE RATED DOOR (BY OTHERS)
③	3'-0" x 7'-0" PERSONNEL DOOR (BY OTHERS)

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ROBERT M. BEATTIE, PE

3073 SUTHERLAND COURT - OMAHA, PE 51504
E-MAIL: ROBERT@RMBEATTIE.COM
WWW.RMBEATTIE.COM - E-MAIL: RMBEATTIE@GMAIL.COM

TELEPHONE: 402.466.7919 FAX: 402.466.8822
CELLPHONE: 402.466.7913 E-MAIL: RMBEATTIE@GMAIL.COM
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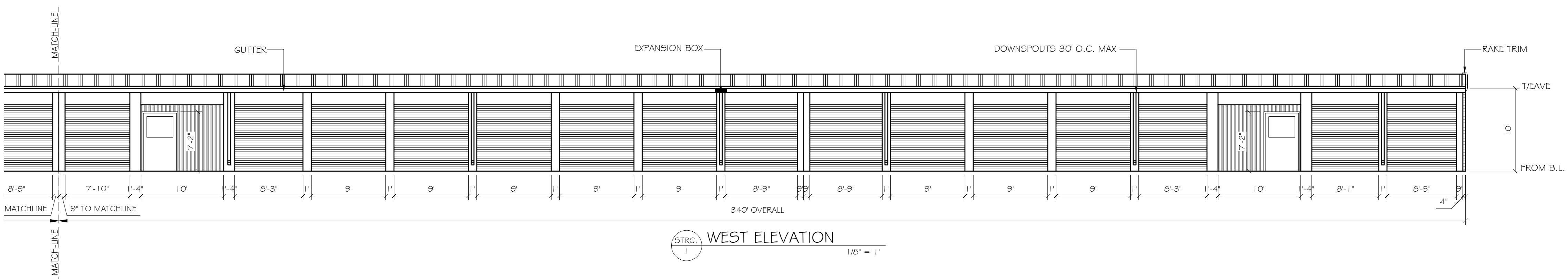
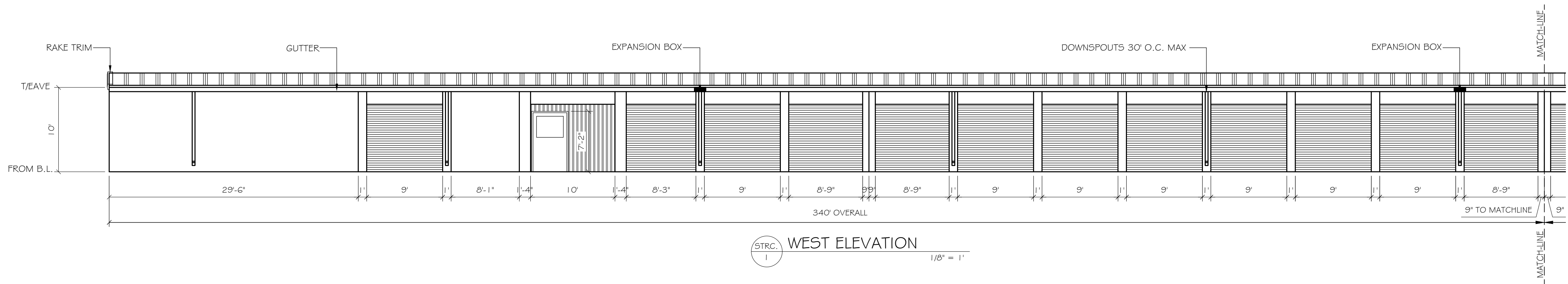
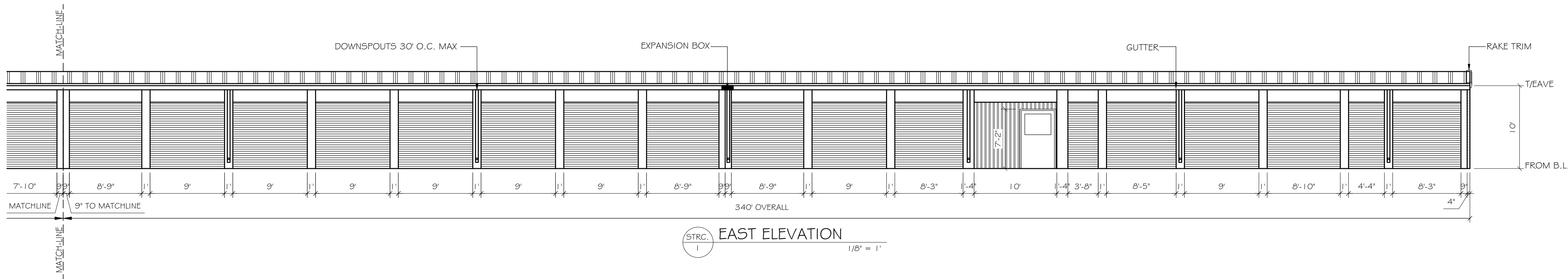
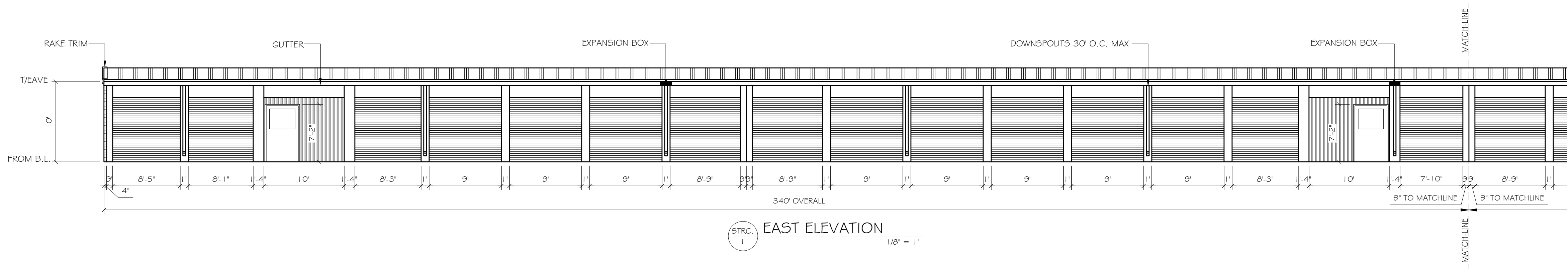
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CORNER PIER	- 9" X 9" X 1 Gga
SIDE WALL HEADER	- 24" X 1 Gga
24ga STANDING SEAM ROOF "ULTRA DEK" - GALVALUME	
DOWNSPOUTS 30" O.C. MAX. GUTTER EXP. BOX 90" O.C. MAX.	

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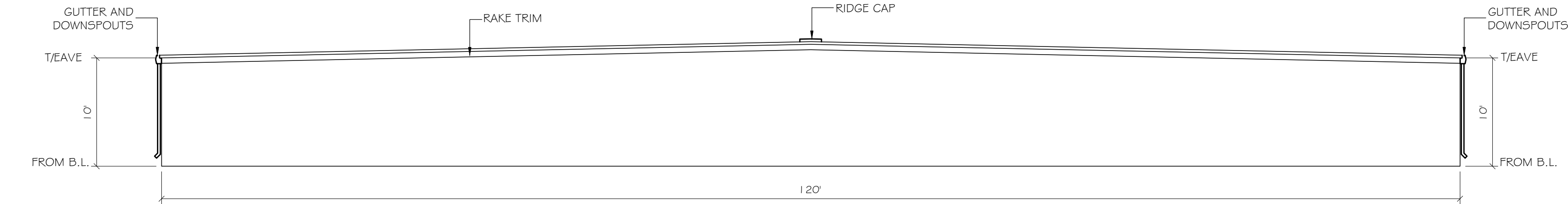
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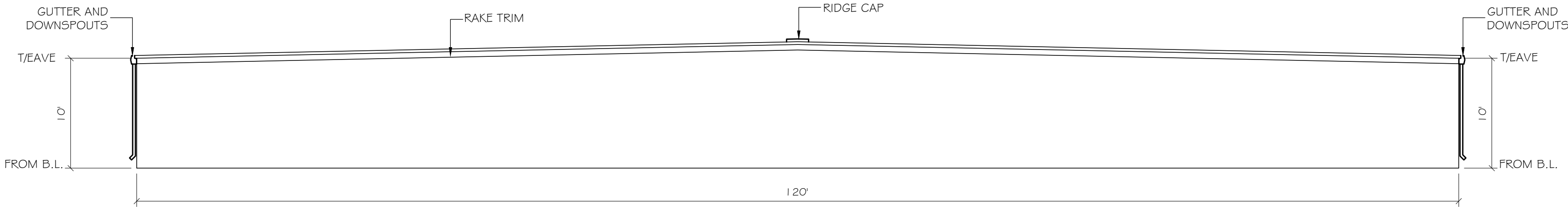
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ROBERT M. BEATTIE, PE
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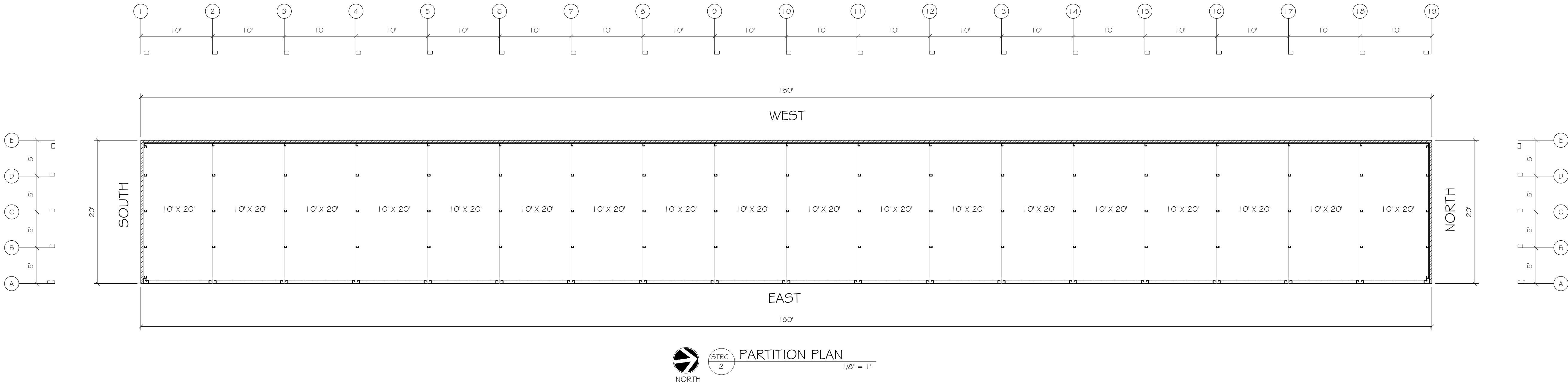
ROBERT M. BEATTIE, PE
1041 CROWN PARK CIRCLE
WINTER GARDEN, FL 34707
TEL: 813-893-0220
FAX: 813-893-0220
E-MAIL: RMB@MAKORABCO.COM

MAKORABCO, INC.
1041 CROWN PARK CIRCLE
WINTER GARDEN, FL 34707
TEL: 813-893-0220
FAX: 813-893-0220
E-MAIL: INFO@MAKORABCO.COM

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1041 CROWN PARK CIRCLE
WINTER GARDEN, FL 34707
TEL: 813-893-0220
FAX: 813-893-0220
E-MAIL: INFO@MAKORABCO.COM

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LINE KEY	
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	PBR, 26GA VERTICAL PERIMETER WALL PANEL

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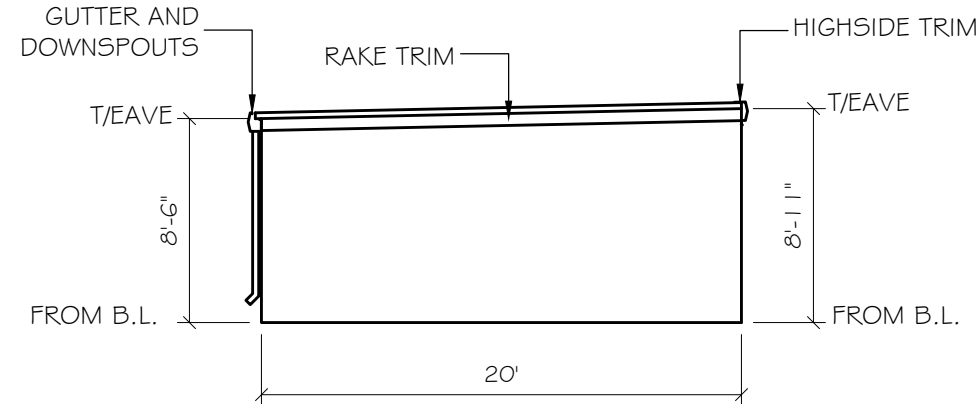
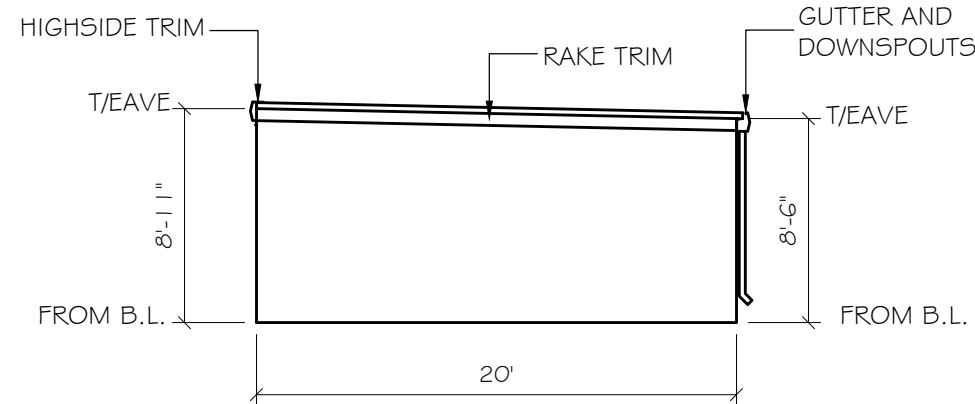
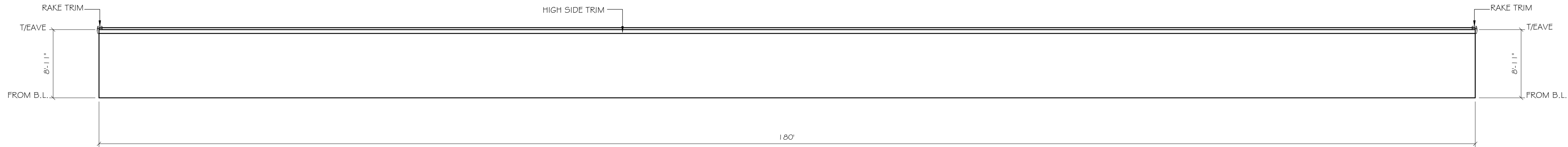
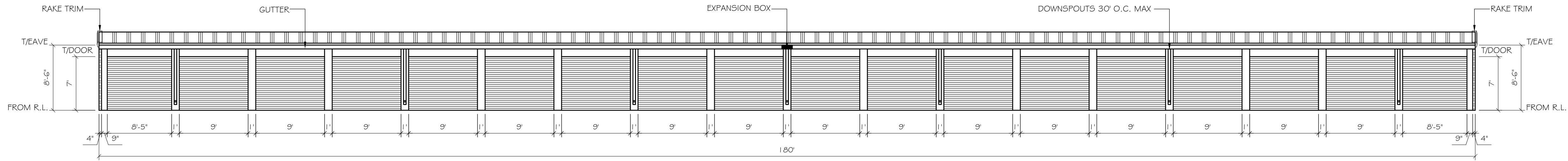
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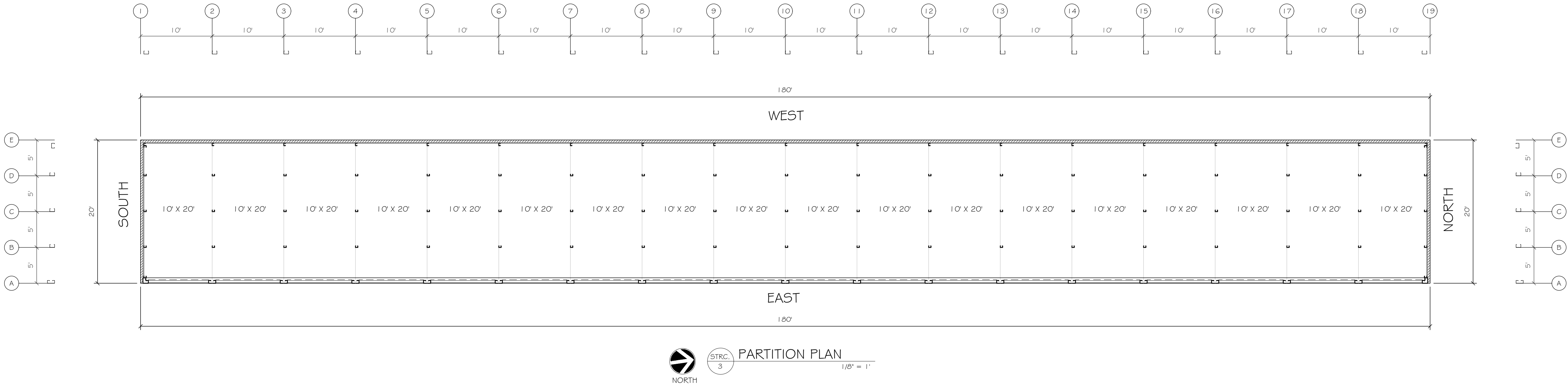
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STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE

1000 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202
MAKORABCO, INC. 1000 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202
TELEPHONE: (303) 733-1111 FAX: (303) 733-1112
E-MAIL: RMB@MAKORABCO.COM

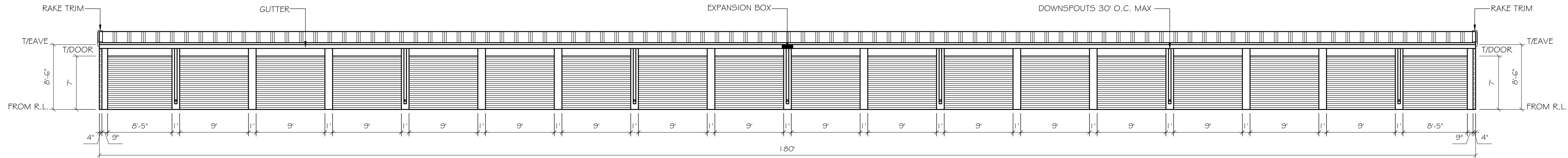
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA, LICENSE NO. 12345
EXPIRATION DATE: 12/31/2025

MAKORABCO, INC. 1000 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202
TELEPHONE: (303) 733-1111 FAX: (303) 733-1112
E-MAIL: RMB@MAKORABCO.COM

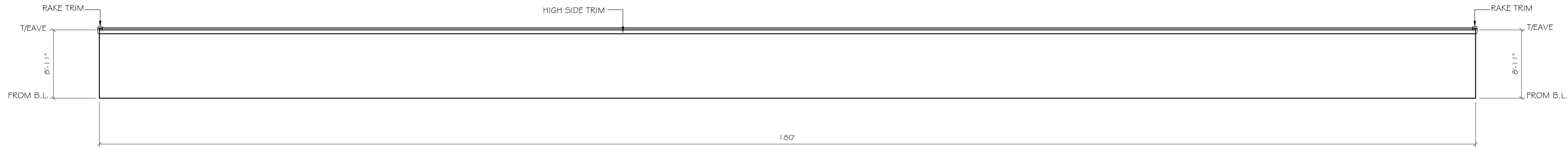
SHEET TITLE

STRC. 3
PARTITION PLAN

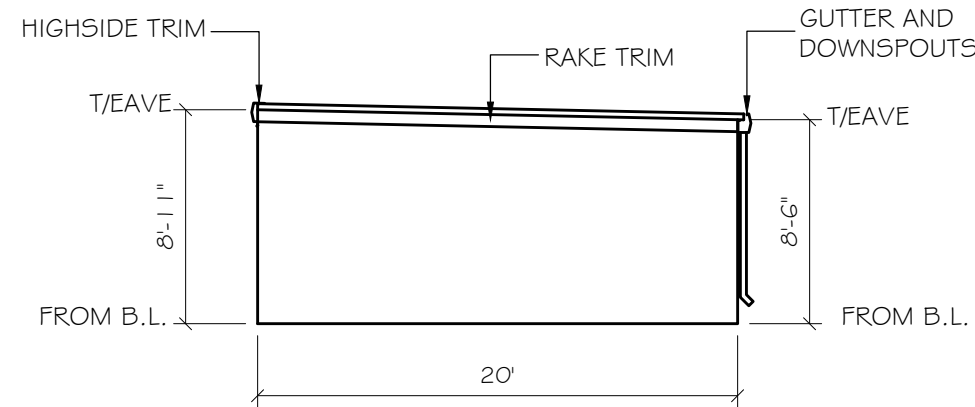
DATE 11-14-22
DRAWN BY SJ
CHECKED BY XXX
JOB NO. 2639
SCALE AS NOTED
SHEET



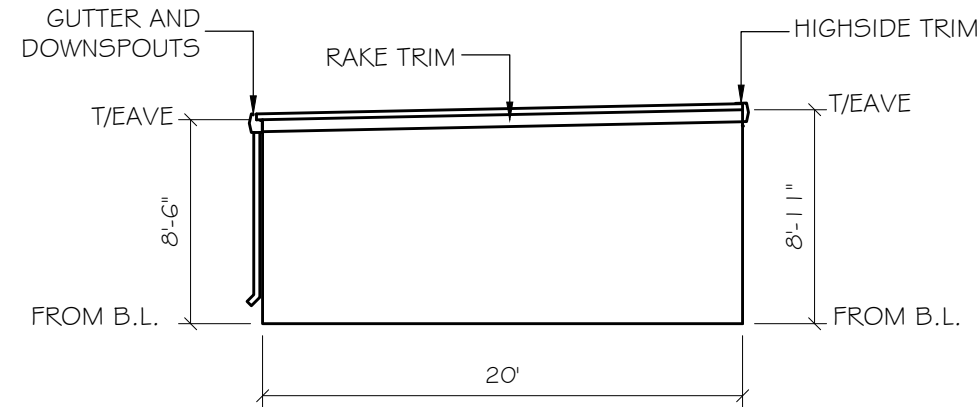
STRC. 3 EAST ELEVATION
1/8" = 1'



STRC. 3 WEST ELEVATION
1/8" = 1'



STRC. 3 SOUTH ELEVATION
1/8" = 1'



STRC. 3 NORTH ELEVATION
1/8" = 1'

NOTES:
ALL MAN DOORS, ROLL-UP DOORS, SLIDING GLASS DOORS, WINDOWS AND TRANSOMS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION TO ENSURE PROPER FIT. G.C./SUBCONTRACTOR SHALL NOT FABRICATE FROM THE CONSTRUCTION DOCUMENTS. SHOULD THE G.C./SUBCONTRACTOR CHOOSE TO FABRICATE THE PREVIOUSLY REFERENCED ITEMS FROM THE CONTRACT/PROPOSAL DOCUMENTS AND NOT FROM THE FIELD THEY DO SO AT THEIR OWN RISK AND ANY AND ALL MODIFICATIONS REQUIRED AS A RESULT SHALL BE AT THEIR OWN EXPENSE.

TYPICAL PIER AND HEADER UNLESS INDICATED OTHERWISE	
PIER TEXTURE PAINTED	- 12" X 1 Gga
CORNER PIER	- 9" X 9" X 1 Gga
SIDE WALL HEADER	- 18" X 1 Gga
24ga STANDING SEAM ROOF "ULTRA DECK" - GALVALUME	
DOWNSPOUTS 30' O.C. MAX. GUTTER EXP. BOX 90' O.C. MAX.	

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE



EAST COAST OFFICE: 1041 CROWN PARK CIRCLE WATER GARDEN FL 34707 PHONE: (800) 989-0220

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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER

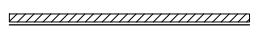
ROBERT M. BEATTIE, PE REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA, LICENSE NO. 12543 EXPIRATION DATE: 12/31/2024 TELEPHONE: 773-467-7777, FAX: 773-467-7777, EMAIL: RBEATTIE@MAKORABCO.COM	ROBERT M. BEATTIE, PE REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA, LICENSE NO. 12543 EXPIRATION DATE: 12/31/2024 TELEPHONE: 773-467-7777, FAX: 773-467-7777, EMAIL: RBEATTIE@MAKORABCO.COM
--	--

SHEET TITLE

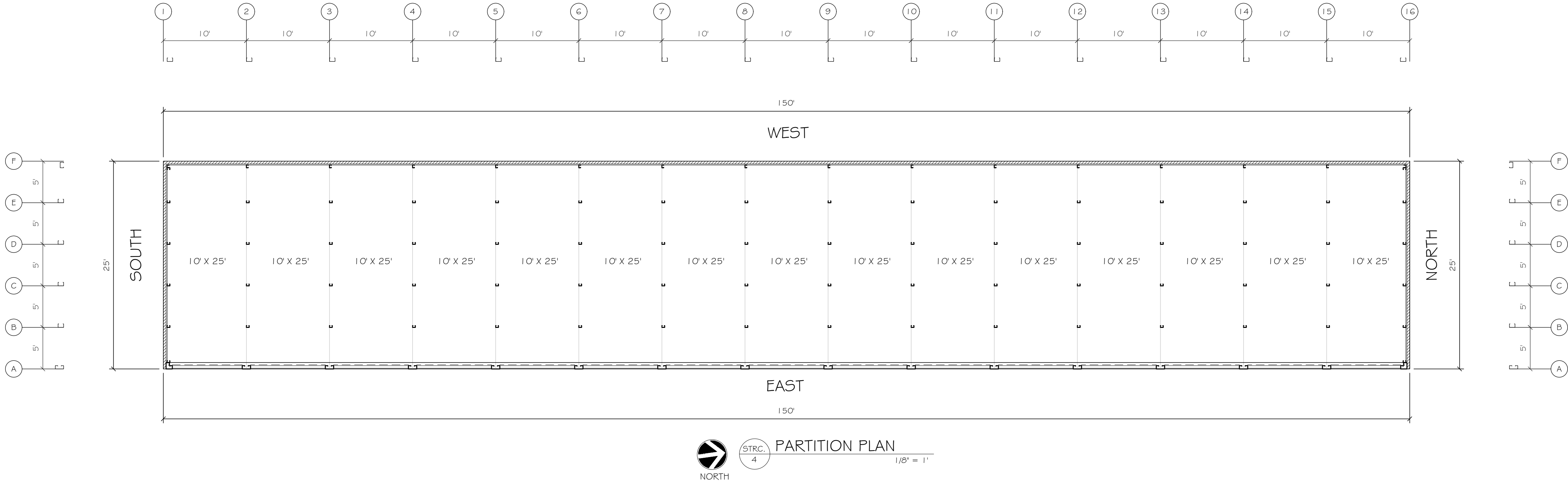
STRC. 3
ELEVATIONS

DATE	11-14-22
DRAWN BY	SJ
CHECKED BY	XXX
JOB NO.	2639
SCALE	AS NOTED
SHEET	

S-3.1

LINE KEY	
	HORIZONTAL PARTITION PANEL 29GA GALVALUME TYPE "U"
	PBR, 2GGA VERTICAL PERIMETER WALL PANEL

NOTE:
GO/CUSTOMER TO PROVIDE DISTANCE TO HOLD
DOWN PARTITIONS FROM BOTTOM OF ROOF
DECK BEFORE ANY MATERIALS CAN BE ORDERED.



MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE



MAKORABCO
EAST COAST OFFICE: 1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34727 PHONE: (800) 980-0220

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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE

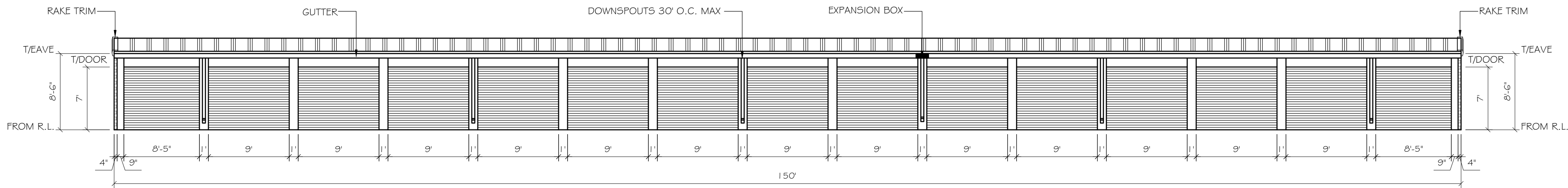
ROBERT M. BEATTIE, PE
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TELEPHONE: 303.733.1111
FAX: 303.733.1112
E-MAIL: RMB@RMBENGINEERING.COM
RMB ENGINEERING, INC.
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TELEPHONE: 303.733.1111
FAX: 303.733.1112
E-MAIL: RMB@RMBENGINEERING.COM

RESIDENTIAL LICENSE IN THE STATE OF INDIANA
EXPIRATION DATE: 12/31/2024
THIS ENGINEER HAS BEEN LICENSED IN THE STATE OF INDIANA
FOR THE PRACTICE OF PROFESSIONAL ENGINEERING
IN THE FIELD OF MECHANICAL ENGINEERING
BY THE BOARD OF ENGINEERING REGULATION
OF THE STATE OF INDIANA
ON 08/01/2018
BY ROBERT M. BEATTIE, PE

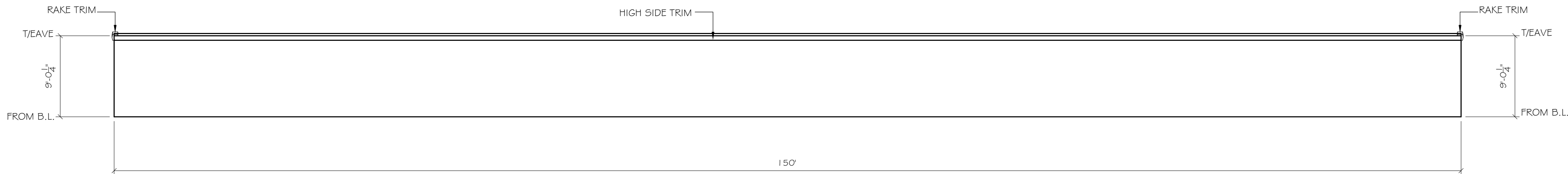
SHEET TITLE

STRC. 4
PARTITION PLAN

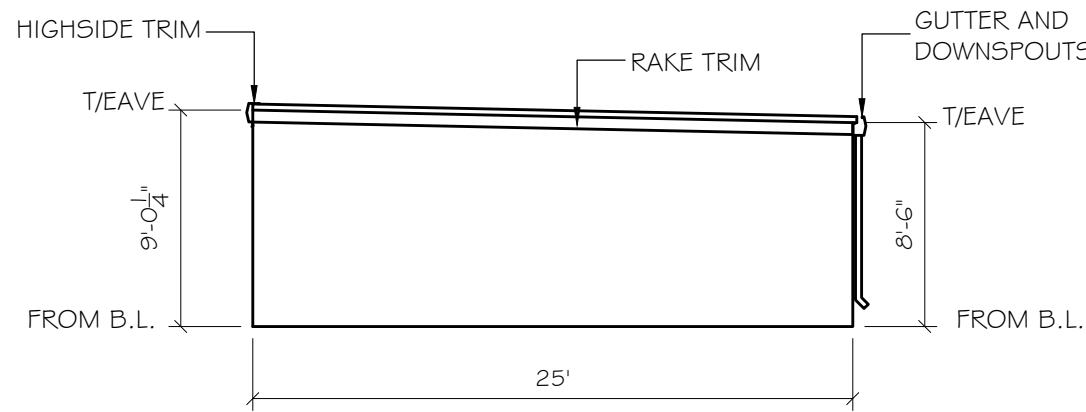
DATE 11-14-22
DRAWN BY SJ
CHECKED BY XXX
JOB NO. 2639
SCALE AS NOTED
SHEET



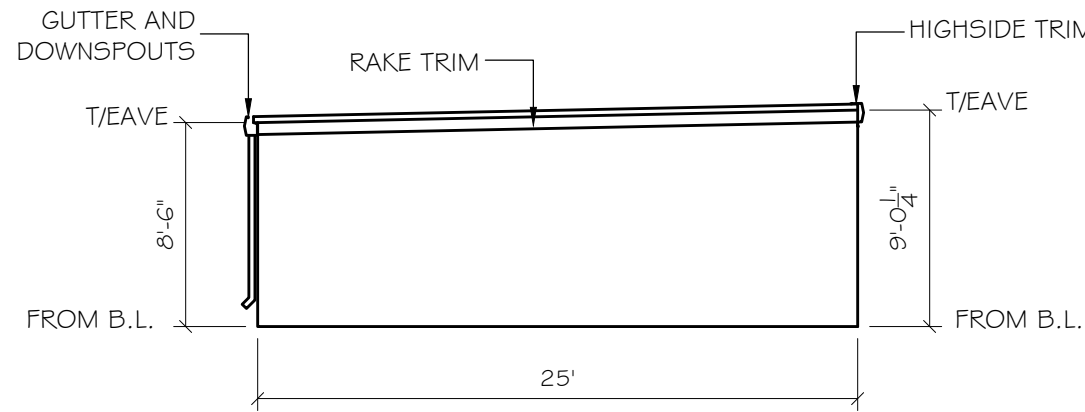
STRC. 4 EAST ELEVATION
1/8" = 1'



STRC. 4 WEST ELEVATION
1/8" = 1'



STRC. 4 SOUTH ELEVATION
1/8" = 1'



STRC. 4 NORTH ELEVATION
1/8" = 1'

NOTES:
ALL MAN DOORS, ROLL-UP DOORS, SLIDING GLASS DOORS, WINDOWS AND TRANSOMS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION TO ENSURE PROPER FIT. G.C./SUBCONTRACTOR SHALL NOT FABRICATE FROM THE CONSTRUCTION DOCUMENTS. SHOULD THE G.C./SUBCONTRACTOR CHOOSE TO FABRICATE THE PREVIOUSLY REFERENCED ITEMS FROM THE CONTRACT/PROPOSAL DOCUMENTS AND NOT FROM THE FIELD THEY DO SO AT THEIR OWN RISK AND ANY AND ALL MODIFICATIONS REQUIRED AS A RESULT SHALL BE AT THEIR OWN EXPENSE.

TYPICAL PIER AND HEADER UNLESS INDICATED OTHERWISE	
PIER TEXTURE PAINTED	- 12" X 1 Gga
CORNER PIER	- 9" X 9" X 1 Gga
SIDE WALL HEADER	- 18" X 1 Gga
24ga STANDING SEAM ROOF "ULTRA DECK" - GALVALUME	
DOWNSPOUTS 30' O.C. MAX. GUTTER EXP. BOX 90' O.C. MAX.	

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE



MAKORABCO
EAST COAST OFFICE: 1041 CROWN PARK CIRCLE WATER GARDEN FL 34727 PHONE: (800) 989-0220

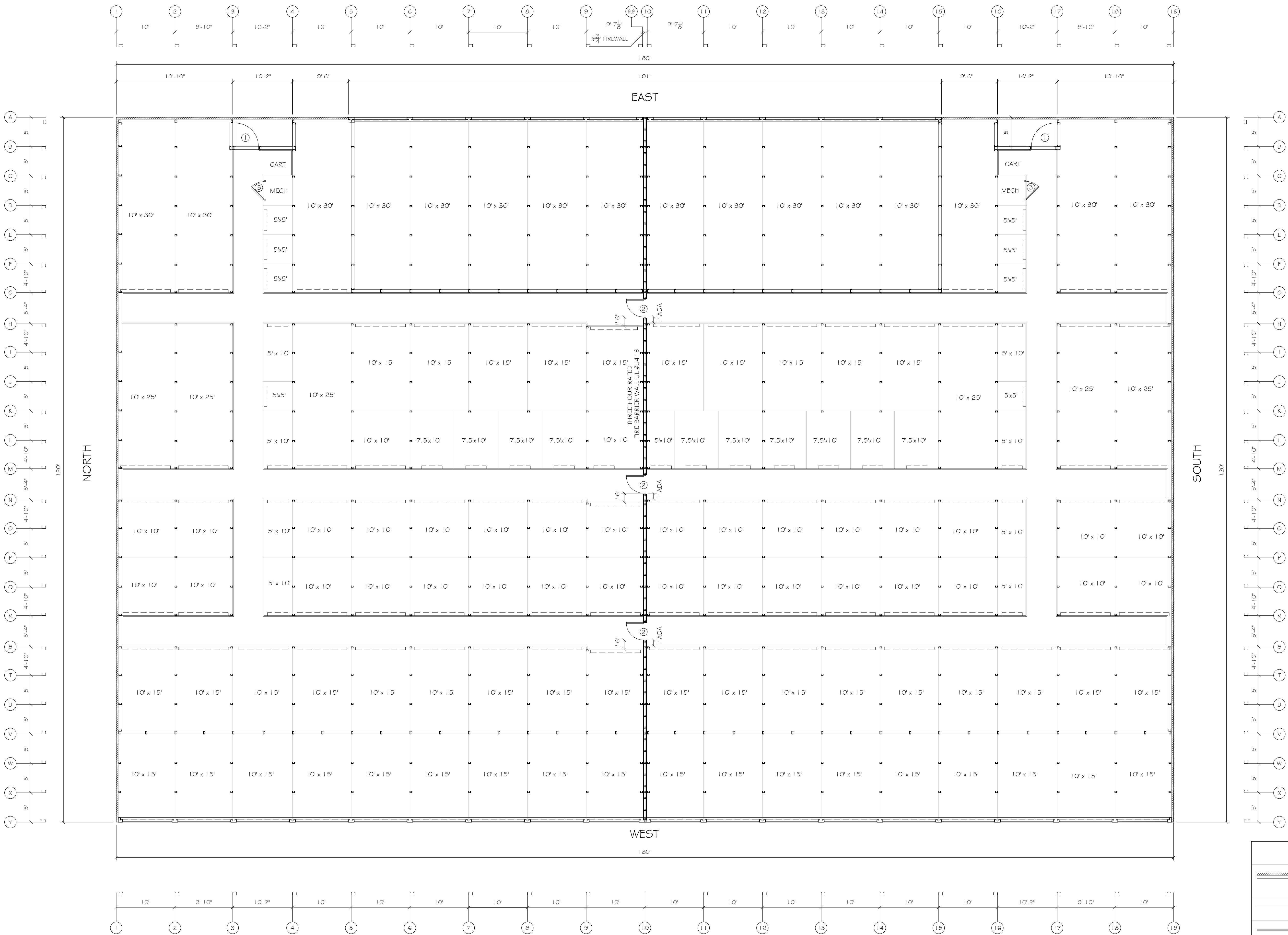
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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER	
ROBERT M. BEATTIE, PE 1041 CROWN PARK CIRCLE, WATER GARDEN, FL 34727 MAKORABCO, INC., 1041 CROWN PARK CIRCLE, WATER GARDEN, FL 34727 TELEPHONE: (800) 989-0220 FAX: (800) 989-0220 E-MAIL: RBEATTIE@MAKORABCO.COM	11-14-22 11-14-22 11-14-22 11-14-22 11-14-22 11-14-22 11-14-22 11-14-22 11-14-22 11-14-22

SHEET TITLE	
STRC. 4 ELEVATIONS	
DATE	11-14-22
DRAWN BY	SJ
CHECKED BY	XXX
JOB NO.	2639
SCALE	AS NOTED
SHEET	



STRC. 5 PARTITION PLAN
1/8" = 1'

LINE KEY	
	BRICK BY CUSTOMER OVER 29ga PBU HORIZ. EXTERIOR PANEL "GALVALUME" 6" R-19 INSULATION IN PERIMETER WALL
	HORIZONTAL PARTITION PANEL 29GA GALVALUME TYPE "U"
	HALL WAY SYSTEM
	THREE HOUR RATED SEPERATION WALL UL #U419

DOOR SCHEDULE	
①	4'-0" x 7'-0" PERSONNEL DOOR (BY RABCO)
②	3'-0" x 7'-0" FIRE RATED DOOR (BY OTHERS)
③	3'-0" x 7'-0" PERSONNEL DOOR (BY OTHERS)

NOTE:
GO/CUSTOMER TO PROVIDE DISTANCE TO HOLD
DOWN PARTITIONS FROM BOTTOM OF ROOF
DECK BEFORE ANY MATERIALS CAN BE ORDERED.

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE

MAKORABCO
EAST COAST OFFICE: 1041 KRONA PARK, CIRCLE WATER GARDEN, FL 34707 PHONE: (800) 980-0220

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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE

ROBERT M. BEATTIE, PE
1000 N. 10TH AVE., SUITE 200
MILWAUKEE, WI 53233
TELEPHONE: 414-762-1111 FAX: 414-762-1112
E-MAIL: RMB@RMBPE.COM
WWW.RMBPE.COM

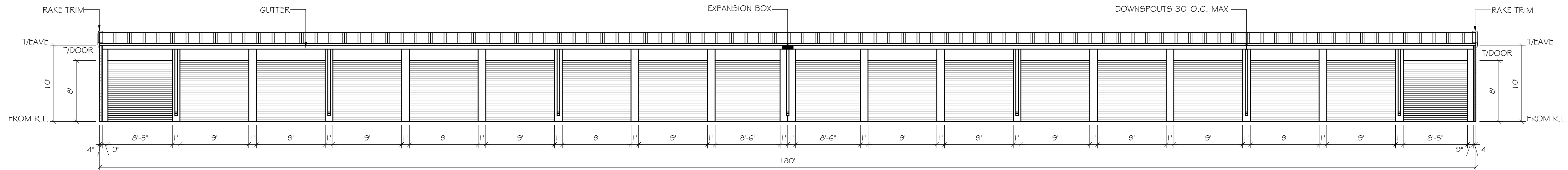
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA, LICENSE NO. 12543
EXPIRATION DATE: 12/31/2024
I HEREBY CERTIFY THAT THE DESIGN AND
CONSTRUCTION OF THIS PROJECT WAS
PERFORMED BY ME OR UNDER MY CLOSE
PERSONAL SUPERVISION AND THAT I AM
A MEMBER IN GOOD STANDING OF THE
PE BOARD OF INDIANA.

SHEET TITLE

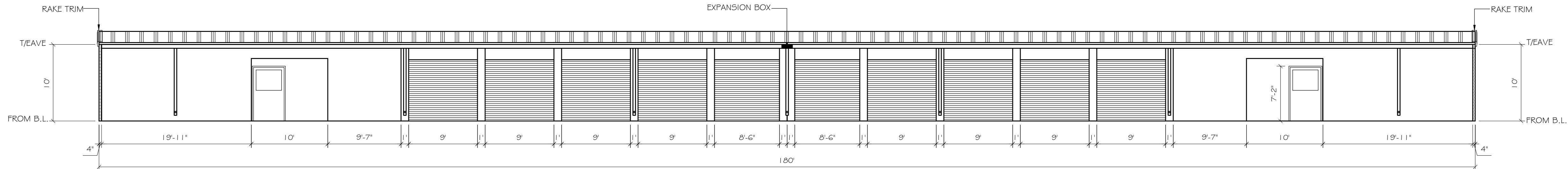
STRC. 5
PARTITION PLAN

DATE	11-14-22
DRAWN BY	SJ
CHECKED BY	XXX
JOB NO.	2639
SCALE	AS NOTED
SHEET	

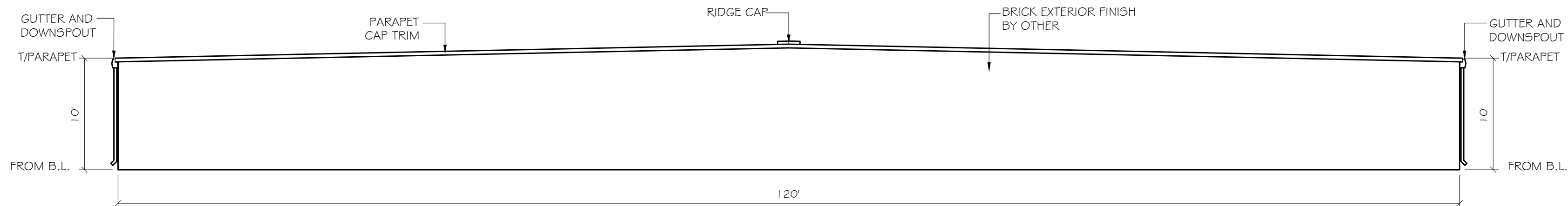
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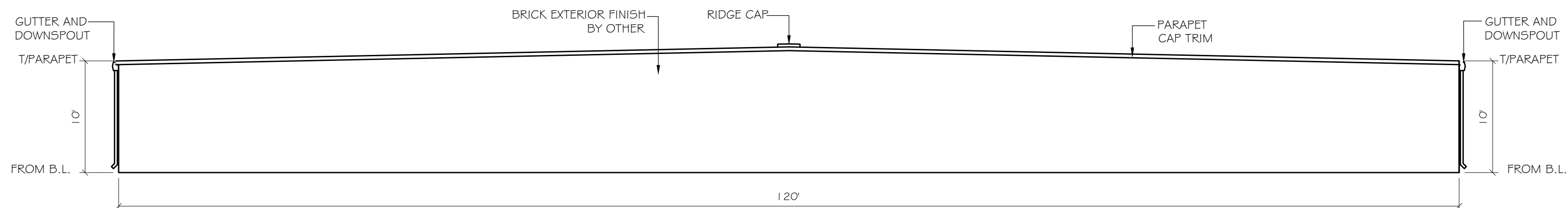
STRC. 5 WEST ELEVATION
1/8" = 1'



STRC. 5 EAST ELEVATION
1/8" = 1'



STRC. 5 NORTH ELEVATION
1/8" = 1'



STRC. 5 SOUTH ELEVATION
1/8" = 1'

NOTES:
ALL MAN DOORS, ROLL-UP DOORS, SLIDING GLASS DOORS, WINDOWS AND TRANSOMS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION TO ENSURE PROPER FIT. G.C./SUBCONTRACTOR SHALL NOT FABRICATE FROM THE CONSTRUCTION DOCUMENTS. SHOULD THE G.C./SUBCONTRACTOR CHOOSE TO FABRICATE THE PREVIOUSLY REFERENCED ITEMS FROM THE CONTRACT/PROPOSAL DOCUMENTS AND NOT FROM THE FIELD THEY DO SO AT THEIR OWN RISK AND ANY AND ALL MODIFICATIONS REQUIRED AS A RESULT SHALL BE AT THEIR OWN EXPENSE.

TYPICAL PIER AND HEADER UNLESS INDICATED OTHERWISE	
PIER TEXTURE PAINTED	- 12" X 1 Gga
CORNER PIER	- 9" X 9" X 1 Gga
SIDE WALL HEADER	- 18" X 1 Gga
24ga STANDING SEAM ROOF "ULTRA DECK" - GALVALUME	
DOWNSPOUTS 30' O.C. MAX. GUTTER EXP. BOX 90' O.C. MAX.	

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE



MAKORABCO
EAST COAST OFFICE: 1041 CEDONA PARK, CIRCLE WATER GARDEN, FL 34727 PHONE: (800) 989-0220

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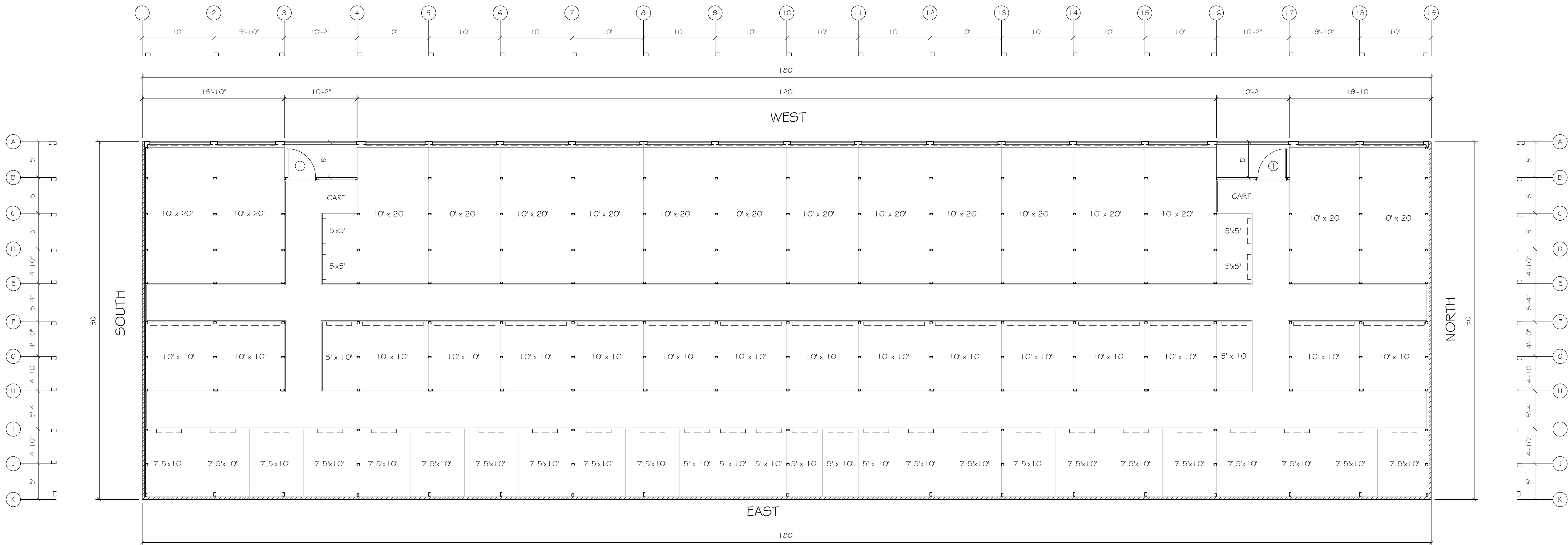
GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER
ROBERT M. BEATTIE, PE
1041 CEDONA PARK, CIRCLE WATER GARDEN, FL 34727
MAKORABCO, INC. 1041 CEDONA PARK, CIRCLE WATER GARDEN, FL 34727
TELEPHONE: (800) 989-0220 FAX: (800) 989-0221
E-MAIL: RBEATTIE@MAKORABCO.COM
ROBERT M. BEATTIE, P.E.
RESIDENTIAL LICENSE IN FLORIDA (PROFESSIONAL SEAL)
OFFICIAL SEAL AND EXPIRATION DATE: 12/31/2024
THIS DOCUMENT IS THE PROPERTY OF MAKORABCO, INC. AND IS NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MAKORABCO, INC.
OF ROBERT M. BEATTIE, P.E.

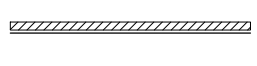
SHEET TITLE
STRC. 5
ELEVATIONS

DATE 11-14-22
DRAWN BY SJ
CHECKED BY XXX
JOB NO. 2639
SCALE AS NOTED
SHEET



 **STRC. 6** PARTITION PLAN
1/8" = 1'

DOOR SCHEDULE	
①	4'-0" x 7'-0" PERSONNEL DOOR (BY RABCO)

LINE KEY	
	HORIZONTAL PARTITION PANEL 29GA GALVALUME TYPE "U"
	PBR, 26GA VERTICAL PERIMETER WALL PANEL
	HALL WAY SYSTEM

NOTE:
GGC-CUSTOMER TO PROVIDE DISTANCE TO HOLD
DOWN PARTITIONS FROM BOTTOM OF ROOF
DECK BEFORE ANY MATERIALS CAN BE ORDERED.

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE



MAKORABCO
EAST COAST OFFICE: 1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34707 PHONE: (800) 989-0220

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**GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA**

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE

ROBERT M. BEATTIE & ASSOCIATES, INC.
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TELEPHONE: 303.733.8888
FAX: 303.733.8889
WWW.RMBEATTIE.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA, LICENSE NO. 12543
EXPIRATION DATE: 12/31/2024
I HEREBY CERTIFY THAT THE ENGINEER
HAS REVIEWED THE PROJECT AND
THE INFORMATION CONTAINED HEREIN
AND THAT THE SAME IS IN ACCORDANCE
WITH THE REQUIREMENTS OF THE
INDIAN ENGINEERING ACT AND THE
INDIAN ENGINEERING BOARD.

SHEET TITLE

STRC. 6
PARTITION PLAN

DATE: 11-14-22
DRAWN BY: SJ
CHECKED BY: XXX
JOB NO.: 2639
SCALE: AS NOTED
SHEET

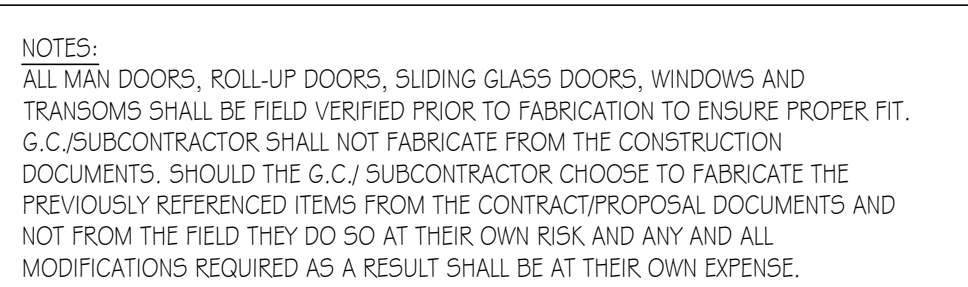
 **MAKO RABCO**
EAST COAST OFFICE: 10411 GRIFFIN PARK CIRCLE WHITEHITES GARFIELD, IL 34767 PHONE: 6000-988-0220

ENGINEER STAMP

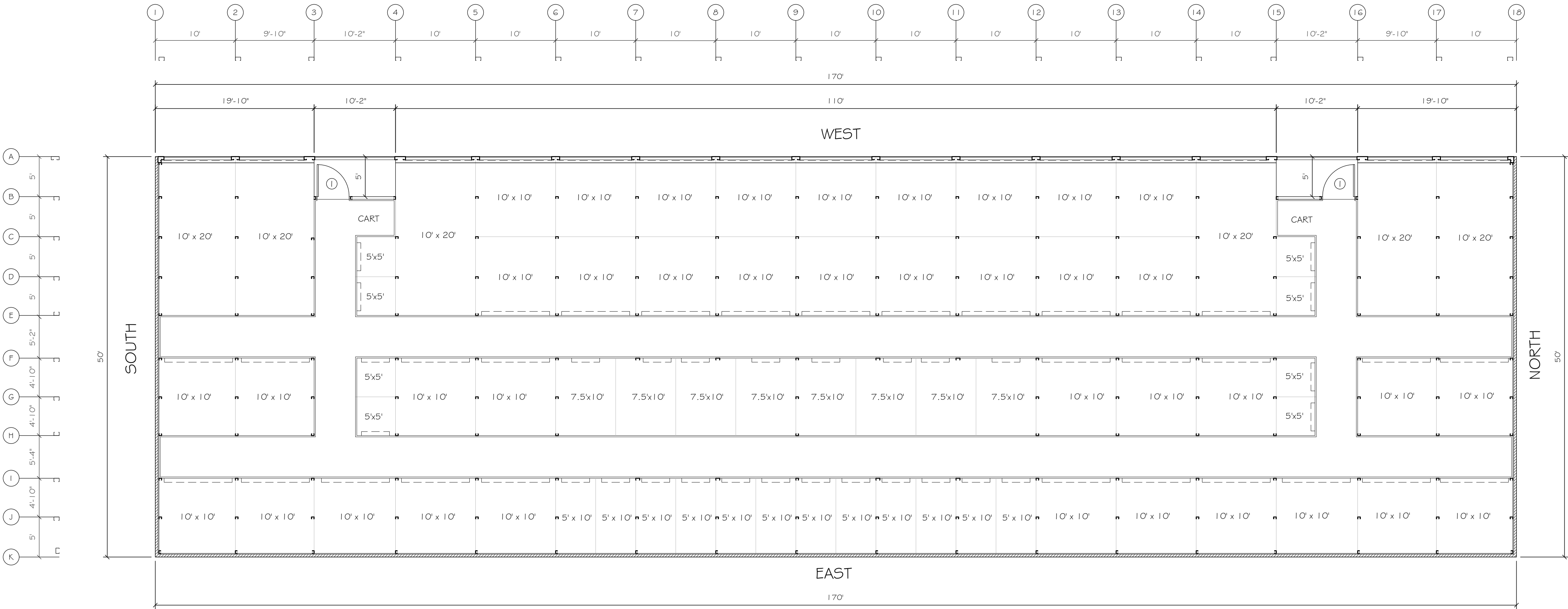
SHEET TIT

DATE	11-14-22
DRAWN BY	SJ
CHECKED BY	XXX
JOB NO.	2639
SCALE	AS NOTED
SHEET	

Page 56 of 60

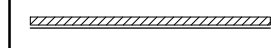
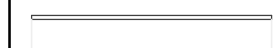


TYPICAL PIER AND HEADER UNLESS INDICATED OTHERWISE	
PIER TEXTURE PAINTED	- 12' X 16ga
CORNER PIER	- 9' X 9' X 16ga
SIDE WALL HEADER	- 18' X 16ga
24ga STANDING SEAM ROOF	
"ULTRA DECK" - GALVALUME	
DOWNSPOUTS 30" O.C. MAX.	
GUTTER EXP. BOX 90" O.C. MAX.	



 **STRC. 7** PARTITION PLAN
1/8" = 1'

DOOR SCHEDULE	
①	4'-0" x 7'-0" PERSONNEL DOOR (BY RABCO)

LINE KEY	
	HORIZONTAL PARTITION PANEL 29GA GALVALUME TYPE "U"
	PBR, 26GA VERTICAL PERIMETER WALL PANEL
	HALL WAY SYSTEM

NOTE:
GGC/CUSTOMER TO PROVIDE DISTANCE TO HOLD
DOWN PARTITIONS FROM BOTTOM OF ROOF
DECK BEFORE ANY MATERIALS CAN BE ORDERED.

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE



MAKORABCO
EAST COAST OFFICE: 1041 KRONA PARK, CIRCLE WATER GARDEN, FL 34727 PHONE: (800) 989-0220

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**GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA**

ENGINEER STAMP

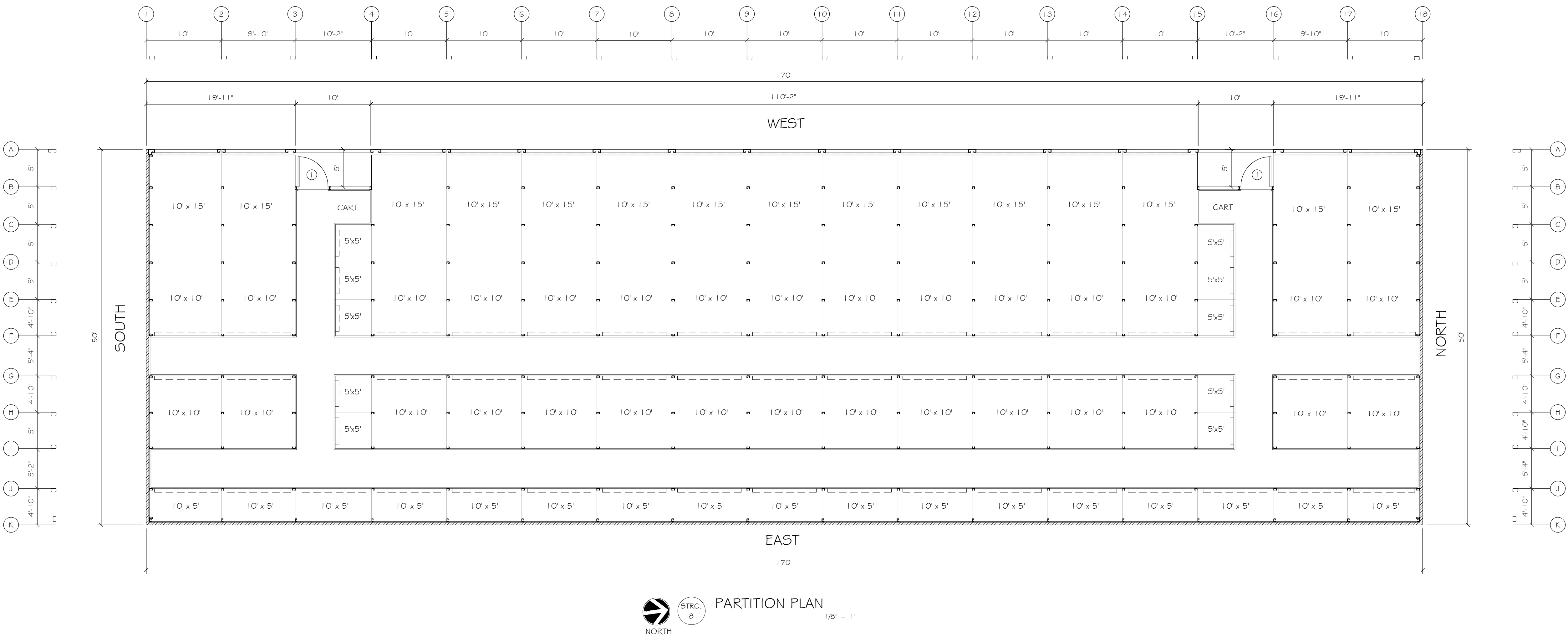
ENGINEER

ROBERT M. BEATTIE, PE

ROBERT M. BEATTIE & ASSOCIATES, INC.
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TELEPHONE: 303.733.8888
FAX: 303.733.8889
WWW.RMBEATTIE.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA, LICENSE NO. 12543
EXPIRATION DATE: 12/31/2024
I HEREBY CERTIFY THAT THE ENGINEER
HAS REVIEWED AND APPROVED THE
DESIGN AND CONSTRUCTION OF THE
PROJECT SHOWN ON THIS DRAWING AND
THE PROJECT IS IN ACCORDANCE WITH
THE REQUIREMENTS OF THE INDIANA
ENGINEERING ACT AND RULES.

SHEET TITLE	
STRC. 7 PARTITION PLAN	
DATE	11-14-22
DRAWN BY	SJ
CHECKED BY	XXX
JOB NO.	2639
SCALE	AS NOTED
SHEET	



STRC. 8
PARTITION PLAN
1/8" = 1'

DOOR SCHEDULE	
①	4'-0" x 7'-0" PERSONNEL DOOR (BY RABCO)

LINE KEY	
	HORIZONTAL PARTITION PANEL 29GA GALVALUME TYPE "U"
	PBR, 26GA VERTICAL PERIMETER WALL PANEL
	HALL WAY SYSTEM

NOTE:
GGC/CUSTOMER TO PROVIDE DISTANCE TO HOLD
DOWN PARTITIONS FROM BOTTOM OF ROOF
DECK BEFORE ANY MATERIALS CAN BE ORDERED.

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE



MAKORABCO
EAST COAST OFFICE: 1041 CROWN PARK, CIRCLE WATER GARDEN, FL 34737 PHONE: (800) 980-0220

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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE

ROBERT M. BEATTIE, PE
1111 N. 10TH AVE., SUITE 100
MILWAUKEE, WI 53233
TEL: 414.333.1111
FAX: 414.333.1112
WWW.RMBEATTIE.COM

ROBERT M. BEATTIE, PE
1111 N. 10TH AVE., SUITE 100
MILWAUKEE, WI 53233
TEL: 414.333.1111
FAX: 414.333.1112
WWW.RMBEATTIE.COM

SHEET TITLE	
STRC. 8 PARTITION PLAN	
DATE	11-14-22
DRAWN BY	SJ
CHECKED BY	XXX
JOB NO.	2639
SCALE	AS NOTED
SHEET	

S-8.0

[illegible]

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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE

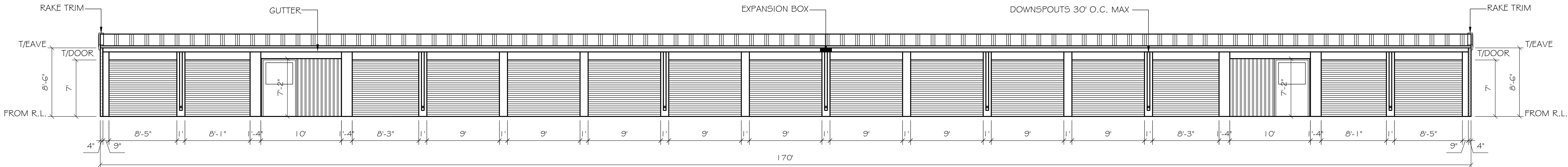
HEFT TITU

STRC. 8

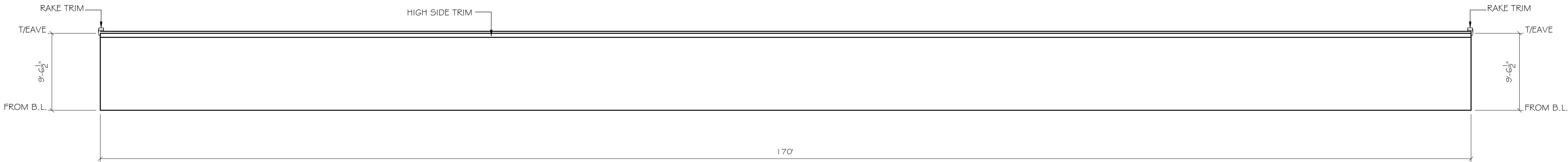
ELEVATIONS

DATE	11-14-22
DRAWN BY	SJ
CHECKED BY	XXX
DB NO.	2639
SCALE	AS NOTED
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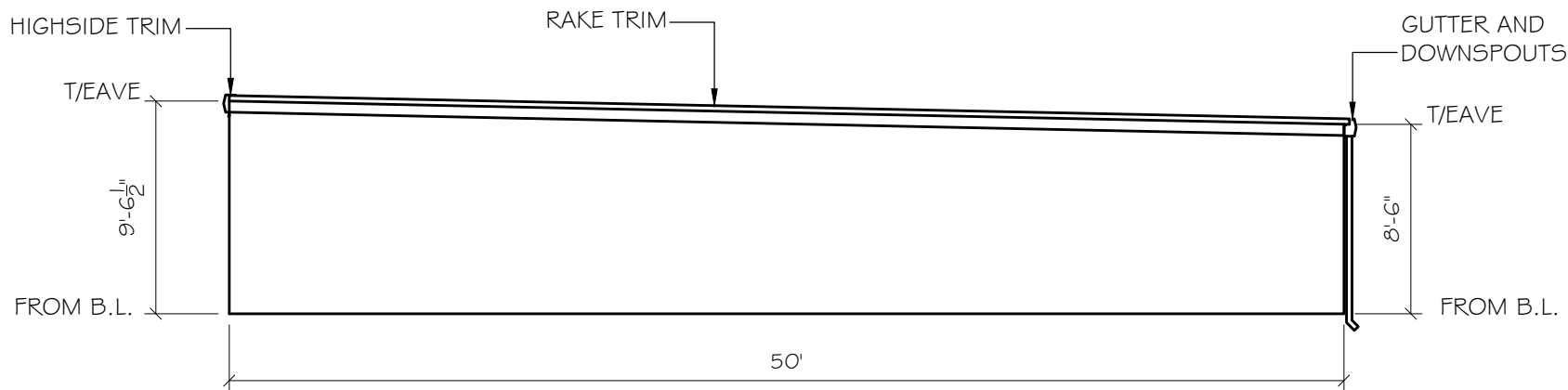
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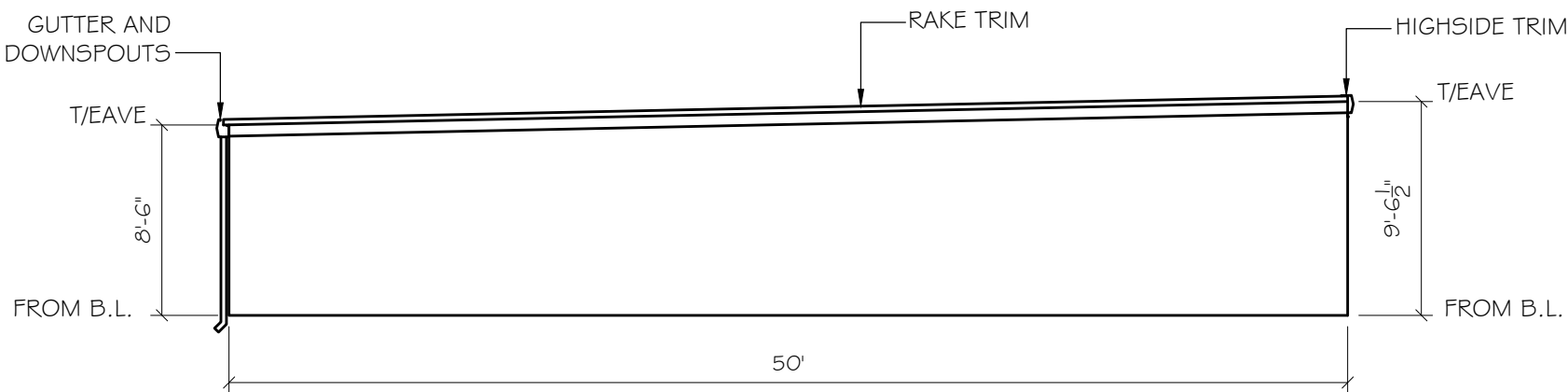
STRC. WEST ELEVATION 1/8" = 1'



STRC. EAST ELEVATION
8 1/8" = 1'



STRC. NORTH ELEVATION
8 1/8" = 1'



SOUTH ELEVATION

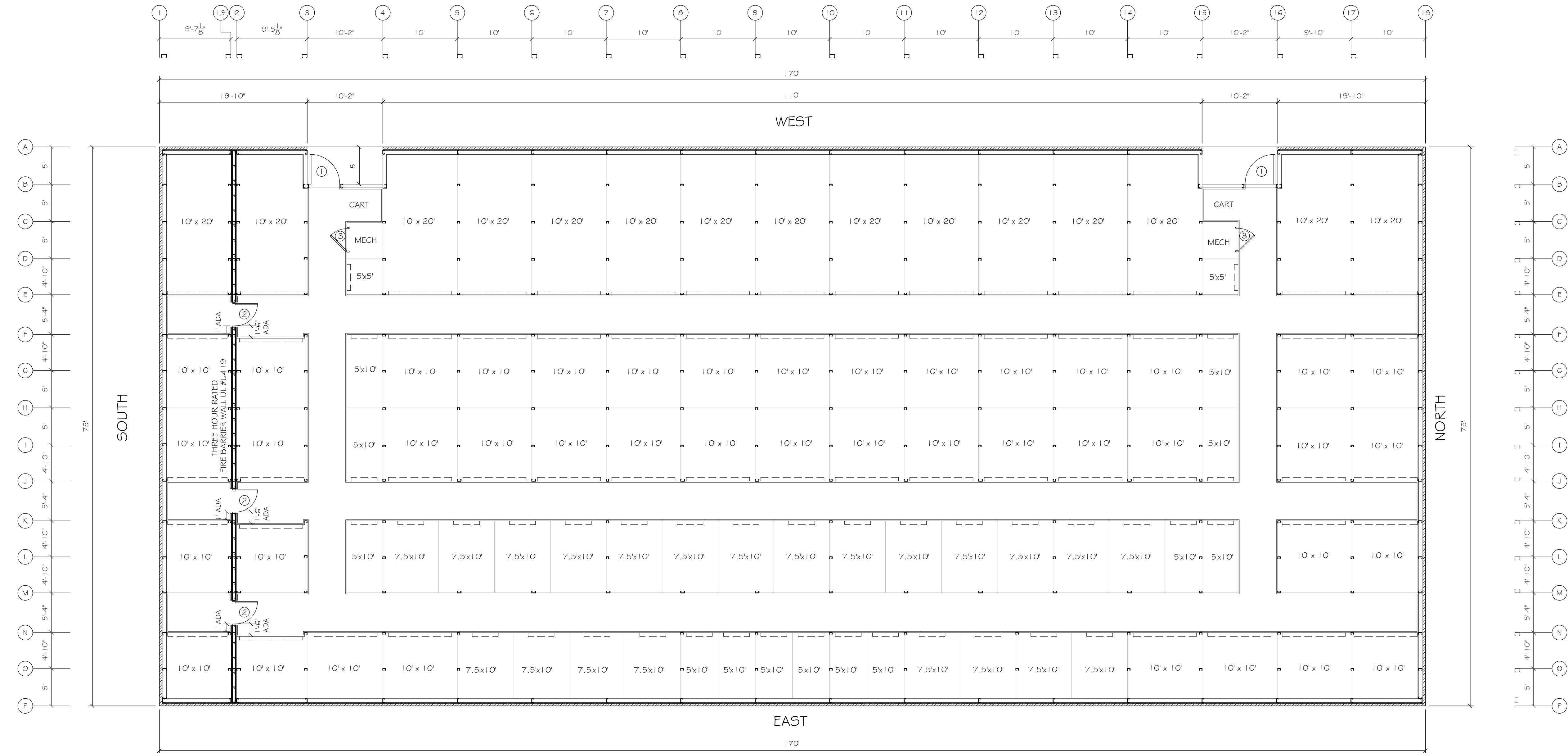
NOTES:
ALL MAN DOORS, ROLL-UP DOORS, SLIDING GLASS DOORS, WINDOWS AND TRANSOMS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION TO ENSURE PROPER FIT. G.C./SUBCONTRACTOR SHALL NOT FABRICATE FROM THE CONSTRUCTION DOCUMENTS. SHOULD THE G.C./SUBCONTRACTOR CHOOSE TO FABRICATE THE PREVIOUSLY REFERENCED ITEMS FROM THE CONTRACT/PROPOSAL DOCUMENTS AND NOT FROM THE FIELD THEY DO SO AT THEIR OWN RISK AND ANY AND ALL MODIFICATIONS REQUIRED AS A RESULT SHALL BE AT THEIR OWN EXPENSE.

TYPICAL PIER AND HEADER UNLESS INDICATED OTHERWISE

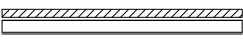
PIER TEXTURE PAINTED - 12" X 16ga
CORNER PIER - 9" X 9" X 16ga
SIDE WALL HEADER - 18" X 16ga

24ga STANDING SEAM ROOF
"ULTRA DECK" - GALVALUME

DOWNSPOUTS 30' O.C. MAX.
GUTTER EXP. BOX 90' O.C. MAX.



 STRC. 9 PARTITION PLAN
1/8" = 1'

LINE KEY	
	BRICK BY CUSTOMER OVER 29ga PBU HORIZ. EXTERIOR PANEL "GALVALUME" 6" R-19 INSULATION IN PERIMETER WALL
	HORIZONTAL PARTITION PANEL 29GA GALVALUME TYPE "U"
	HALL WAY SYSTEM
	THREE HOUR RATED SEPERATION WALL UL #U419

DOOR SCHEDULE	
①	4'-0" x 7'-0" PERSONNEL DOOR (BY RABCO)
②	3'-0" x 7'-0" FIRE RATED DOOR (BY OTHERS)
③	3'-0" x 7'-0" PERSONNEL DOOR (BY OTHERS)

NOTE:
GC/CUSTOMER TO PROVIDE DISTANCE TO HOLD
DOWN PARTITIONS FROM BOTTOM OF ROOF
DECK BEFORE ANY MATERIALS CAN BE ORDERED.

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE



MAKORABCO
EAST COAST OFFICE: 1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34707 PHONE: (800) 980-0220

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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TELEPHONE: 303.733.8888
FAX: 303.733.8889
WWW.MAKORABCO.COM

ROBERT M. BEATTIE, PE
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TELEPHONE: 303.733.8888
FAX: 303.733.8889
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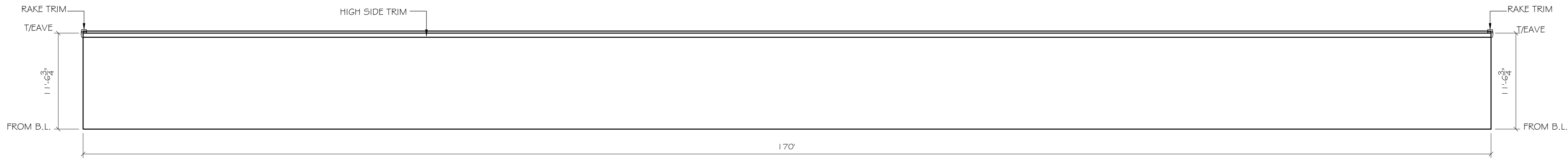
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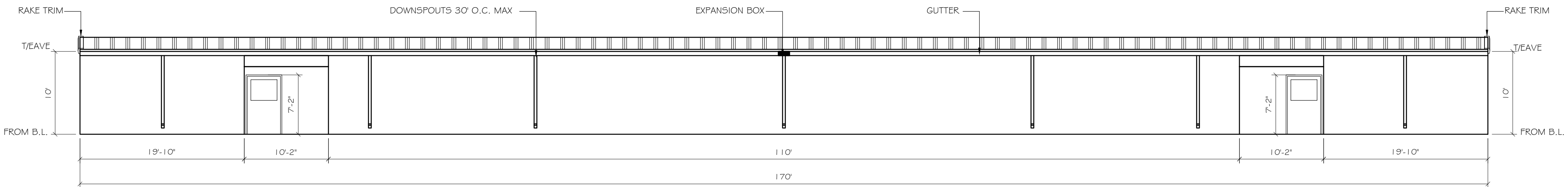
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STRC. 9
PARTITION PLAN

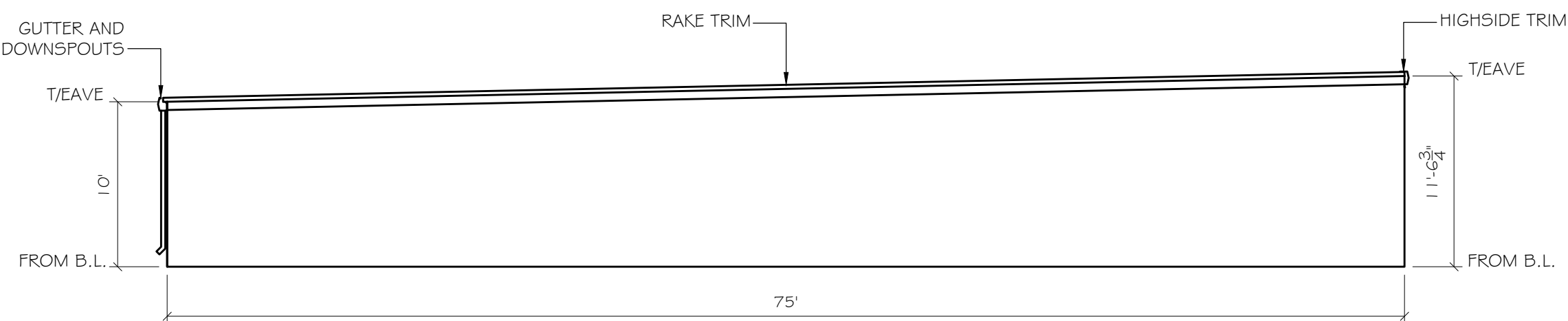
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JOB NO.	2639
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SHEET	



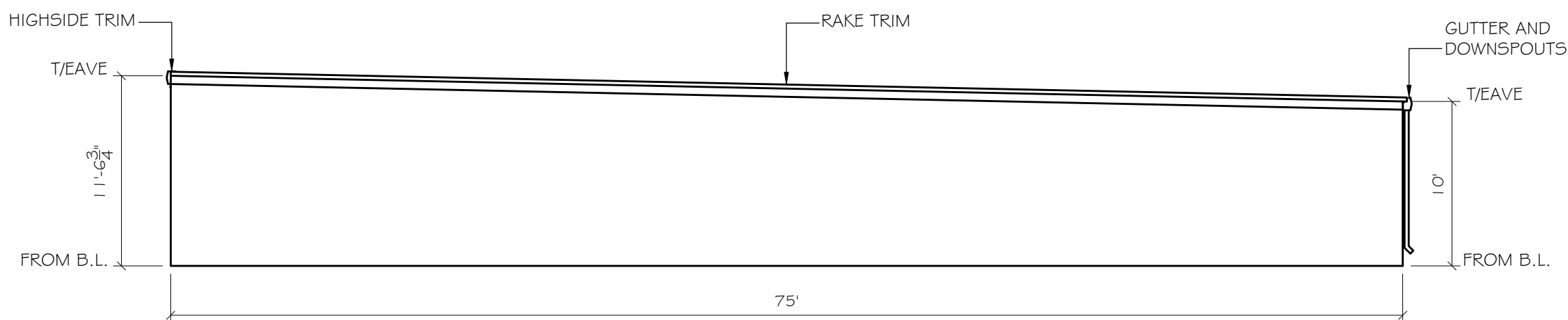
STRC. 9 EAST ELEVATION
1/8" = 1'



STRC. 9 WEST ELEVATION
1/8" = 1'



STRC. 9 SOUTH ELEVATION
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24ga STANDING SEAM ROOF
"ULTRA DECK" - GALVALUME
DOWNSPOUTS 30' O.C. MAX.
GUTTER EXP. BOX 90' O.C. MAX.

MARKUPS / REVISIONS			
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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD, INDIANA

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE

ROBERT M. BEATTIE, PE
10000 N. 100TH AVE., SUITE 100
WILLOWDALE, IL 60015
TEL: 708/541-1111
FAX: 708/541-1112
WWW.MAKORABCO.COM

ROBERT M. BEATTIE, PE
10000 N. 100TH AVE., SUITE 100
WILLOWDALE, IL 60015
TEL: 708/541-1111
FAX: 708/541-1112
WWW.MAKORABCO.COM

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10000 N. 100TH AVE., SUITE 100
WILLOWDALE, IL 60015
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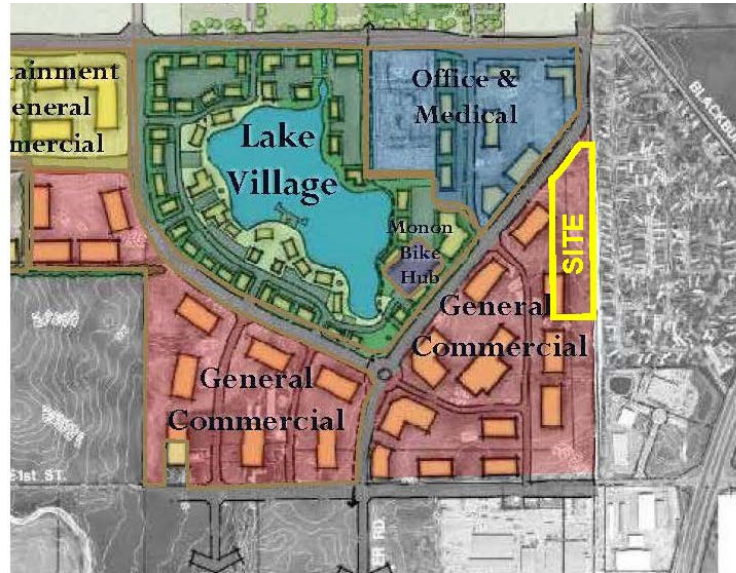
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SHEET	

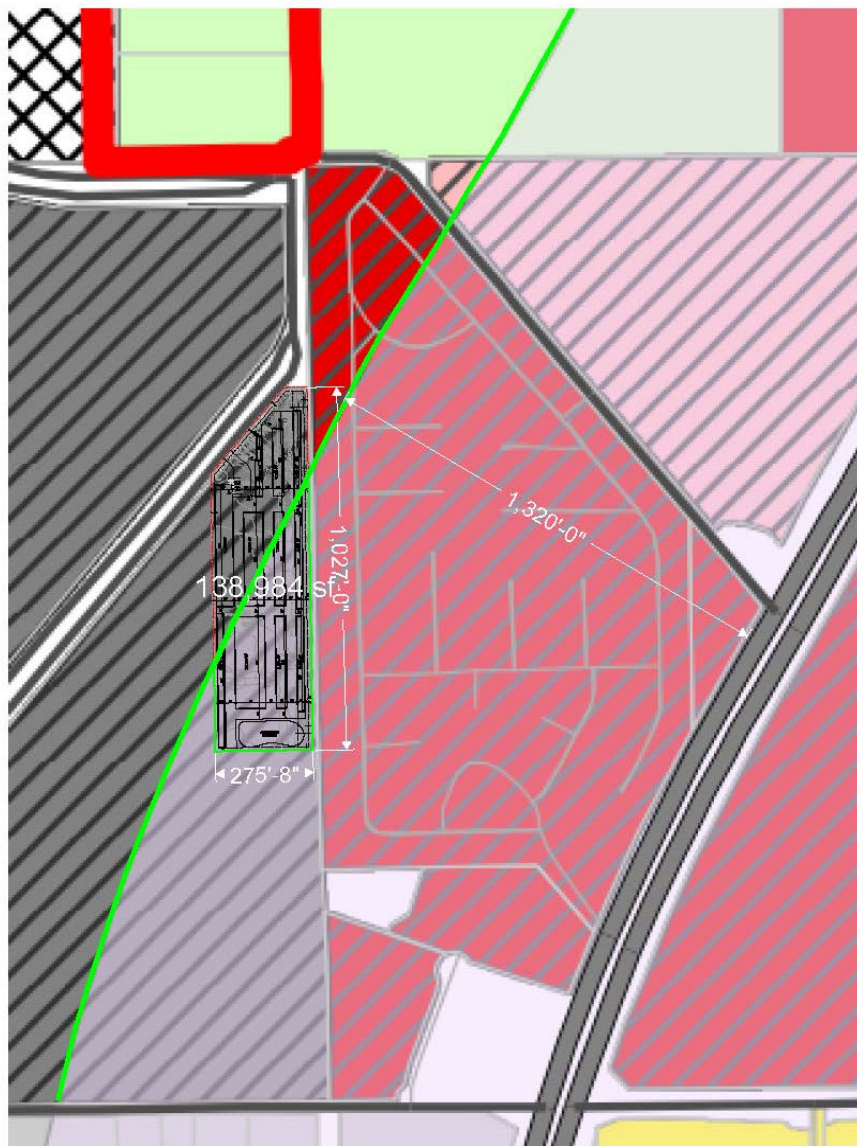


18425 Wheeler Road

Stakkd Storage, LLC Variance Request

- The applicant, Stakkd Storage, LLC (“Stakkd”), has filed a development standards variance application pertaining to a parcel of real estate that is commonly known as 18425 Wheeler Road.
- The Real Estate is approximately 5.9 acres, is located within the Grand Park Village PUD and is located east of and adjacent to the Charlestown on the Monon apartment community and west of and adjacent to the North Glen Village mobile home community.
- The Real Estate is zoned pursuant to the Grand Park Village PUD Ordinance, located within the “General Commercial” Area of Grand Park Village and is subject to the US Highway 31 Overlay District standards.
- As noted in the staff report, “self-storage” is a permitted use within the General Commercial Area of the PUD.





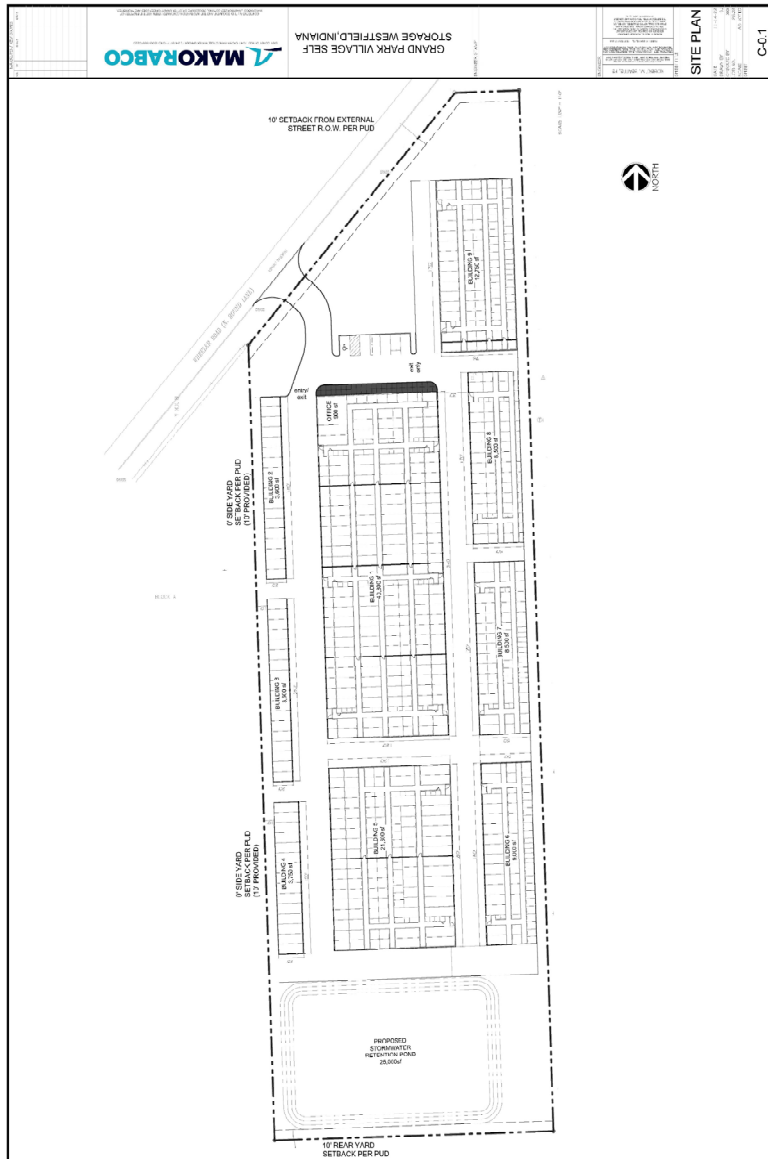
18425 Wheeler Road Stakkd Storage, LLC Variance Request

- In order for Stakkd to appropriately design the site plan for its intended use, it is requesting three (3) development standards variances from the standards of the US Highway 31 Overlay (see image to right).
- Minimum Lot Width,
- Maximum Lot Coverage, and
- Minimum Building Height
- Application of the Minimum Lot Width, Maximum Lot Coverage and Minimum Building Height present practical difficulties in the use of the Real Estate for the permitted use as there application prohibits achieving a desirable development layout for the subject property.
- US Highway 31 Corridor The variance pertains to standards that are intended to apply to the positioning of parcels, lot coverage and building heights in a manner which provides consistency for parcels along US Highway 31.
- As shown, the site is located with access along Wheeler Road with little (and arguably no visibility from US Highway 31) as the site is removed from US 31 by approximately 1,000 feet and intervening properties.
- As the development will comply in all other respects to the Grand Park Village PUD standards, the requested variance will not have a substantially adverse impact on the use and value of the area adjacent to the subject Real Estate.



18425 Wheeler Road Stakkd Storage, LLC Variance Request

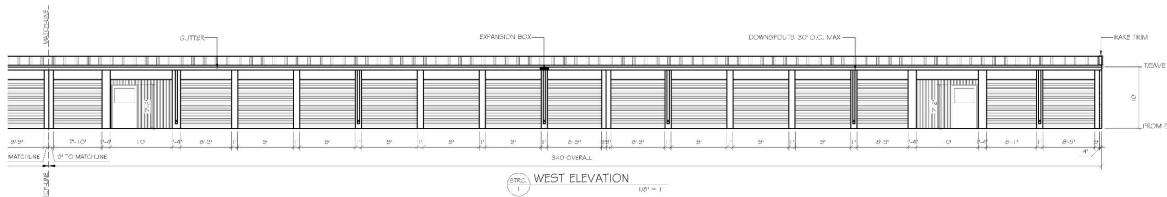
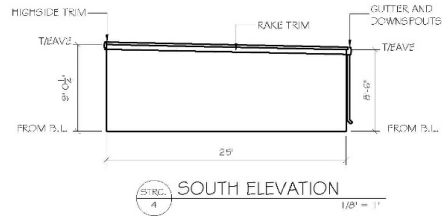
- Regarding the proposed site plan and building architecture, the site layout has been designed so that overhead doors will face internally and not toward Wheeler Road.
- The building architecture includes attractive facades which will meet the architectural requirements of the PUD and will further be landscaped along the building perimeters.
- Additionally, the benefits of the long narrow lot with added site coverage is that it provides a transition and visual buffer between Wheeler Road and the North Glen Village mobile home community to the east.
- As these results are desirable from a site development perspective, the strict application of the three (3) Overlay standards results in difficulties in achieving a desirable layout and design for the permitted use.



18425 Wheeler Road Stakkd Storage, LLC Variance Request

- Approval of the variance will allow for the site to be laid out in a manner allowing for the screening of all internal site activity with driveway access to the internal walls of buildings to position overhead doors to open internally and not be visible from surrounding properties.
- Absent approval of the requested variance the applicant will be prevented from designing a site plan with a layout and design that will align with and screen overhead doors resulting in a more appealing appearance for surrounding properties.
- Regarding the Maximum Lot Coverage request, additional lot coverage is a common component of self-storage facilities which again accommodates both the self-storage buildings, as well as the associated drive aisles around the buildings which provides access to the individual storage units.
- As self-storage is a permitted use on the Real Estate, the practical difficulty is that to appropriately design a self-storage development on the Real Estate, relief is necessary from the Maximum Lot Coverage and Lot Width standards of the US Highway 31 Overlay District.
- Again, standards which are designed to address building and site configurations with frontage (visibility) along US Highway 31.

18425 Wheeler Road Stakkd Storage, LLC Variance Request



- Regarding the Minimum Building Height request, a practical difficulty exists in that a roof height design of 14' would result in unnecessary overhead space that would not be visible from US Highway 31 and therefore not serve the purpose of the Overlay height standard as it relates establishing a minimum height directed at visibility from US Highway 31.
- The building height standard, as well as the other two standards of the Overlay where the applicant is seeking relief are designed to address buildings with frontage along US Highway 31, which is not a factor here as the Real Estate has no visual relationship to the US Highway 31 Corridor as previously illustrated.

18425 Wheeler Road
Stakkd Storage, LLC Variance Request

