



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Agenda - 5/13/2025
Tuesday, May 13, 2025 at 7:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals Meeting
MEETING DATE: Tuesday, May 13, 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

OPENING OF REGULAR MEETING

Note the presence of a quorum

Approval of Minutes - February 11, 2025

Review Rules of Procedure

ITEMS OF BUSINESS

2504-VS-06 [CONTINUED]

720 Liberty Drive

Cornerstone Bible Church by KJG Architecture, Inc.

The Petitioner requests a Variance of Development Standard to increase the maximum building height from twenty-five (25) feet to thirty-three (33) feet to accommodate the expansion of an existing Religious Institution on 4.1 acres +/- in the SF-3: Medium Density District (Article 4.6(G)).

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

2505-VS-07 [PUBLIC HEARING]

19010 Spring Mill Road

Courtney & Jeffrey Browne

The Petitioner requests Variances of Development Standard to modify Minimum Lot Frontage standard from 250 feet to 0 feet for an existing illegal nonconforming lot on 6 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District

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

Presented By: Daine Crabtree – dcrabtree@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

Adjourn



Petition Number: 2504-VS-06

Subject Site Address: 720 Liberty Drive (the “Property”)

Petitioner: Cornerstone Bible Church by KJG Architecture, Inc. (the “Petitioners”)

Request: The Petitioner requests a Variance of Development Standard to increase the maximum building height from 25 feet to 33 feet to accommodate the expansion of an existing Religious Institution use on 4.1 acres +/- in the SF-3: Single-Family Medium Density District

Current Zoning: SF-3: Single-Family Medium Density

Current Land Use: Institutional

Approximate Acreage: 4.1 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Building Elevations
4. Expansion Site Plan
5. CBC & Centennial HOA Meeting Summary

Staff Reviewer: Daine Crabtree, Current Planning Manager

PROPERTY INFORMATION & BACKGROUND

The subject Property is 4.1 acres +/- in size and located at 720 Liberty Drive, as seen in the Location Map ([Exhibit 2](#)). The Property’s zoning classification is the SF-3: Single-Family Medium Density District

REQUEST FOR VARIANCE

The Maximum Building Height standard for SF-3 zoned properties set forth in Article 4.6 of the Westfield-Washington Unified Development Ordinance (UDO) is 25 feet. For gable roofs, as proposed, the building height is measured from ground level to the mean height between eaves and ridges. The proposed building itself (see [Exhibit 3](#)) is proposed to be greater than currently permitted.

Per Article 6.6 of the UDO, Building Height Standards, church steeples are exempt from this standard in all zoning districts. As such, the steeple shown an additional 43 feet +/- in excess of the mean height between the eaves and ridges, is permitted by-right.



For additional context, per Article 6.6, Building Height, of the UDO, in Single-Family Districts in which Building Height is limited to twenty-five (25) feet, a Dwelling may be increased in height not to exceed thirty-five (35) feet provided Side Yard setbacks are increased an additional one (1) foot for each foot such building exceeds twenty-five (25) feet in height. As such, if this were a residential structure, the proposed structure would be permitted by-right and no variance would be needed.

Cornerstone Bible Church did hold a neighbor meeting with the Centennial HOA on May 5, 2025, for which a summary can be seen in **Exhibit 5**.

This petition is scheduled for a public hearing at the May 13, 2025, Board of Zoning Appeals (BZA) meeting.

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 will receive its public hearing at the May 13, 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.

Variations 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.**

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (The “Plan”) identifies the property within the “Existing Suburban” land use classification¹. The vision for the Suburban Residential classification is contemplated for future residential growth of the community, generally to the west and north of the Existing Suburban area.²

The Existing Suburban classification is designed to accommodate detached dwellings, attached dwellings, institutional uses, and recreational uses³. The Plan also contemplates Existing Suburban to:

- Ensure that new development occurs in a way that it is contiguous with existing development:
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development:
- Encourage a diverse range of homes styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield, and:
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.

¹ Page 24 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Land Use Classifications and Development Policies.

² Page 38 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Background.

³ Pages 38-39 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan; New Suburban.



DEPARTMENT COMMENTS

If the Board is inclined to approve 2504-VS-06, The Department recommends the following findings and conditions:

Recommended Findings for Variance of Development Standard (2504-VS-06):

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 is permitted; additionally, because the use of the property is non-residential, the ability to increase building height is limited in a way that is not if it were residential. If the structure on the Property were residential, the proposed variance would not be needed.

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, permitted by-right, will not change.

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 application of the zoning ordinance would result in a sanctuary inefficient to seat its members. Because of the sloped roofs, which maintain the architectural style of the building and surrounding buildings, the size of the building footprint needed increases the roof height needed.

Recommended Conditions:

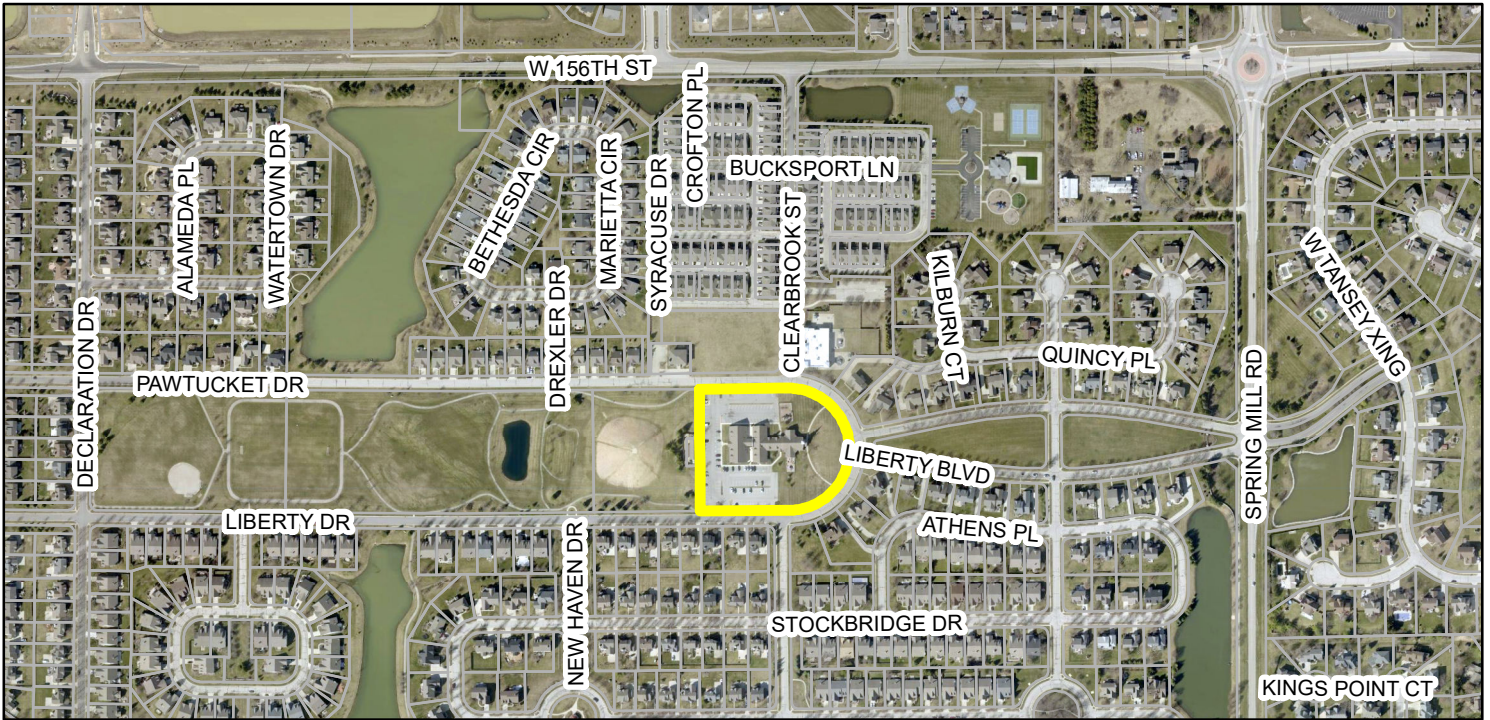
- That the Property be developed in substantial compliance with the Building Elevations **(Exhibit 3)**.
- That the Petitioner record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department



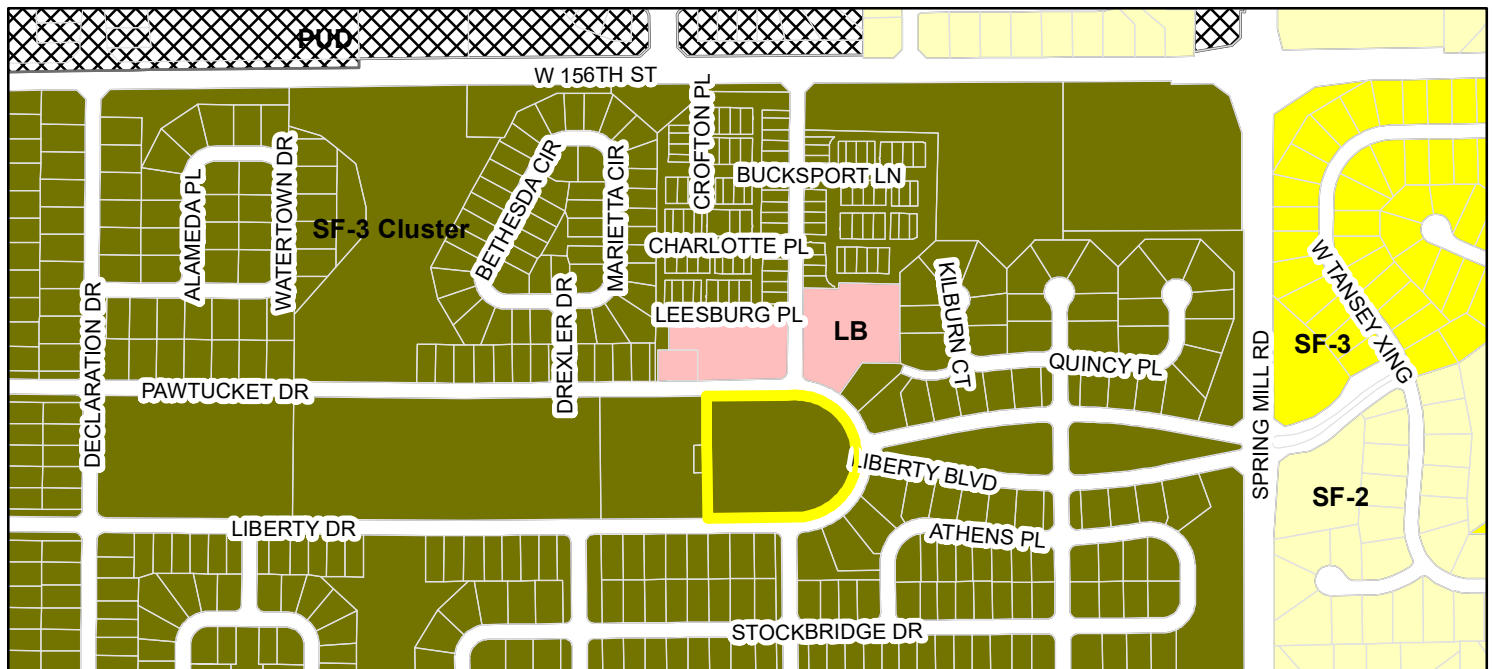
Denial: If the Board is inclined to reject or deny the Variance of Development Standard, then the Department recommends denying the Variance of Development Standard, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant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

Aerial Location Map

Site



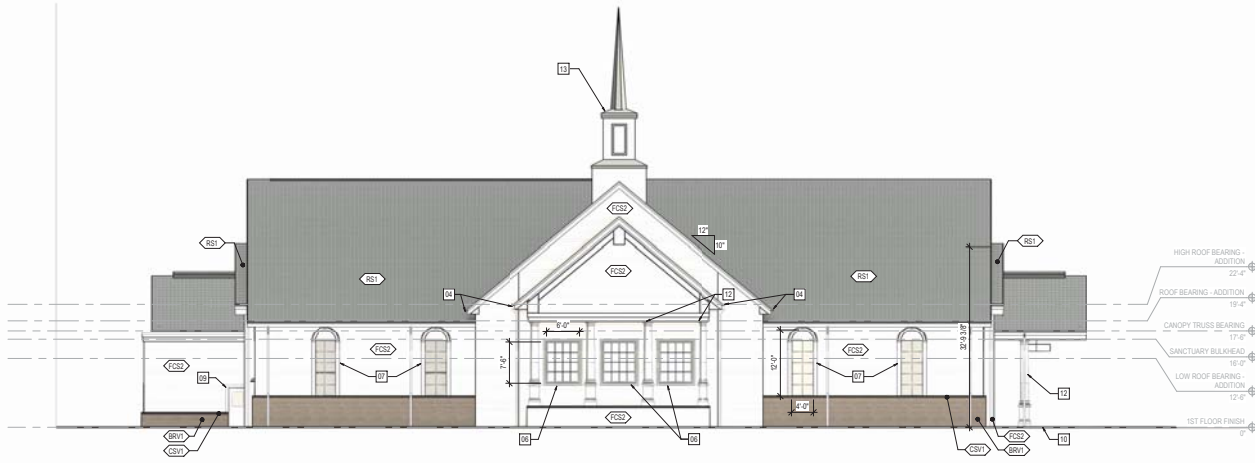
Zoning Map



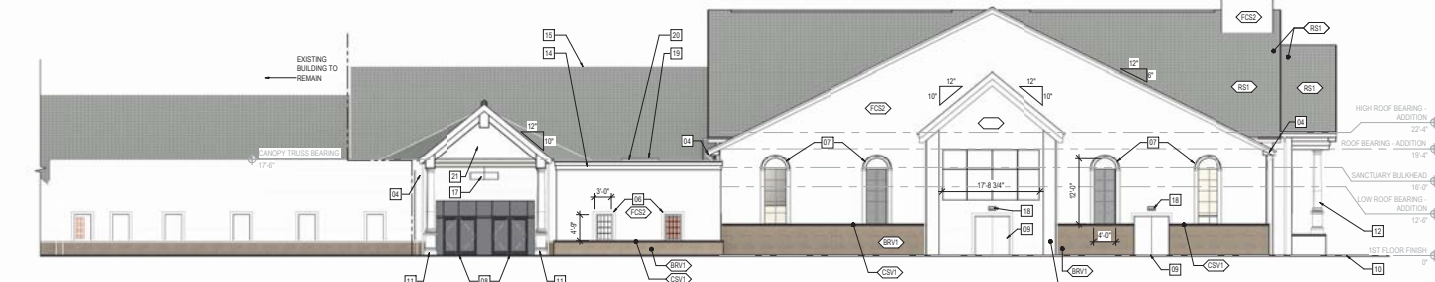
- Parcel selection
 - Parcel
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)
 - SF-3 Cluster
 - LB (Local Business)
- Zoning - All**
- Zoning**



2 NORTH BUILDING EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST BUILDING EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH BUILDING EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND



GENERAL EXTERIOR ELEVATION NOTES

- A. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS OF THE PROPOSED STRUCTURE ARE CORRECT BEFORE BEGINNING WORK.
- B. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
- C. ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.
- D. COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
- E. COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEER'S SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS, AND RAMPS, ETC.
- F. PRODUCT MANUFACTURER LISTED ON DRAWINGS ARE DETERMINED TO BE FOR BASIS OF DESIGN.
- G. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS FOR ACCURACY.

EXTERIOR ELEVATION KEYNOTES

- | KEY | NOTE |
|-----|--|
| 01 | ARCHITECTURAL SHINGLE ROOFING. SEE EXTERIOR FINISH INDEX FOR COLOR |
| 02 | CONTINUOUS ROOF VENT. FINISH TO MATCH ADJACENT ROOFING |
| 03 | FASCIA PROFILE TO MATCH EXISTING. SEE EXTERIOR FINISH INDEX FOR COLOR |
| 04 | CONTINUOUS ALUMINUM 6" K-STYLE PROFILE GUTTER SYSTEM. COLOR TO MATCH FASCIA |
| 05 | RECTANGULAR ALUMINUM DOWNSPOUT WITH BOOT. SEE EXTERIOR FINISH INDEX FOR COLOR |
| 06 | RESIDENTIAL STYLE WINDOWS WITH MULLIONS AND 2x6 CASTING TRIM. SEE SHEET A600 FOR DETAILS |
| 07 | RESIDENTIAL STYLE WINDOWS WITH CLEAR GLASS, MULLIONS AND TRIM. OPERABLE BLACKOUT SHAKES ON INTERIOR. SEE SHEET A600 FOR DETAILS |
| 08 | ALUMINUM STOREFRONT WINDOWDOOR. SEE EXTERIOR FINISH SCHEDULE AND SHEET A600 FOR DETAILS |
| 09 | NEW DOOR AND TRIM. SEE A600 SERIES FOR DETAILS |
| 10 | APPROXIMATE GRADE, SIDEWALK, OR ASPHALT ALLOW FOR PROPER FLASHING AT BUILDING AND PROVIDE POSITIVE SLOPE AWAY FROM THE BUILDING. SEE CIVIL |
| 11 | BRICK WRAPPED COLUMN WITH CAST STONE CAP. SEE SHEET ____ FOR DETAILS |
| 12 | COLUMN WRAP AT STEEL COLUMN. SEE SHEET ____ FOR DETAILS |
| 13 | PRE-ENGINEERED CHURCH STEEPLE |
| 14 | VARIABLES |
| 15 | EXISTING ROOF TO REMAIN |
| 16 | EXISTING CANOPY |
| 17 | EXTERIOR RATED PENDANT LIGHT. SEE ELECTRICAL |
| 18 | WALL PACK. SEE ELECTRICAL |
| 19 | 20 OR 25 TON RTU. SEE SHEET A120 FOR PLACEMENT. SEE M SERIES FOR DETAILS |
| 20 | ROOF ACCESS HATCH. SEE SHEET A120 FOR PLACEMENT |
| 21 | CEMENT BOARD WRAPPED CANOPY STRUCTURE |
| 22 | RECTANGULAR ALUMINUM DOWNSPOUT WITH BOOT. SEE EXTERIOR FINISH INDEX FOR COLOR |



PROFESSIONAL SEAL:



DISCLAIMER:
This is an original design created by K&G Architecture, Inc. The information herein is intended for the use of the client and is not to be distributed or used for any other purpose. It is not a representation of any other party and is not intended to be used for any other purpose.



GENERAL CONTRACTORS
Design • Architecture • Construction

MASTER EXTERIOR FINISH INDEX

MARK	MATERIAL	MFR.	COLOR / FINISH
EXTERIOR MASONRY FINISHES			
BRV1	BRICK VENEER	TBD	TO MATCH EXISTING
CSV1	CAST STONE VENEER		TO MATCH EXISTING
EXTERIOR METAL FINISHES			
AGD1	ALUMINUM GUTTER & DOWNSPOUT SYSTEM		COLOR: TO MATCH WHITE FASCIA BOARD AND LAP SIDING
EXTERIOR CLADDING FINISHES			
FC1T	FIBER CEMENT TRIM		TO MATCH V51
FC1S	FIBER CEMENT SIDING		TO MATCH V51
FC2S	FIBER CEMENT SIDING WITH REVEALS		TO MATCH V51
V51	VINYL SIDING WITH 6" EDGE TRIM		TO MATCH EXISTING
EXTERIOR ROOFING FINISHES			
R1	ARCHITECTURAL ROOF SHINGLES		
VF	VINYL FASCIA		
RM	ROOFING MEMBRANE		
MISCELLANEOUS			
ANP1	PREFINISHED ALUMINUM ANODIZED FINISH		
PN1	EXTERIOR DOOR PAINT		

NOTE: CONFIRM ALL FINISH SELECTIONS WITH OWNER PRIOR TO ORDERING

EXTERIOR ELEVATIONS
BUILDING ADDITION AND RENOVATION
CORNERSTONE BIBLE CHURCH
7001 BERTHY DRIVE
WESTFIELD, IN 46074
HAMILTON COUNTY

PROJECT DATE: 2025-02-26
SHEET REVISIONS: NO. DESCRIPTION DATE

PROJECT NUMBER: A2024.083 CHECKED BY: JS

SHEET NUMBER: **A201**

Cornerstone Bible Church & Centennial HOA Discussion Forum

Date: 5/5/25

Location: CBC

Time: 6-7PM

Meeting Background:

The Executive Pastor of CBC Ryan Swedberg reached out to HOA board member Mike Lyons on April 10th inquiring about hosting a meeting with CBC for Centennial residents and communicating information about this meeting through the HOA. Approval for information to be distributed through HOA communication channels was granted and details were sent out later in April for this May 5th meeting. The meeting was held in the sanctuary at CBC and was open to any residents of the Centennial neighborhood or any staff/elders at Cornerstone Bible Church. Approximately 20 residents from the Centennial neighborhood attended the meeting.

Meeting Format:

The meeting was led by the Executive Pastor and detailed CBC's desire to build a new sanctuary. Explanation was given concerning the proposed building footprint, where CBC is at in the process of obtaining funding & permits to build this sanctuary, and the tentative construction timeline. It was stressed that the current zoning variance request before the City of Westfield is not the standard city permitting process but is instead focused on merely the height of the building. Residents were made aware that should this variance fail to pass, CBC will have to go back to the drawing board on their sanctuary design and may have to shift away from designing a "New England" style structure. After 15 minutes of speaking and providing a general explanation of the project, the Executive Pastor opened the floor for questions for the remaining 45 minutes.

Primary Resident Questions & Concerns:

The questions from the residents were varied and consisted of clarifying questions from the presentation (e.g. "Is the variance height for the building in general or the steeple?" "Is the variance for existing construction or new construction?"), logistic questions (e.g. "Will CBC lose parking in this expansion?" "How many people will the new sanctuary hold?") and philosophy of ministry questions (e.g. "Why is CBC not looking to move out of the neighborhood and build elsewhere?"). The two primary discussion points/concerns/questions that were circled back to repeatedly were concern about traffic/parking with this expansion and concern about the parking lot lights at night. Residents also expressed concern about the (unrelated) Duke project in the neighborhood.

Action Steps:

The Executive Pastor closed the meeting at 7pm and indicated to residents that he would speak to the Facilities Director of CBC about the possibility of either dimming parking lot lights in the evening or finding softer lights.





Petition Number: 2505-VS-07

Subject Site Address: Generally located at 19010 Spring Mill Road (the “Property”)

Petitioner: Courtney & Jeffrey Browne (the “Petitioner”)

Request: The Petitioner requests Variance of Development Standard to modify the Minimum Lot Frontage in order to construct a home addition on 6 acres +/- within the AG-SF1: Agricultural / Single-family Rural District.
UDO Article 4.2(D)

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

Current Land Use: Residential

Approximate Acreage: 6 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Plot Plan
4. Exterior Elevations

Staff Reviewer: Ryan Collingwood, Associate Planner

PROPERTY INFORMATION & BACKGROUND

The subject Property is approximately 6 acres in size and generally located at 19010 Spring Mill Road, as seen in the Location Map (**Exhibit 2**). The Property’s zoning classification is the AG-SF1: Agricultural / Single-family Rural District.

The Property was illegally split in 2003 through a previous owner of the property. In order to make improvements to the Property, a Variance to remedy the illegal nonconforming lot must be granted. The Minimum Lot Frontage standards of the AG-SF1 District are currently not being met.

REQUEST FOR VARIANCE

The Petitioner intends to construct a home addition on the Property. In order to legally construct the structure & develop the property to the Petitioner’s request, a Variance of Development Standard is required to be sought due to the site having 0 feet of road frontage. Outlined below is the request for Variance:



- **UDO Article 4.2(D) – Minimum Lot Frontage (250 feet)**
 - *Due to the nature of the property split that occurred over two decades ago, the subject parcel was left over with 0 feet of road frontage on Spring Mill Road. In order to provide improvements to the Property, the Minimum Lot Frontage must be modified.*

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 May 13, 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 2505-VS-07, The Department recommends the following findings and conditions:

Recommended Conditions:

- That the Property develop in substantial compliance with the Plot Plan & Exterior Elevations (**Exhibit 3 & 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 (2505-VS-07):

- 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 residence is not changing.

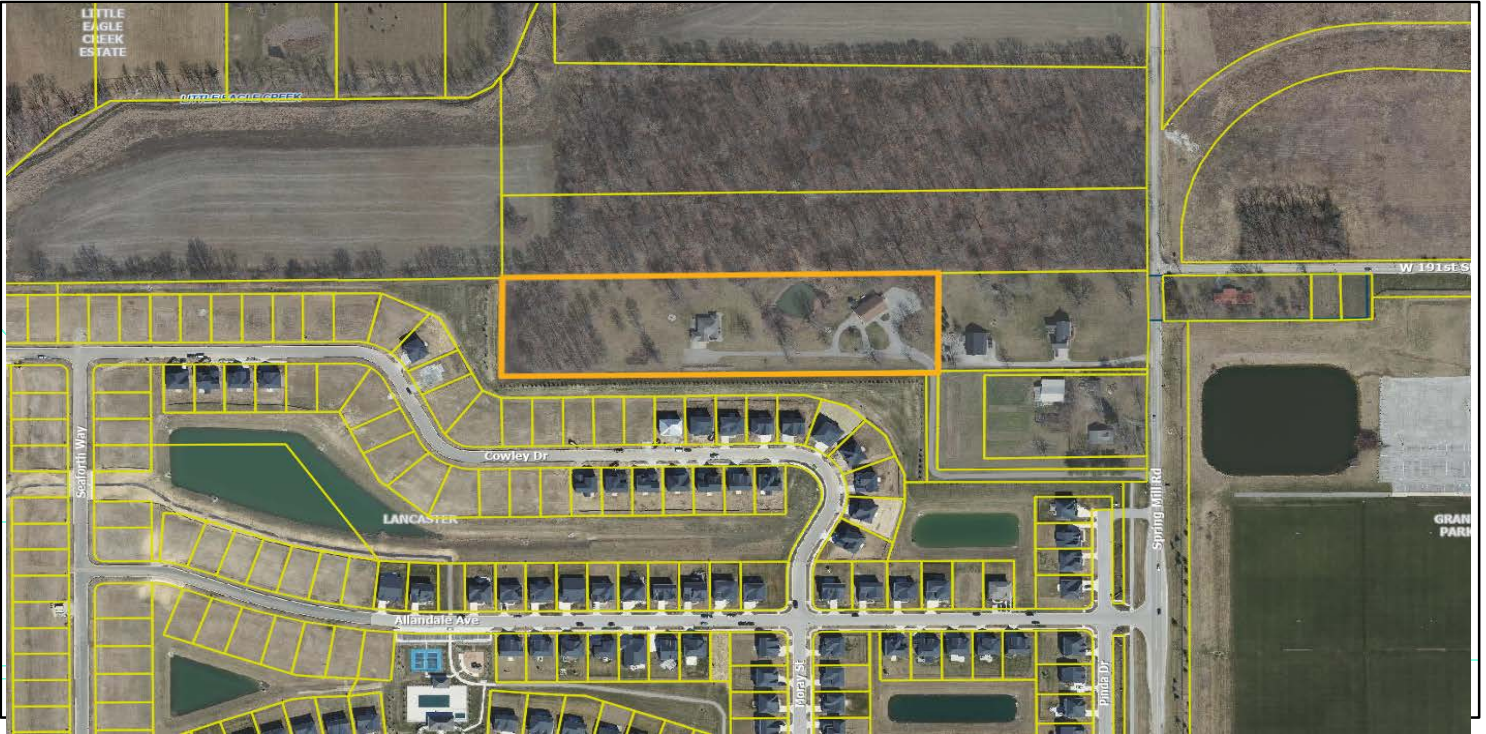
- 3) ***The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.***

Finding: Strict adherence to the zoning ordinance would result in the Petitioner not being permitted to develop the site further and would render the future expansion of residence not possible.

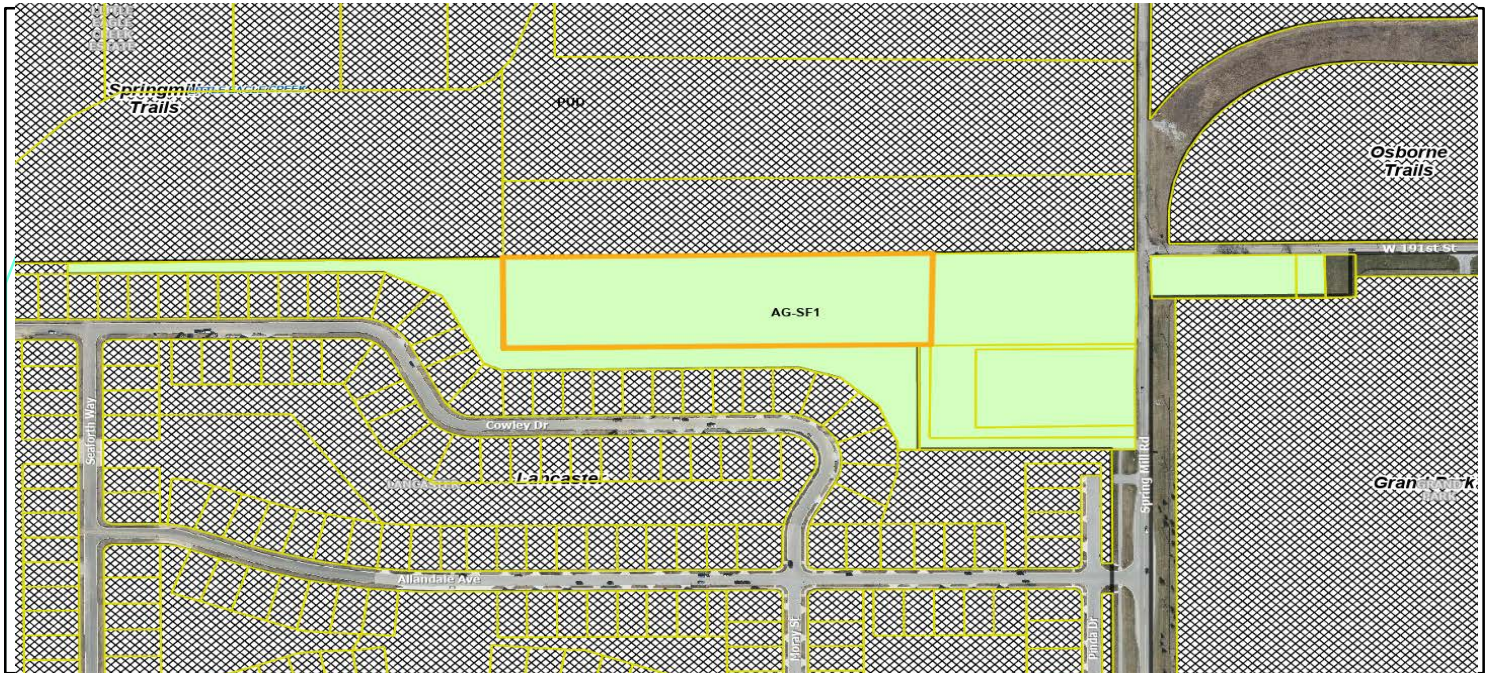
Denial: If the Board is inclined to reject or deny the Variance of Development Standard, then the Department recommends denying the Variances of Development Standard, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant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

Aerial Location Map

 Site



Zoning Map



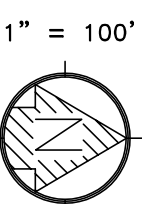
0 0.0275 0.055
Miles



19010 SPRING MILL ROAD

PARCEL#: 08-05-27-00-00-008.102
WESTFIELD, INDIANA

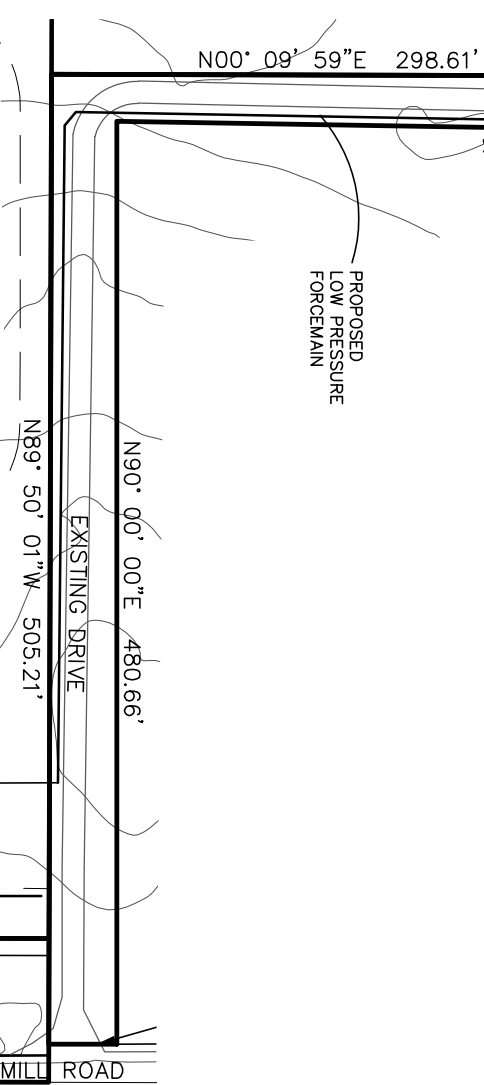
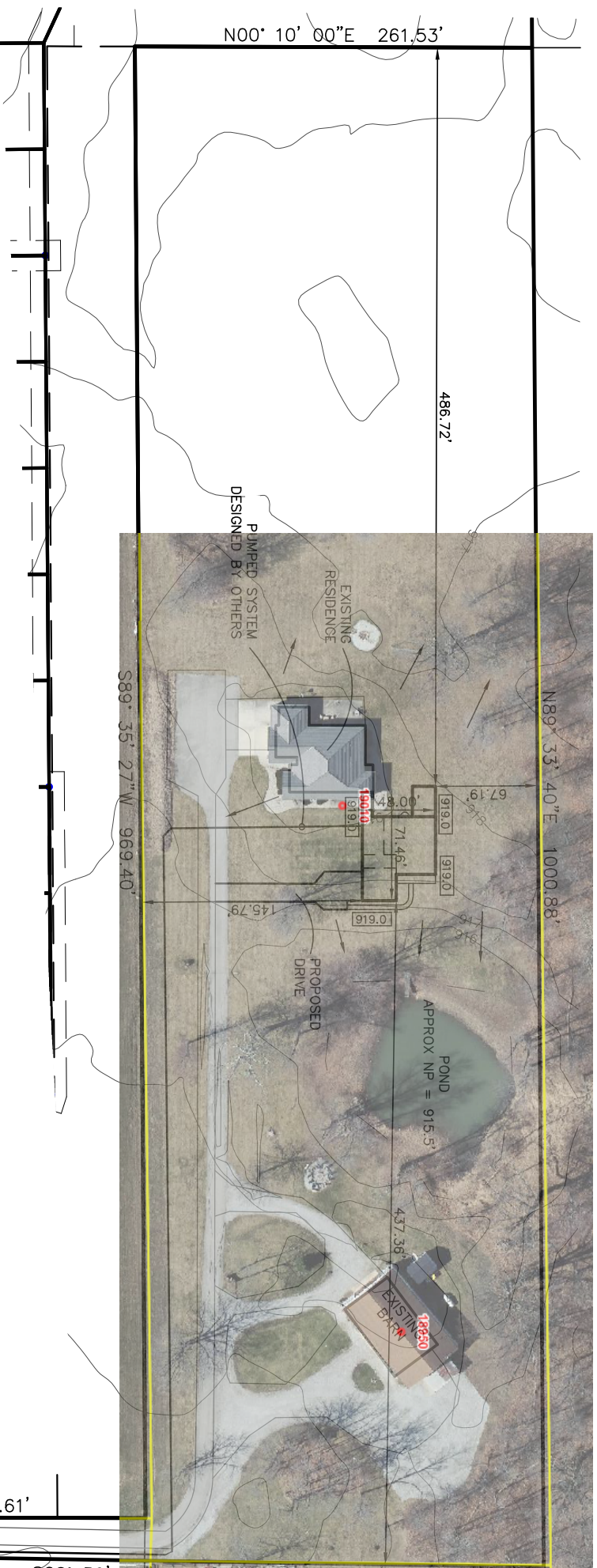
PLOT PLAN



PREPARED FOR



IGA 631
FOR BROWNE RESIDENCE



- NOTE:
- DRIVE ENTRY TO CONFORM WITH CITY OF WESTFIELD STD.
 - SEE SHEET 2 FOR CLEAN WATER PERMIT EROSION CONTROL PLAN
 - IT SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THE BUILDING DIMENSIONS, BUILDING LOCATIONS, THE LOCATION OF OTHER PERTINENT FEATURES AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. THE INTENDED USE OF THIS PLOT PLAN IS FOR SECURING BUILDING PERMITS ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

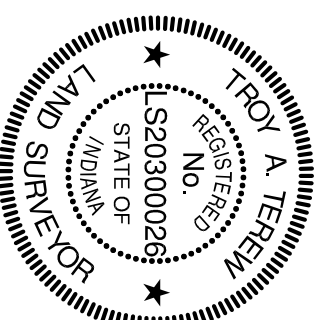
NOTE: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE(S)

LEGEND

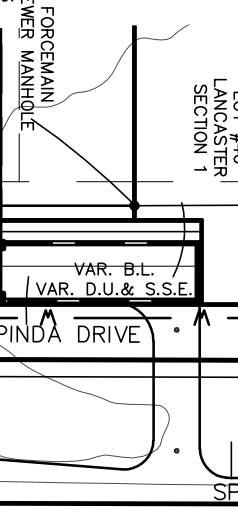
000.0 — PROPOSED GRADE

000.0 — EXISTING GRADE

T
A
E



CONNECT LOW PRESSURE FORCEMAIN TO EXISTING SANITARY SEWER MANHOLE PER DISTRICT STANDARDS



TRUBUE
NORTH

LAND DEVELOPMENT CONSULTING & LAND SURVEYING SERVICES
11650 Ohio Road, Suite#1000-289
Fishers, Indiana 46037
Phone: (317)-841-8754
Fax: (317)-841-8762
E-mail: Troy@Truorthindy.com

DRWN: TAT	DATE: 03/24/25	SCALE: 1" = 100'
JOB#: 25-439	REV.#1:	DOCUMENT SIZE: 8-1/2"x14"
ZONED: MF-1		F.F.E. HSE: 921.0' / ME
SIDEYARD: 20' MINIMUM		F.F.E. GAR: 919.7'
REARYARD: 20' MINIMUM		F.F.E. BSM'T: 911.8'
FRONTYARD: 20' MINIMUM		

SHEET 1 OF 2

TYPICAL TRIM:
6" FASCIA (ALL SIDES)
8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

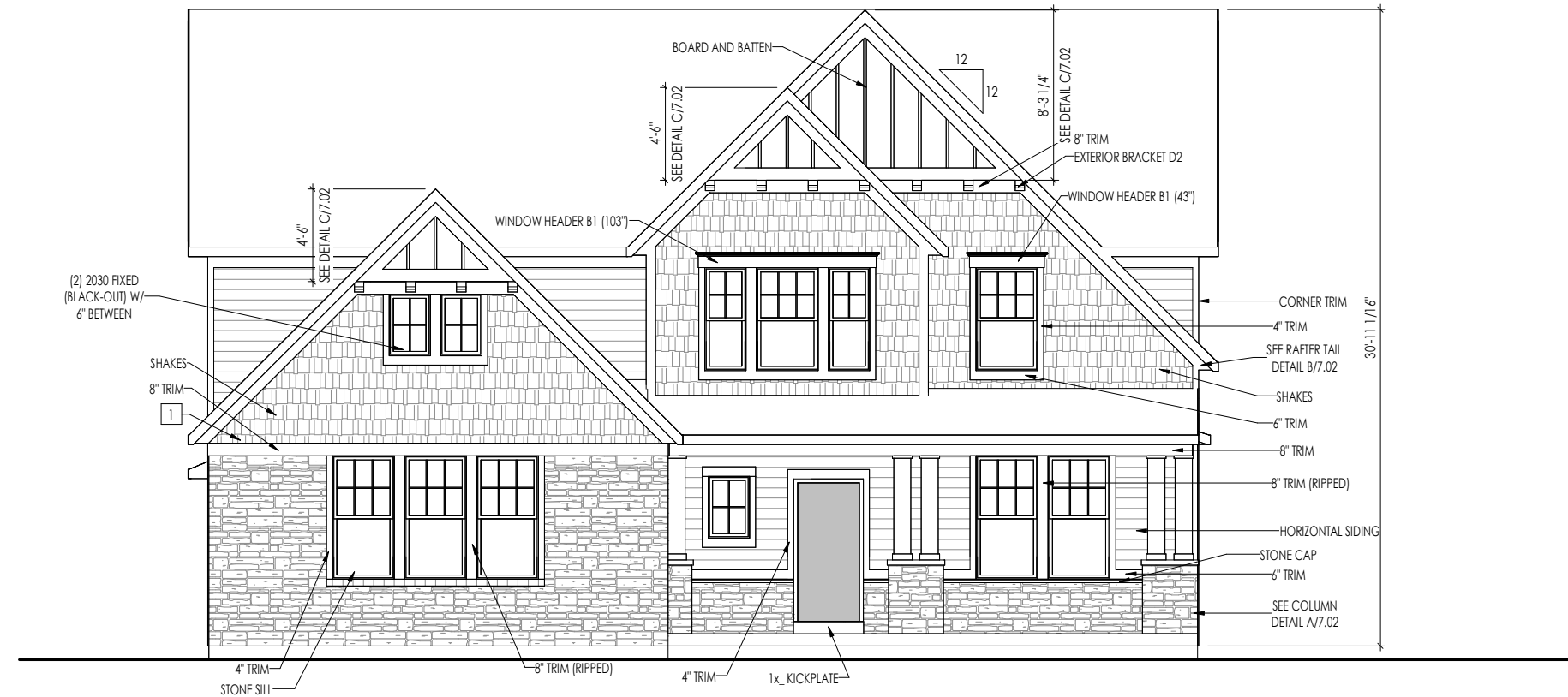
- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ROOFING MATERIAL PER SELECTIONS.
- FRONT DOOR AND GARAGE DOORS PER SELECTIONS

Key Notes:

- (ELEV. A)** - CANTILEVER GABLE END TRUSS TO COVER STONE VENEER BELOW - SEE DETAIL D/7.02
-
-
-
-

BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	HEIGHT OF VENEER ABOVE LINTEL
Up to 3'-6"	L3-1/2 x3-1/2 x1/4	20 FT. MAX
Up to 6'-0"	L5x 3- 1/2x 5/16 (LLV)	20 FT. MAX
Up to 8'-0"	L6x 3- 1/2x 3/8 (LLV)	20 FT. MAX
9'-0"	L7x 4x 3/8 (LLV)	12 FT. MAX
*16'-0"	L7x 4x 3/8 (LLV)	3 FT. MAX
*16'-0"	L8x 4x 1/2 (LLV)	4-1/2 FT. MAX

ALL LINTELS <=6' SHALL HAVE 4" MINIMUM BEARING AT EACH END.
 ALL LINTELS >=6' SHALL HAVE 8" MINIMUM BEARING AT EACH END.
 * FASTENED TO HDR @ 1/3 SPAN POINTS THRU 1-1/2" LONG VERTICALLY SLOTTED HOLES IN LINTEL w/ 1/2" DIA. x 3-1/2" LONG LAG SCREWS. LOCATE LAG SCREWS @ MIDDLE OF SLOTTED HOLE & TIGHTEN SCREWS ENOUGH TO ALLOW MOVEMENT OF LINTEL.
 ***ANY LINTEL CONDITION NOT SPECIFIED ABOVE SHALL BE DESIGNED



ELEVATION 'A'

Space for Architect Seal

RESIDENCE FOR:
BROWNE
 19010 SPRINGMIL ROAD
 SUBDIVISION NAME

Job Number: IGA-0631-00	Drawing Date: 2/27/25	Coord Name: LUKE RAMLER	Coord Phone: 859-578-4212
House Name: ALDEN			Contract Drawn By: HMA
Born on Date: 08.28.18			CDs Drawn By: BLC
Series: III			Plan No.:

REISSUED: 03/05/2025

Drees HOMES
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 Phone: [317] 347-7300

Sheet Information

6.01

Front Elevation
 Elevation "A"

TYPICAL TRIM:
6" FASCIA (ALL SIDES)
8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET 04.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.
4. FRONT DOOR AND GARAGE DOORS PER SELECTIONS

Key Notes:

- 1 -
- 2 -
- 3 -
- 4 -
- 5 -



Space for Architect Seal

REISSUED: 03/14/2025

RESIDENCE FOR:
BROWNE
19010 SPRINGMIL ROAD
SUBDIVISION NAME

Job Number: IGA-0631-00	Drawing Date: 2/27/25	Coord Name: LUKE RAMLER	Coord Phone: 859-578-4212
House Name: ALDEN			Contract Drawn By: HMA
			Series: III
Born on Date: 08.28.18		CDs Drawn By: BLC	Plan No.:

<p>Drees HOMES SM</p> <p><small>Copyright © 2018 (2022) The Drees Company. All Rights Reserved. 900 East 96th Street, Suite 100, Indianapolis, IN 46240 Phone: [317] 347-7300</small></p>	<p>Sheet Information</p>	<p>6.02 Garage Side Elevation Elevation "A"</p>

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REISSUED: 03/05/2025

TYPICAL TRIM:
6" FASCIA (ALL SIDES)
8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.
4. FRONT DOOR AND GARAGE DOOR PER SELECTIONS

Key Notes:

- 1 -
- 2 -
- 3 -
- 4 -
- 5 -



Space for Architect Seal

RESIDENCE FOR:
BROWNE
19010 SPRINGMIL ROAD
SUBDIVISION NAME

Job Number: IGA-0631-00	Drawing Date: 2/27/25	Coord Name: LUKE RAMLER	Coord Phone: 859-578-4212
House Name: ALDEN			Contract Drawn By: HMA
Born on Date: 08.28.18			CDs Drawn By: BLC
Drawing Scale: 1/8" = 1'0"			Series: III
Plan No.:			

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Sheet Information

6.03
Rear Elevation
Elevation "A"

REISSUED: 03/14/2025

TYPICAL TRIM:

6" FASCIA
(ALL SIDES)

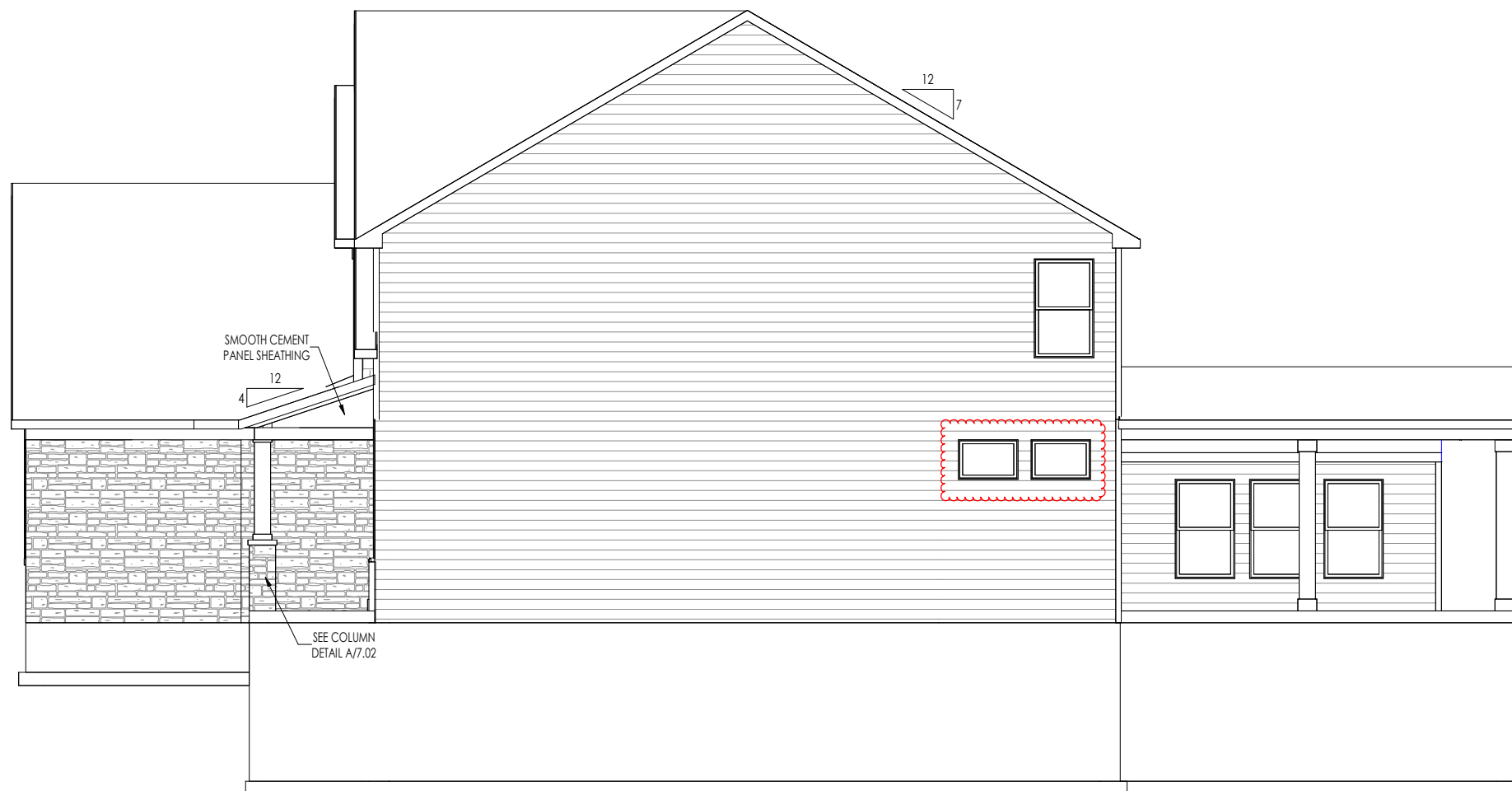
8" FRIEZE
(FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.
4. FRONT DOOR AND GARAGE DOORS PER SELECTIONS

Key Notes:

- 1 -
- 2 -
- 3 -
- 4 -
- 5 -



Space for Architect Seal

RESIDENCE FOR:
BROWNE
19010 SPRINGMIL ROAD
SUBDIVISION NAME

Job Number: IGA-0631-00	Drawing Date: 2/27/25	Coord Name: LUKE RAMLER	Coord Phone: 859-578-4212
House Name: ALDEN			Contract Drawn By: HMA
Born on Date: 08.28.18			CDs Drawn By: BLC
Series: III			Plan No.:

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Sheet Information

6.04
Side Elevation
Elevation "A"

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