



CITY OF WESTFIELD, IN
BoardofZoningAppeals_Meeting_Agenda_12_14_2021

Tuesday, December 14, 2021 at 07:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals (BZA)

MEETING DATE: Tuesday, December 14, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

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

Viewable online at: <https://www.youtube.com/user/CityofWestfieldIN>

To submit a comment for the record on any Public Hearing item, please email planners@westfield.in.gov

OPENING OF REGULAR MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the presence of a quorum

Approval of Minutes

November 9, 2021

Documents: [BZA Minutes - November 9, 2021](#)

Review Rules & Procedures

ITEMS OF BUSINESS:

2112-VS-44 [PUBLIC HEARING]

1589 S. Waterleaf Drive

LandWorx Engineering, LLC

The Petitioner requests a Variance of Development Standard to permit a dumpster enclosure in the Front Yard setback of the 0.88 acre +/- Property in the Harmony Planned Unit Development District (Article 6.1(H)(2)).

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Application](#)

2112-VS-45 [PUBLIC HEARING]

Monon Hills Entry Sign

Noah Herron

The Petitioner requests a Variance of Development Standard to increase the maximum Sign Area of a residential Monument Sign from thirty-two (32) square feet to one hundred and forty (140) square feet in the Monon Hills PUD District (Article 6.17(G)(1) (a)).

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Conceptual Entry Sign Rendering](#) | [Exhibit 4: Entry Sign Example](#) | [Exhibit 5: Application](#)

2112-VS-46 [PUBLIC HEARING]

18148 Lake Winds Drive

Mud Slingers, Inc.

The Petitioner requests a Variance of Development Standard to encroach three (3) feet into the twenty-five (25) foot Rear Yard Setback on 0.31 acres +/- in the Andover PUD District due to a swimming pool and deck foundation error.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#)

2112-VU-09 [PUBLIC HEARING]

4202 W. SR 32

J-Maq Holdings, LLC by Joy Skidmore

The Petitioner requests to extend an existing Variance of Use which permits a machine shop use on 29.18 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Existing Variance 94-V-18](#) | [Exhibit 4: Existing Structure & Parking](#)

ITEMS CONTINUED TO A FUTURE MEETING:

None

REPORTS/COMMENTS:

Plan Commission Liaison

Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

December 14, 2021

2112-VS-44

Exhibit 1

Petition Number: 2112-VS-44

Subject Site Address: 1589 S. Waterleaf Drive ("the Property")

Petitioner: LandWorx Engineering, LLC ("the Petitioner")

Request: The Petitioner requests a Variance of Development Standard to allow a dumpster enclosure within the Front Yard¹ setback of the Property in the Harmony Planned Unit Development (PUD) District (Article 6.1(H)(2)).

Current Zoning: Harmony Planned Unit Development (PUD) District

Current Land Use: Commercial

Approximate Acreage: 0.88 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Application

Staff Reviewer: Caleb Ernest, Senior Planner

OVERVIEW

Location: The subject property is 0.88 acres +/- in size (the "Property") and located at 1589 S. Waterleaf Drive (see **Exhibit 2**). The Property is zoned the Harmony PUD District. All adjacent properties are also zoned the Harmony PUD District.

Property History: The Property was zoned the Harmony PUD District (the "Ordinance") in January of 2013. The Property is located within the mixed use district as established in the Ordinance. An amendment to the Ordinance was approved in October of 2016 modifying standards of the mixed use area. The Overall Development Plan and Primary Plat for the mixed use area, including the Property, was approved in June of 2016. The Secondary Plat, containing Lot 4 (the Property), was recorded in July of 2017. The Detailed Development Plan (the "DDP") for the Property was approved in March of 2021.

Requested Variances: The Petitioner is requesting a Variance of Development Standard to allow a dumpster enclosure within the Front Yard setback of the Property in the Harmony PUD District.

¹ "Front Yard" is defined in the UDO as "A Yard extending across the full width of the Lot, the depth of which is the least distance between the Front Lot Line and the Front Yard Building Setback Line."



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

December 14, 2021

2112-VS-44

Exhibit 1

SUMMARY OF VARIANCE

In order to accommodate the Property having three (3) Front Yards and locating a dumpster enclosure on the site (see Exhibit 3), the location of the dumpster enclosure is located within a Front Yard setback. The Petitioner is requesting this Variance of Development Standard to allow the dumpster enclosure within the Front Yard as shown in the 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 December 14, 2021, 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 UDO² 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 UDO³ 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:

² Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

³ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

December 14, 2021

2112-VS-44

Exhibit 1

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 finds that adequate evidence is shown that the Variance of Development Standard meets the applicable review criteria, then the Department recommends approval of the Variance of Development Standard (2112-VS-44), with the recommended conditions and findings as set forth below:

Recommended Conditions of Approval:

1. That the dumpster enclosure only be permitted in the Front Yard as shown and in substantial compliance with **Exhibit 3**;
2. 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 requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the proposed dumpster enclosure will otherwise comply with the applicable standards of the Harmony PUD and the Unified Development Ordinance (UDO).

- 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 surrounding properties because the use of the property 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 adherence to the zoning ordinance would result in the inability to place the proposed dumpster enclosure on the approved site layout.



WESTFIELD-WASHINGTON TOWNSHIP

BOARD OF ZONING APPEALS

December 14, 2021

2112-VS-44

Exhibit 1

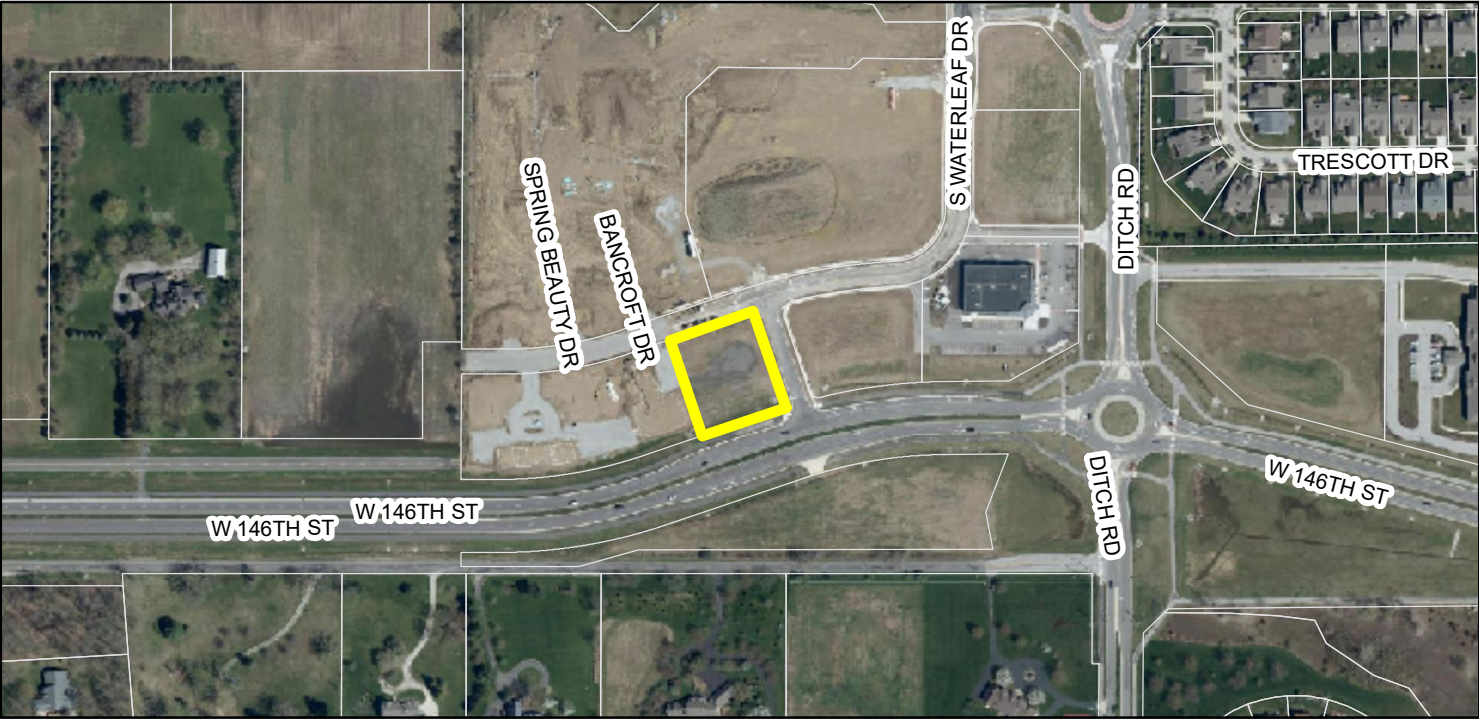
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.



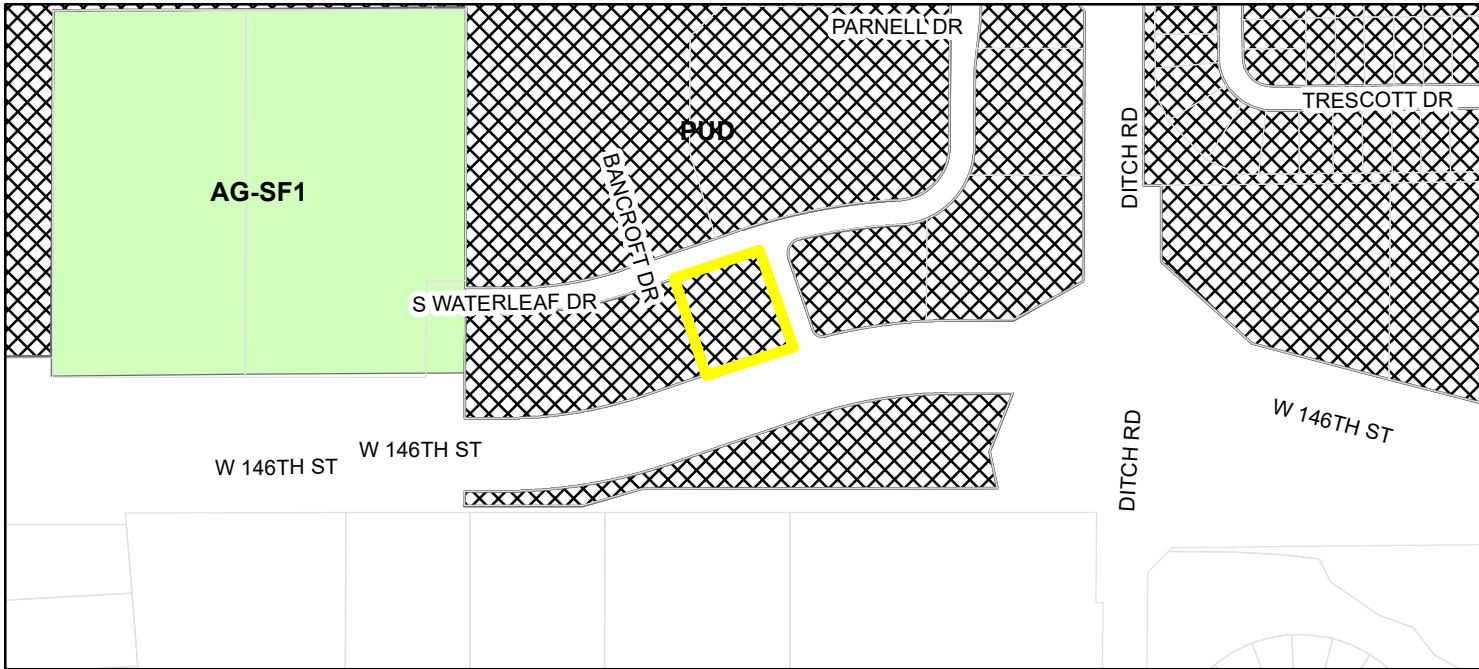
Property Location Map
Village Dental
Variance of Development Standard
2112-VS-44



Aerial Location Map



Zoning Map



Parcel

Zoning

Zoning - All

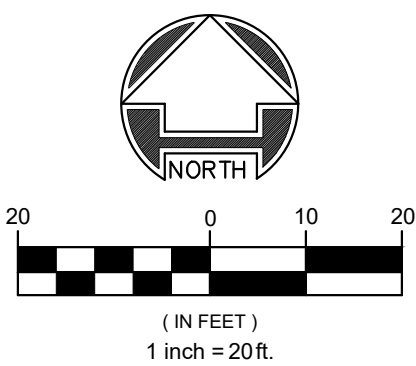
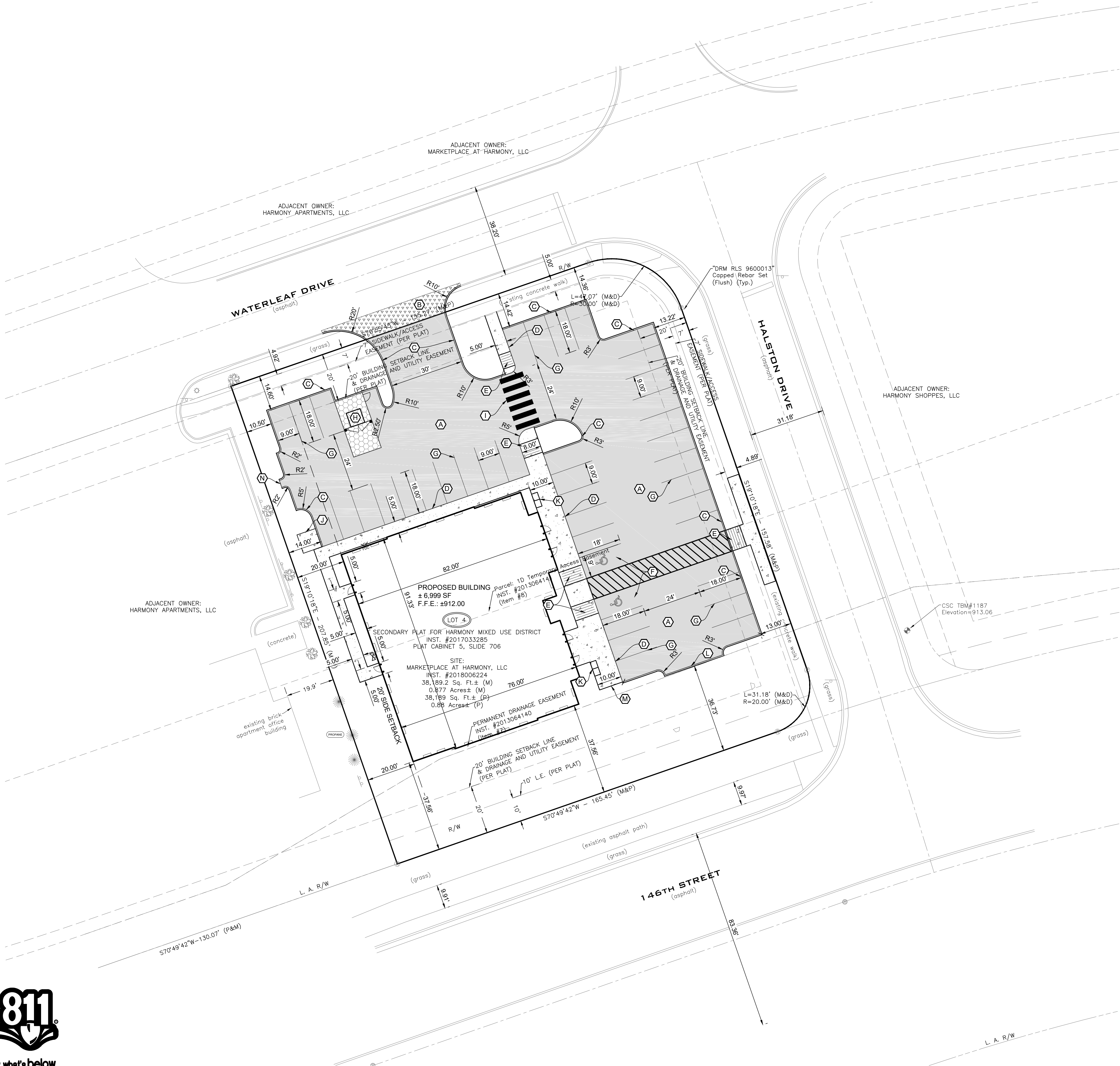
AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

G:\Shared drives\LandWork\00278 - Village Dental at Harmony\Design\CAD\00278_C200.dwg Kelly Center Plot: 9/24/2021 11:09 AM Saves: 9/24/2021 9:55 AM



Know what's below.
Call before you dig.



PROPOSED SITE LEGEND:

DESCRIPTION:		DETAIL #/SH. #
(A)	LIGHT-DUTY ASPHALT PAVEMENT	DETAIL PV-04/C700
(B)	RIGHT-OF-WAY PAVEMENT	DETAIL PV-06/C700
(C)	HEAVY-DUTY CONCRETE PAVEMENT	
(D)	CONCRETE SURFACE	
(E)	6" CONCRETE CURB	DETAIL PV-03/C700
(F)	CONCRETE CURB AND WALK	DETAIL PV-08/C700
(G)	ACCESSIBLE RAMP	DETAIL PV-14/C700
(H)	ACCESSIBLE PARKING STALL	DETAIL PV-12/C700
(I)	PARKING STRIPE	DETAIL PV-10/C700
(J)	NOT USED	
(K)	CROSS WALK STRIPING	DETAIL PV-10/C700
(L)	TRANSFORMER PAD	PER DUKE ENERGY
(M)	BICYCLE RACK	DETAIL MI-64/C700
(N)	EXPOSED CURB BACK, DEPTH PER GRADING	
	EXPOSED SIDEWALK EDGE, DEPTH PER GRADING	
	CURB TURNOUT	

SITE LAYOUT NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
- ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

PARKING REQUIREMENTS:

PROFESSIONAL AND GENERAL OFFICE:
ONE SPACE PER 300 SQUARE FEET OF ASSIGNABLE OFFICE SPACE

OFFICE SPACE: 461 SQUARE FEET
REQUIRED PARKING SPACES: 1.53 SPACES
PROVIDED SPACES: 39 SPACES, 2 ADA SPACES, 41 TOTAL SPACES



Client Name & Address
CURRAN ARCHITECTURE
5719 LAWTON LOOP EAST DR.
SUITE 212
INDIANAPOLIS, IN 46216
317.288.0681
www.curran-architecture.com
CURRAN ARCHITECTURE

No.	Revision/Issue	Date

VILLAGE DENTAL AT HARMONY
WESTFIELD, INDIANA

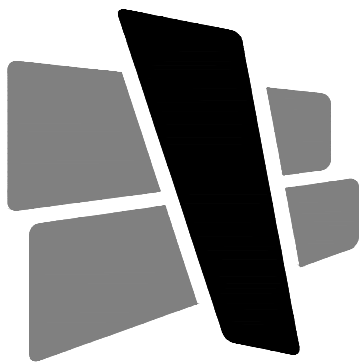
SITE PLAN

Professional Seal & Signature

Drawn By: KAC	Sheet:
Checked By: KAC	
Date: 09/24/2021	C200
Scale: As Noted	
Project No: LW-00278	

KEYED NOTES

I. START KEYED NOTES HERE.



CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

06.24.21

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AND CONCEPTS CONTAINED HEREIN ARE
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PROJECT INFORMATION

VILLAGE DENTAL
AT HARMONY

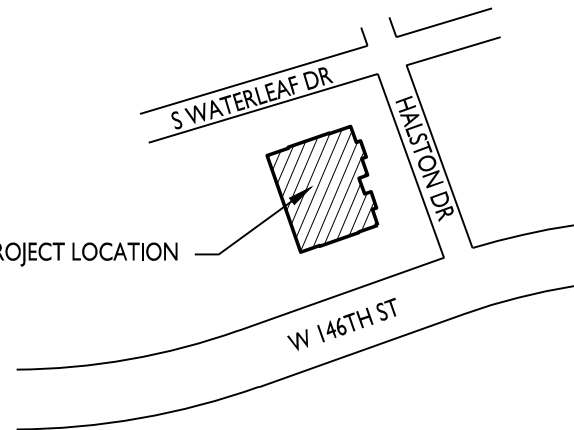
WESTFIELD, IN 46074

ISSUE DATES

ISSUE	DATE

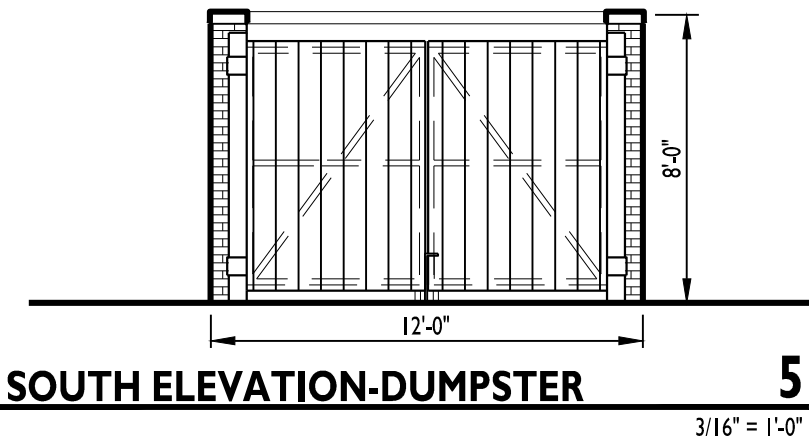
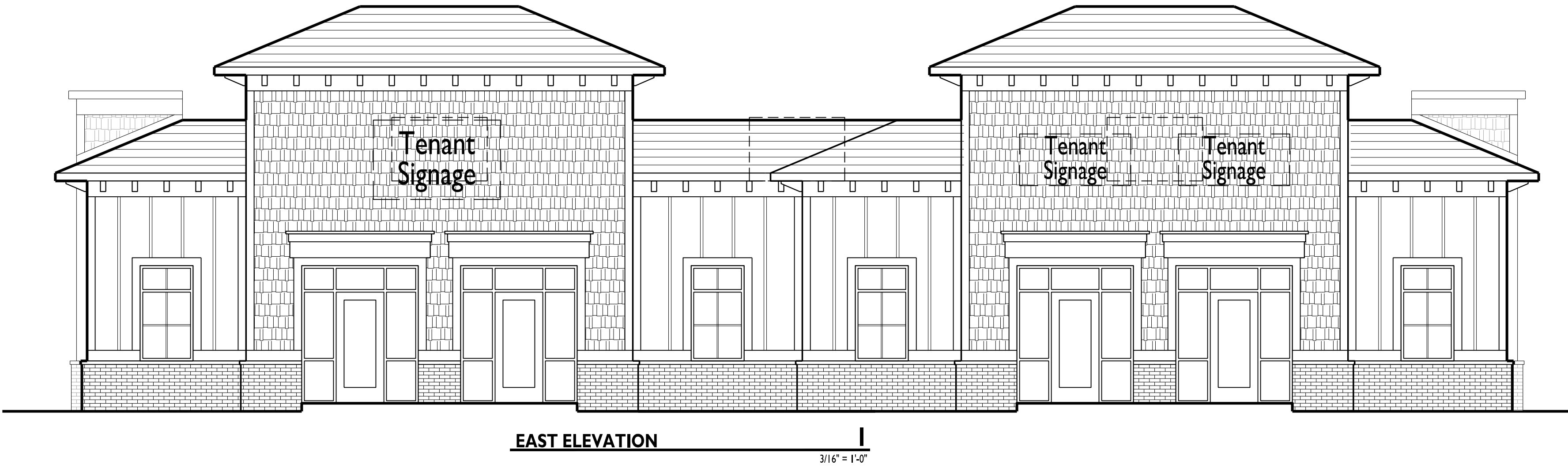
200178

EXTERIOR ELEVATIONS

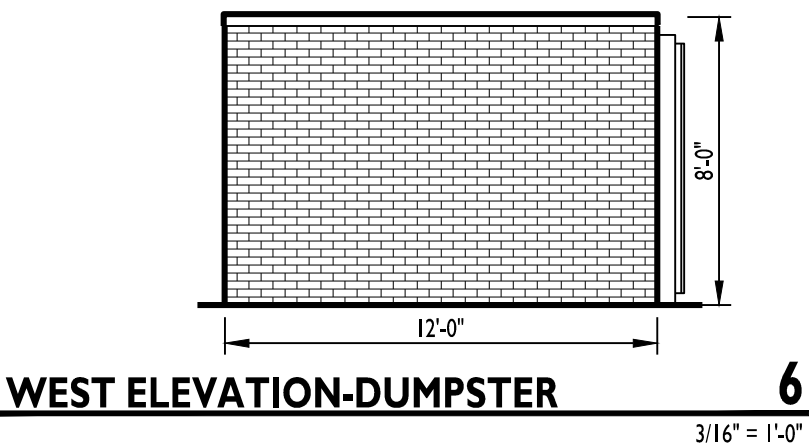
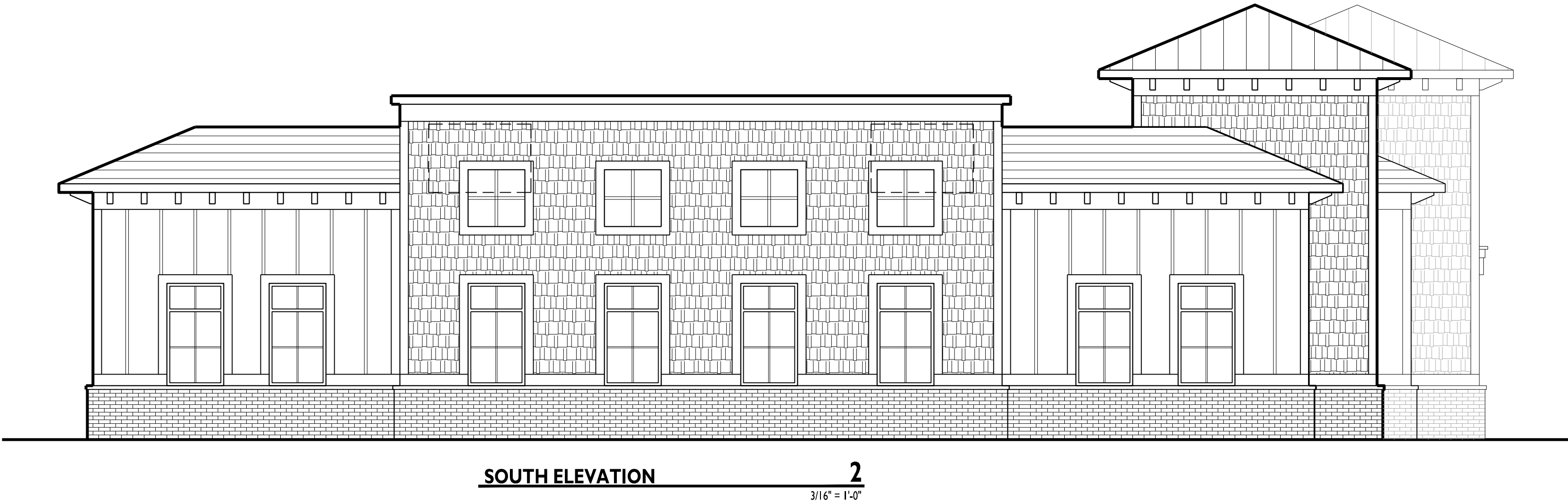


KEY PLAN

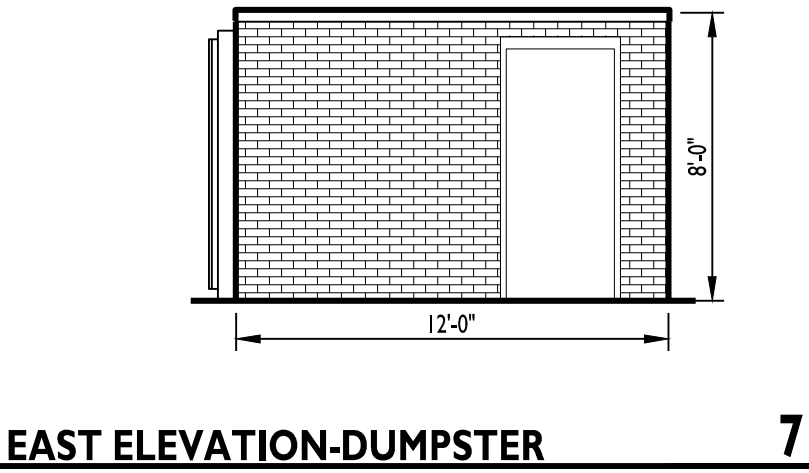
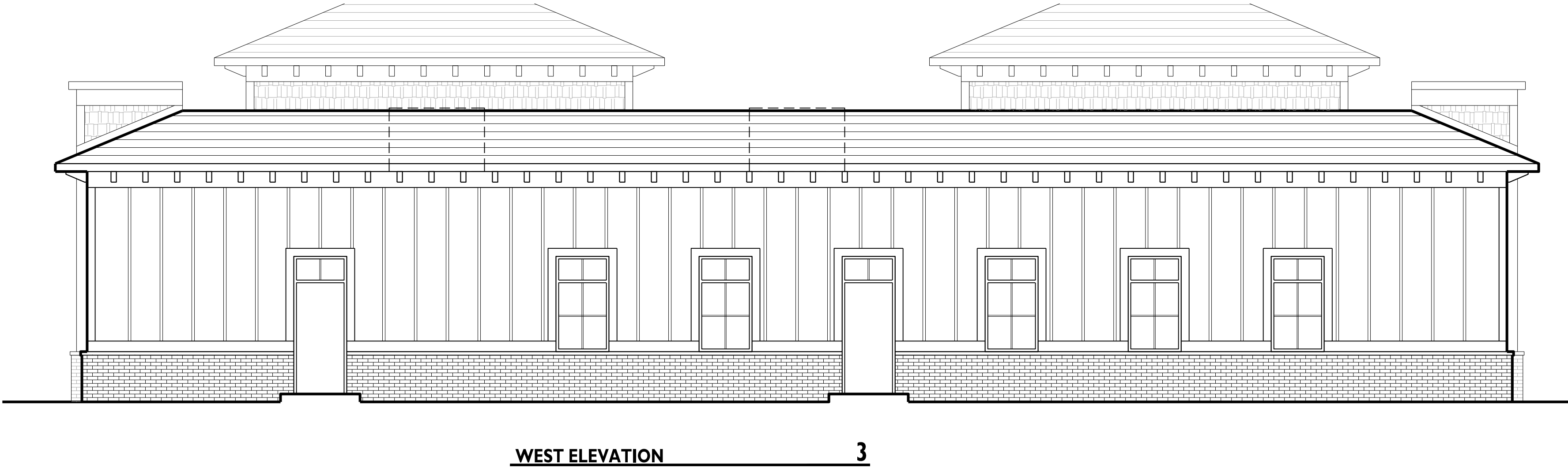
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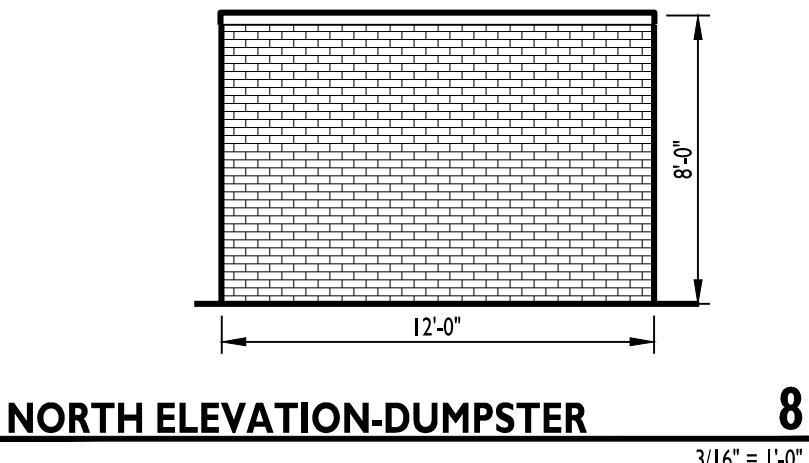
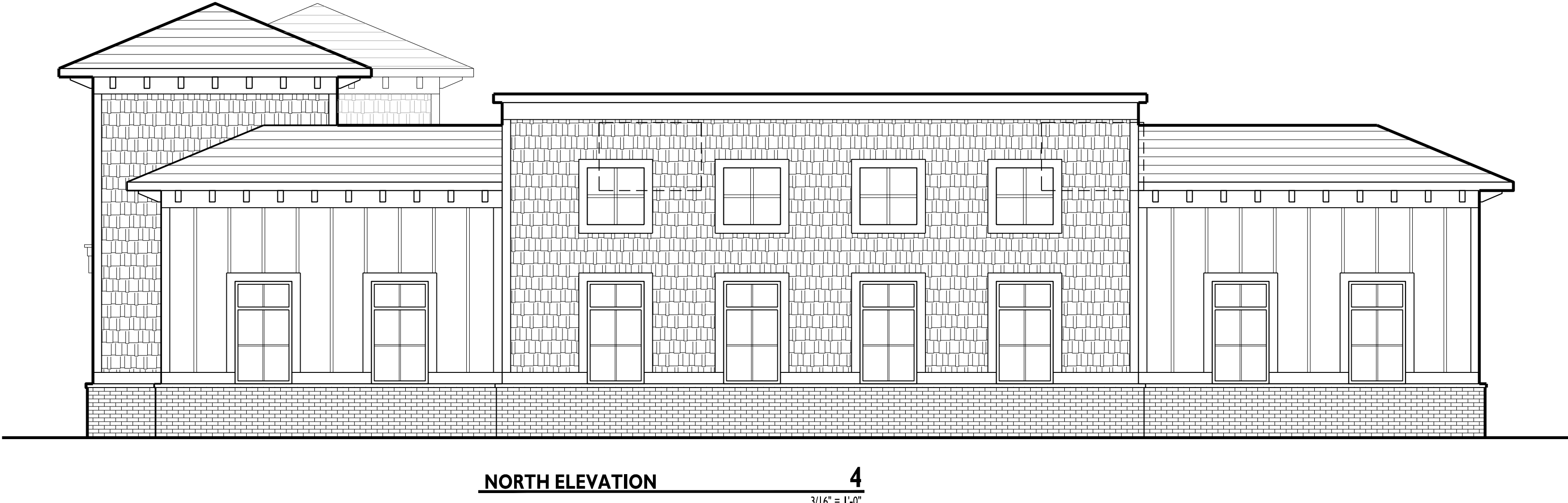
SOUTH ELEVATION-DUMPSTER 5



WEST ELEVATION-DUMPSTER 6



EAST ELEVATION-DUMPSTER 7



NORTH ELEVATION-DUMPSTER 8

VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: 2112-VS-44

FILING DATE: 10/25/2021

FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Caleb Ernest (STAFF NAME) DATE: _____

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: _____ AMENDMENTS: _____ DEVELOPMENT PLAN: _____

PRIMARY PLAT: _____ SECONDARY PLAT: _____ VARIANCE(S): _____

APPLICANT INFORMATION

APPLICANT'S NAME: LandWorx Engineering, LLC

TELEPHONE: 317-616-0177

ADDRESS: 958 E. Washington St., STE 100, Indianapolis, IN 46202

EMAIL: kelly.canter@landworxeng.com

PROPERTY OWNER'S NAME: Harmony Building Partners, LLC

TELEPHONE: 317-565-4249

ADDRESS: 8888 Keystone Crossing Pkwy, STE 800 Indianapolis, IN 46240

EMAIL: dbender12@gmail.com

REPRESENTATIVE'S NAME: _____

TELEPHONE: _____

COMPANY: _____

EMAIL: _____

ADDRESS: _____

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 1589 South Waterleaf Drive

COUNTY PARCEL ID #(S): 08-09-16-00-05-004.000

EXISTING ZONING DISTRICT(S): Harmony Mixed Use District EXISTING LAND USE(S): Vacant

PROPERTY AND PROJECT INFORMATION

☐ VARIANCE OF LAND USE CODE CITATION: _____

☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: _____

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY): Seeking a variance to allow dumpster enclosure on in a defined front yard of property.

APPLICANT AFFIDAVIT

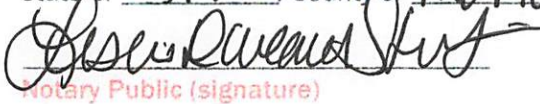
IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.


Applicant/Representative (signature)

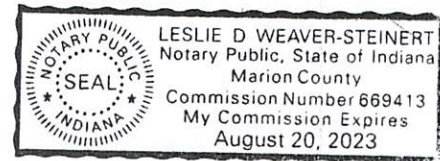
Benjamin J. Houle, P.E.
Applicant/Representative (printed)

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

Witness my hand and Notarial Seal this 19th day of October, 2021
State of IN, County of Marion, SS:


Notary Public (signature)

Leslie D. Weaver
Notary Public (printed)



PROPERTY OWNER AFFIDAVIT

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


Property Owner (signature)*

David Bender
Property Owner (printed)

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

Witness my hand and Notarial Seal this 15th day of October, 2021.
State of IN, County of Hamilton, SS:


Notary Public (signature)

Matthew D. Webb
Notary Public (printed)



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

FINDINGS OF FACT (VARIANCE OF USE)

APPLICANT: LandWorx Engineering, LLC **DOCKET #:** _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below. A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The use will not be injurious to the public health, safety, morals, and general welfare of the community because: _____

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

C. The need for the variance arises from some condition particular to the property involved because: _____

D. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because: _____

E. The variance of use does not interfere substantially with the Comprehensive Plan because: _____

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)

APPLICANT: LandWorx Engineering, LLC

DOCKET #: _____

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

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____
the dumpster enclosure will be used to keep the property clear of any trash which will make the area safer for the general public.

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: The dumpster enclosure is tucked in a corner at the back of the building and the back of other buildings. Additionally, the enclosure will match material and color to the building and will have a man-door to add to the image of it as an accessory to the main structure instead of what would automatically be recognized as a dumpster.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
Due to the way this area was laid out and developed, this particular property has three front yards and only one side yard where the dumpster enclosure is allowed by ordinance. Building orientation was limited by the available infrastructure and front yard requirements which led to the request for the variance.

GENERAL INSTRUCTIONS

- A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Community Development Department (the "Department") to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. Applicants are encouraged to incorporate the Department's comments into the application prior to filing.
- B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:
- | | |
|---|--|
| ☒ Completed Application | ☒ Legal Description |
| ☒ Draft Public Notice | ☒ List of Adjoining Property Owners (as provided by County) |
| ☐ Property Owner Consent | ☐ TAC Delivery Affidavit (if TAC is determined to be necessary) |
| ☒ Site Plan (to scale) | ☒ Copy of Property Deed |
| ☒ Statement of Intent | Elevations, photographs or other supporting information necessary to explain the nature of the requested variance(s) |
- C. **Filing Fee Check:** After the filing of an application, the Department will advise the applicant of the applicable filing fee amount, which is due and payable (checks made out to "City of Westfield") within two (2) weeks of filing.
- D. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing, if determined by the Department to be necessary. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.
- E. **Public Hearing and Notice:** All variance petitions require a public hearing by the Board of Zoning Appeals. The public hearing is held at City Hall, 130 Penn Street, Westfield, Indiana, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Board's [Rules of Procedure](#):
1. **Newspaper Publication:** Notice of the hearing will be published in the Hamilton County Reporter and The Times. The Department will handle the newspaper publication requirement.
 2. **Mailed Public Notice:** The applicant is responsible to send public notice by certified mail with proof of mailing (certificate of mailing) to all interested parties, postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one eighth of a mile (1/8), whichever is less.
 3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
 4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.
- F. **Ex-parte Communication:** In no event shall applicants or other interested parties contact or attempt to communicate with members of the Board in regard to a filed variance petition prior to the public hearing.
- G. **Revised Materials:** If the applicant wishes to submit additional or revised information than what is filed, then the applicant shall submit those to the Department no later than ten (10) days prior to the public hearing.
- H. **Board's Consideration:** Following the public hearing, the Board may either approve, approve with conditions, deny or continue the petition.
- I. **Resource:** Please see the Board's [Rules of Procedure](#) for more detailed procedural information.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

November 14, 2021

2112-VS-45

Exhibit 1

Petition Number: 2112-VS-45

Subject Site Address: Monon Hills Subdivision ("the Property")

Petitioner: Noah Herron ("the Petitioner")

Request: The Petitioner requests a Variance of Development Standard to increase the maximum sign area of a residential monument sign from thirty-two (32) square feet to one hundred forty (140) square feet in the Monon Hills PUD District (Article 6.17(G)(1)(a)).

Current Zoning: Monon Hills Planned Unit Development (PUD) District

Current Land Use: Residential

Approximate Acreage: 8.00 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Conceptual Entry Sign Rendering
4. Entry Sign Example
5. Application

Staff Reviewer: Caleb Ernest, Senior Planner

OVERVIEW

Location: The subject property is 8.00 acres +/- in size (the "Property") and is located on the southside of 156th Street, approximately 2,100 linear feet west from US 31 (see **Exhibit 2**). The Property is zoned the Monon Hills PUD District. The adjacent properties to the west, north and east are zoned the Viking Meadows PUD District. The adjacent property to the south is zoned the AG-SF1: agriculture / single-family rural district.

Property History: The Property was zoned the Monon Hills PUD District in July of 2019. The Overall Development Plan and Primary Plat for Monon Hills was also approved in July of 2019 with the Secondary Plat recorded in October of 2019.

Requested Variances: The Petitioner is requesting a Variance of Development Standard to increase the maximum sign area of a residential monument sign from thirty-two (32) square feet to one hundred forty (140) square feet in the Monon Hills PUD District.



SUMMARY OF VARIANCE

Staff received a sign permit for a residential monument sign for the entry of the Monon Hills subdivision. The proposed sign showed more than thirty-two (32) square feet was being requested. The current Unified Development Ordinance (the "UDO") standard is:

"One (1) Monument Sign¹ per development entrance not to exceed nine (9) feet in height and thirty-two (32) square feet of Sign Area² per Sign³ face..."

The UDO also provides a second option which allows two (2) separate sign display areas per entrance. The Monon Hills subdivision only has one (1) entrance, so the Petitioner prefers the above standard instead and has requested a variance to increase the maximum square footage of the sign. The proposed sign can be found on **Exhibit 3**. The Petitioner has communicated with Staff the sign will be seven (7) feet in height and will look similar to the sign in **Exhibit 4**. Therefore, the variance request is only for increasing the square footage from thirty-two (32) square feet to one hundred forty (140) square feet.

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 December 14, 2021, 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 UDO⁴ 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.

¹ "Sign, Monument (or Ground)" is defined in the UDO as: "A Sign which is permanently fixed to the ground."

² "Sign Area" is defined in the UDO as: "The entire area within a single continuous perimeter enclosing the extreme limits of the Sign, including all background area figures and letters..."

³ "Sign" is defined in the UDO as: "Any display or device placed on a property in any fashion which is designed, intended, or used to convey any identification, message or information other than an address number."

⁴ Article 10.14(l) Processes and Permits; Variances; Conditions of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

November 14, 2021

2112-VS-45

Exhibit 1

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO⁵ 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.

DEPARTMENT COMMENTS:

Approval: If the Board finds that adequate evidence is shown that the Variance of Development Standard meets the applicable review criteria, then the Department recommends approval of the Variance of Development Standard (2112-VS-45), with the recommended conditions and findings as set forth below:

Recommended Conditions of Approval:

1. That the sign shall be installed in substantial compliance with **Exhibits 3 and 4;**
2. 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 continued on next page.

⁵ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

November 14, 2021

2112-VS-45

Exhibit 1

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 requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing uses in the residential subdivision and other standards of the proposed sign will otherwise comply with the applicable standards of the Monon Hills PUD, the underlying Zoning District and UDO.

- 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 surrounding properties because the use of the property 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 adherence to the zoning ordinance would result in the inability to install the entry sign on the Property as proposed.

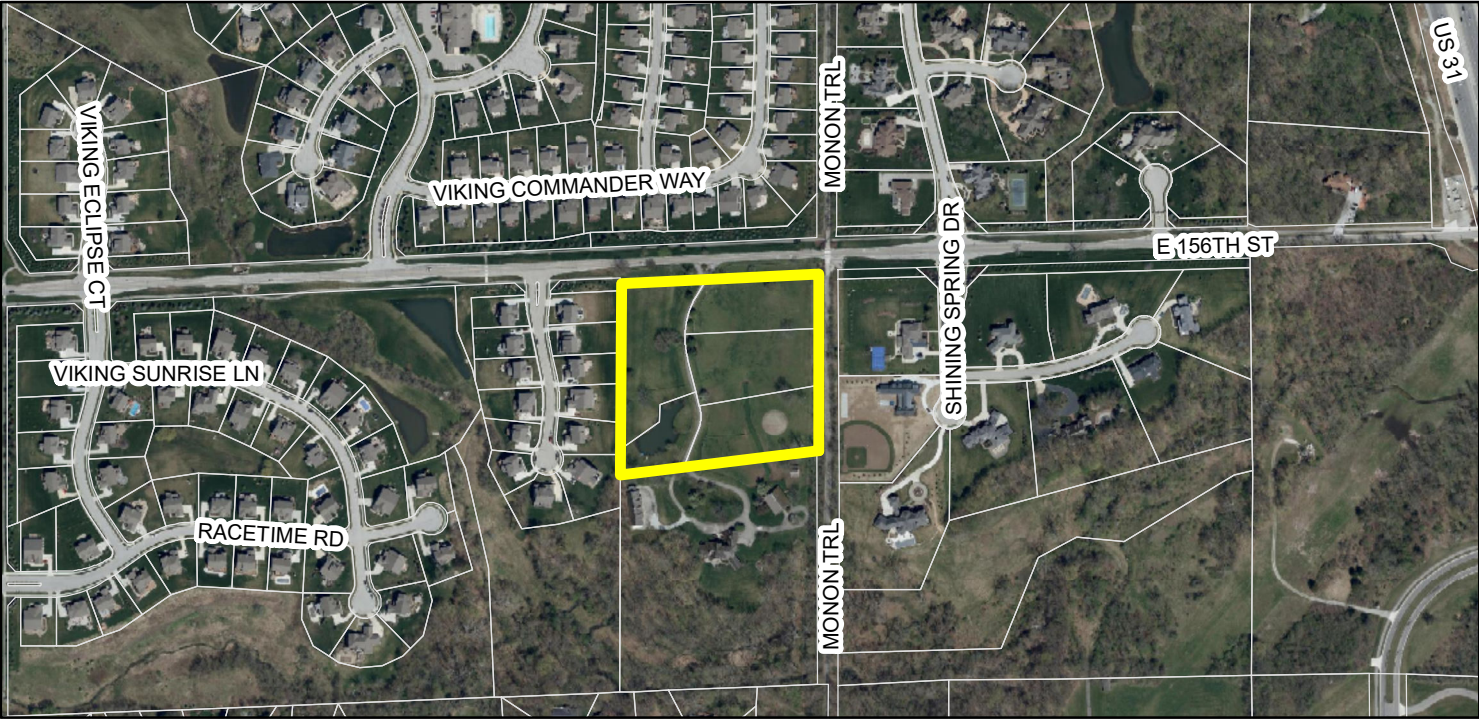
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.



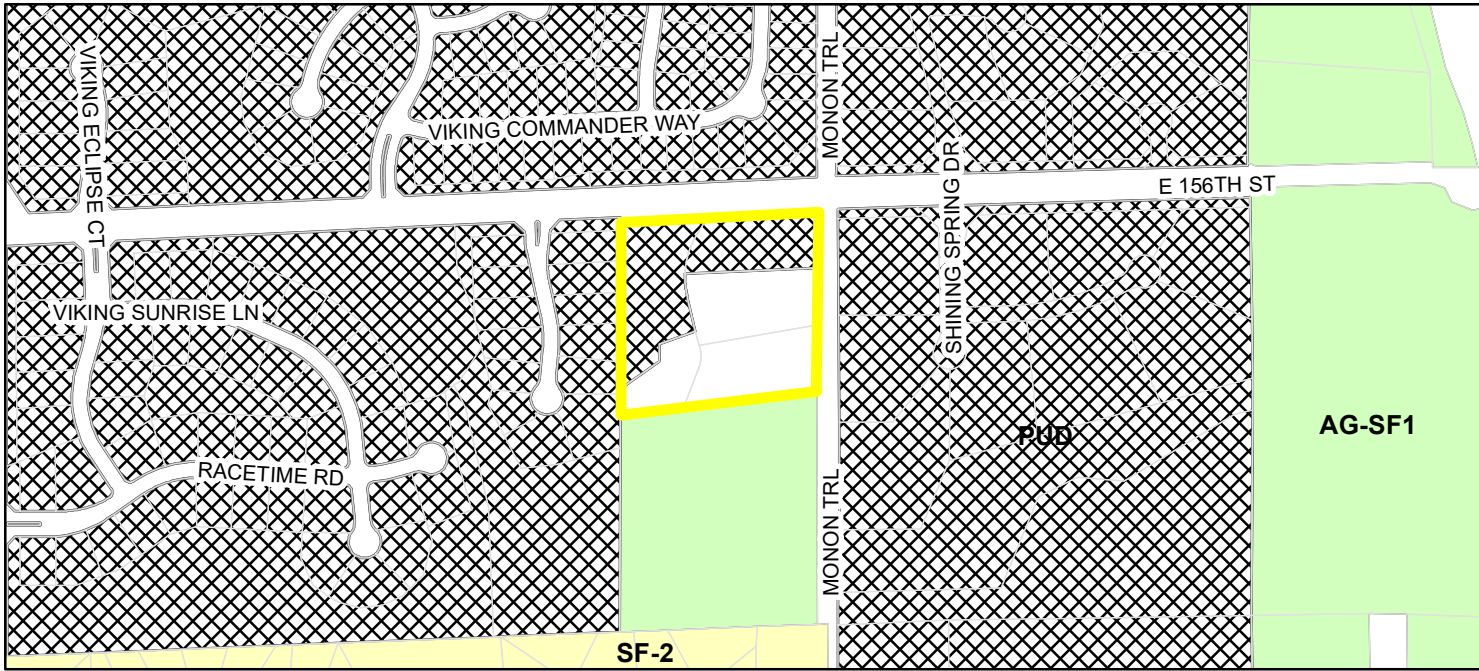
Property Location Map
Monon Hills
Variance of Development Standard
2112-VS-45



Aerial Location Map



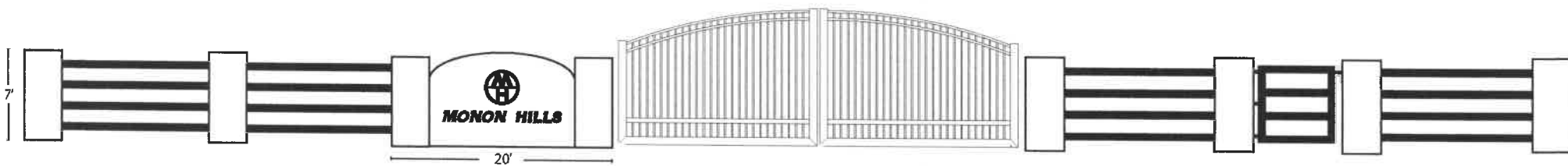
Zoning Map



Parcel **Zoning**

Zoning - All

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)



Neighbor Monument Sign
Monon Hills Monument Sign will have similar look and size.



VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: 2112-VS-45

FILING DATE: 11/4/21

FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____

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

CHANGE OF ZONING: _____ AMENDMENTS: _____ DEVELOPMENT PLAN: _____

PRIMARY PLAT: _____ SECONDARY PLAT: _____ VARIANCE(S): _____

APPLICANT'S NAME: Herron Holdings LLC

ADDRESS: 15555 Monon Hills Ct

TELEPHONE: 260-602-9400

EMAIL: noah@ufseeds.com

PROPERTY OWNER'S NAME: same

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

REPRESENTATIVE'S NAME: same

COMPANY: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

ADDRESS OR PROPERTY LOCATION: 15555 Monon Hills Ct, Westfield, IN 46074

COUNTY PARCEL ID #(S): 08-09-13-00-00-004.102

EXISTING ZONING DISTRICT(S): SF1

EXISTING LAND USE(S): _____

☐ VARIANCE OF LAND USE

CODE CITATION: _____

☒ VARIANCE OF DEVELOPMENT STANDARD(S)

CODE CITATION: _____

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

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

We would like an increase of size for our residential monument entrance sign. We are requesting 140 sq.ft. monument sign that will be similar and size and material to our neighbors at Viking Meadows.

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


Applicant/Representative (signature)

NATH HARRIS
Applicant/Representative (printed)

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

Witness my hand and Notarial Seal this 3 day of November, 2021
State of Indiana County of Hamilton SS:


Notary Public (signature)

Joshua David Faudree
Notary Public (printed)



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


Property Owner (signature)*

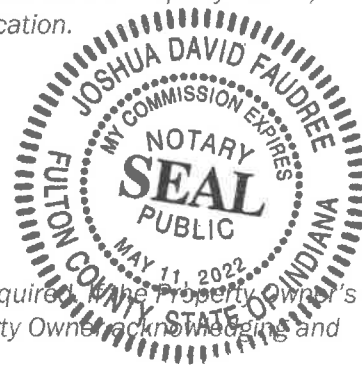
NATH HARRIS
Property Owner (printed)

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

Witness my hand and Notarial Seal this 3 day of November, 2021
State of Indiana County of Hamilton SS:


Notary Public (signature)

Joshua David Faudree
Notary Public (printed)



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

APPLICANT: Noah Herron

DOCKET #:

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below. A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The use will not be injurious to the public health, safety, morals, and general welfare of the community because:

Increasing monument sign size poses no threat to the community.

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

Monument sign will be similar in appearance and size to our neighbors on 156th St.

C. The need for the variance arises from some condition particular to the property involved because:

Allowable monument sign size is 32 sq. ft.

D. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:

Monument sign can not be built for neighborhood

E. The variance of use does not interfere substantially with the Comprehensive Plan because:

It only increases the allowable monument size for Menon Hills entrance.

APPLICANT: Noah Herron

DOCKET #: _____

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

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

Increasing monument sign size poses no threat to the community.

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

Monument sign will be similar in appearance and size to our neighbors on 156th st.

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

Monument sign can not be built for the neighborhood.

- A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Community Development Department (the "Department") to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. Applicants are encouraged to incorporate the Department's comments into the application prior to filing.
- B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:
- | | |
|---|--|
| ☐ Completed Application | ☐ Legal Description |
| ☐ Draft Public Notice | ☐ List of Adjoining Property Owners (as provided by County) |
| ☐ Property Owner Consent | ☐ TAC Delivery Affidavit (if TAC is determined to be necessary) |
| ☐ Site Plan (to scale) | ☐ Copy of Property Deed |
| ☐ Statement of Intent | Elevations, photographs or other supporting information necessary to explain the nature of the requested variance(s) |
- C. **Filing Fee Check:** After the filing of an application, the Department will advise the applicant of the applicable filing fee amount, which is due and payable (checks made out to "City of Westfield") within two (2) weeks of filing.
- D. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing, if determined by the Department to be necessary. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.
- E. **Public Hearing and Notice:** All variance petitions require a public hearing by the Board of Zoning Appeals. The public hearing is held at City Hall, 130 Penn Street, Westfield, Indiana, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Board's Rules of Procedure:
1. **Newspaper Publication:** Notice of the hearing will be published in the Hamilton County Reporter and The Times. The Department will handle the newspaper publication requirement.
 2. **Mailed Public Notice:** The applicant is responsible to send public notice by certified mail with proof of mailing (certificate of mailing) to all interested parties, postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one eighth of a mile (1/8), whichever is less.
 3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
 4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.
- F. **Ex-parte Communication:** In no event shall applicants or other interested parties contact or attempt to communicate with members of the Board in regard to a filed variance petition prior to the public hearing.
- G. **Revised Materials:** If the applicant wishes to submit additional or revised information than what is filed, then the applicant shall submit those to the Department no later than ten (10) days prior to the public hearing.
- H. **Board's Consideration:** Following the public hearing, the Board may either approve, approve with conditions, deny or continue the petition.
- I. **Resource:** Please see the Board's Rules of Procedure for more detailed procedural information.

Statement of Intent

Our intent is to increase the allowable monument sign size for the Monon Hills subdivision. We would like to build a similar monument entrance sign to our neighbors on 156th st. We would need to increase the allowable monument sign size from 32sq.ft. to 140 sq.ft.

Herron Holdings LLC



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

December 14, 2021

2112-VS-46

Exhibit 1

Petition Number: 2112-VS-46

Subject Site Address: 18148 Lake Winds Drive ("the Property")

Petitioner: Mud Slingers, Inc. ("the Petitioner")

Request: The Petitioner requests a Variance of Development Standard to encroach three (3) feet into the twenty-five (25) foot Rear Yard Setback on 0.31 acres +/- due to a foundation error for a swimming pool and deck

Current Zoning: Andover PUD (Ord. 06-24)

Current Land Use: Residential

Approximate Acreage: 0.31 acres +/-

Exhibits:

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

Staff Reviewer: Daine Crabtree, Associate Planner

OVERVIEW

Location: The subject property is 0.31 acres +/- in size (the "Property") and located at 18148 Lake Winds Drive in the Lakes at Shady Nook subdivision (see **Exhibit 2**).

Requested Variances: The petitioner is requesting a Variance of Development Standard to encroach three (3) feet into the twenty-five (25) foot Minimum Rear Yard Setback due to a foundation error for a swimming pool and deck

SUMMARY OF VARIANCE

The Andover PUD sets forth a minimum Rear Yard Setback of twenty-five (25) feet for the property. The Petitioner is requesting this variance to encroach three (3) feet into the twenty-five (25) foot Minimum Rear Yard Setback due to a foundation error for a swimming pool and deck as illustrated on the Site Plan (see **Exhibit 3**).

The Certificate of Occupancy for the swimming pool and deck building permit (21-P-030-488) was issued on October 8, 2021. The three (3) foot +/- discrepancy between the site plan that accompanied the building permit and the actual placement of the pool was only noticed after completion.



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.

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 December 14, 2021, 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 UDO⁴ 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

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.

⁴ Article 10.14(l) Processes and Permits; Variances; Conditions of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

December 14, 2021

2112-VS-46

Exhibit 1

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 UDO⁵ 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.

DEPARTMENT COMMENTS:

Recommended Findings for Approval: If the Board is inclined to approve the Variance of Development Standards (2112-VS-46):

- 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 zoning of the Andover PUD.

- 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:*

⁵ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

December 14, 2021

2112-VS-46

Exhibit 1

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 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 adherence to the zoning ordinance would result in an already-built pool and deck being considered an illegal, nonconforming structure.

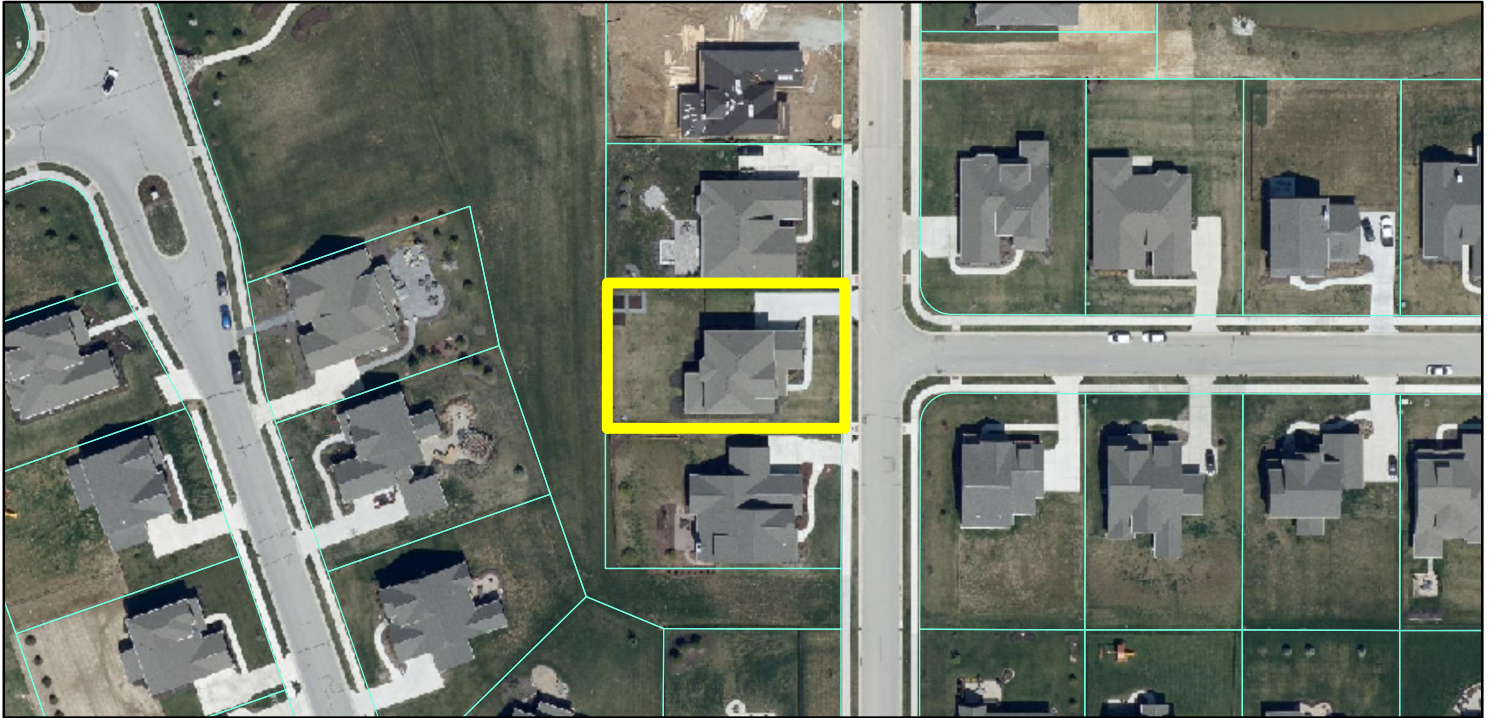
Recommended Conditions:

- That the Property be developed in substantial compliance with **Exhibit 3**.
- That no structures, other than those permitted by the UDO and the swimming pool and deck shown in **Exhibit 3**, shall be permitted to encroach into the twenty-five (25) foot Minimum Rear Yard Setback without an additional variance
- That the Petitioner shall record an acknowledgement of this approval with the County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department.

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.

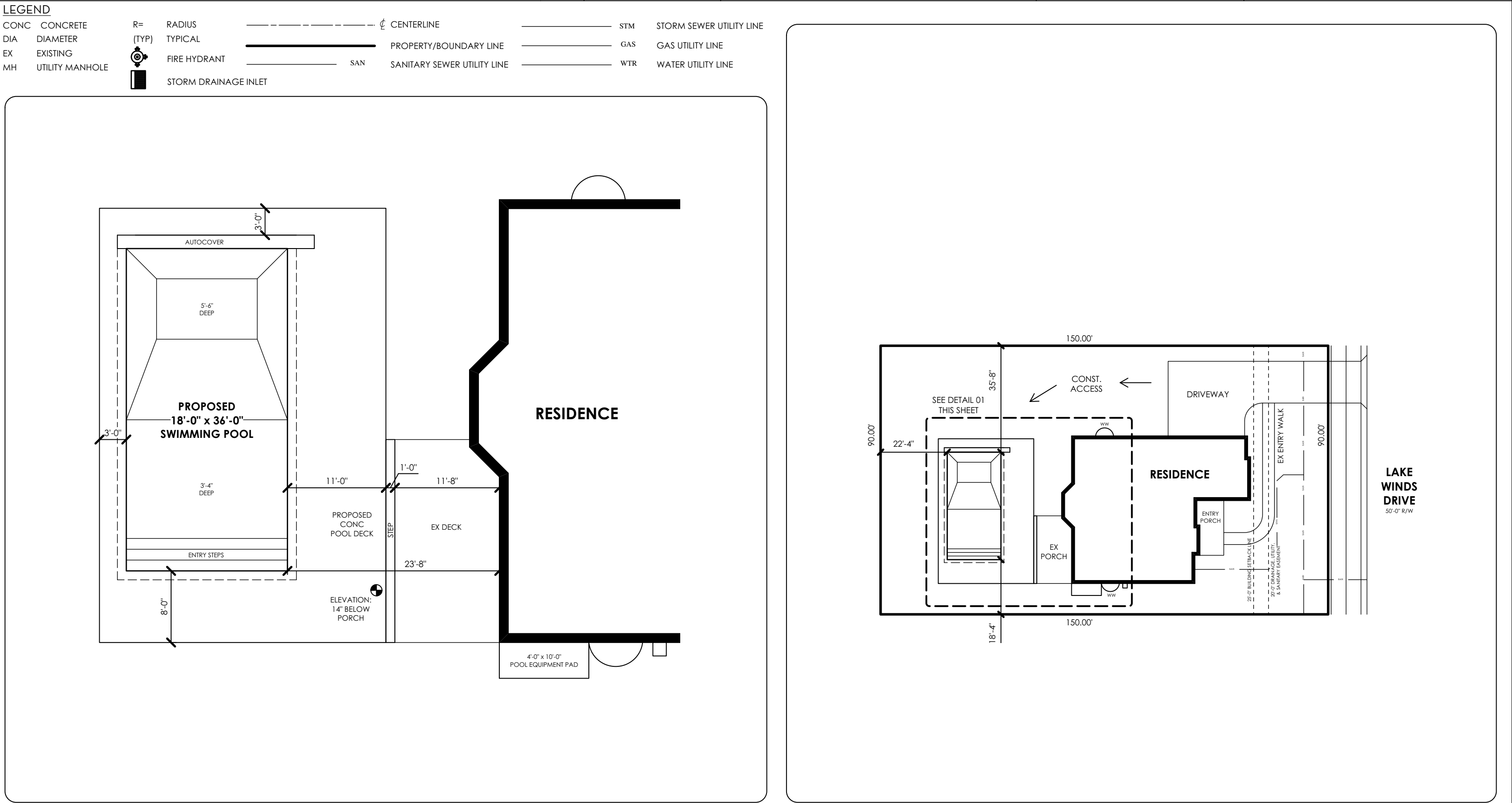
Aerial Location Map

 Site



Zoning Map







WESTFIELD-WASHINGTON
BOARD OF ZONING APPEALS

December 14, 2021

2112-VU-09

Exhibit 1

Petition Number: 2112-VU-09

Subject Site Address: 4202 W State Road 32 (The “Property”)

Petitioner: J-Maq Holdings, LLC by Joy Skidmore (The “Petitioner”)

Request: The Petitioner is requesting to extend an existing Variance of Use which permits a machine shop use in the AG-SF1: Agriculture / Single-Family Rural District (Article 13)

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

Current Land Use: Residential

Approximate Acreage: 29.18 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Existing Variance (94-V-18)
4. Existing Structure/Parking Exhibit

Staff Reviewer: Daine Crabtree, Senior Planner

OVERVIEW

Location: The subject Property is 29.18 acres +/- and is located at 4202 W State Road 32 (see **Exhibit 2**). The use of the Property is primarily residential.

The surrounding properties north and west are zoned AG-SF1 while properties to the east are zoned SF5: Single-Family Very High Density (Villages) and GB: General Business. SF5 zoned properties exist south of the Property across State Road 32

Variance Request: The Petitioner is requesting an extension of an existing variance (the “Existing Variance”), which was obtained at the July 18, 1994, Board of Zoning Appeals (BZA) meeting which permits a machine shop use on the Property.

Conditions imposed on the Existing Variance include:

- No outside storage;
 - No trailers stored on the Property;
 - No trailers used as storage structures;
 - Maximum of ten (10) employees;
 - Maximum of ten (10) vehicles on-site; and
 - Approval granted to the current owners (Philip & Royann Hammes) and their heirs only
-



SUMMARY OF VARIANCES

The Petitioner is requesting an extension of the temporary Existing Variance, which was granted at the July 18, 1994 BZA meeting.

Because the prospective buyer for the Property is not the owner of the Property at the time of the approval of the Existing Variance, nor are they an heir to the owner of the Property, an extension of the existing variance is necessary for it to continue.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan: The Land Use Plan contemplates the Property as “Villages” as well as “Business Park”.

The overarching theme of the Villages section of the Comprehensive Plan details a desire for pedestrian friendly, historic street patterns and historic building preservation along with promoting new village-scale institutional uses and the development of distinct images for each village.

The Villages subsection on Jolietville specifically identifies food and entertainment, attached and detached dwellings, warehousing, commercial (including retail and services), offices, and institutional uses as appropriate. The Jolietville section specifically recognizes unique planning issues associated with the nearby Indianapolis Executive Airport.

The Business Park classification identifies manufacturing, subordinate office, retail and services, research and development and warehousing as appropriate land uses.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of the extension of the Existing Variance. This petition is scheduled to receive its public hearing at the December 14, 2021, BZA 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.

⁸ Article 10.14(l) Processes and Permits; Variances; Conditions of the UDO.



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 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;
- 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

Approval: If the Board is inclined to approve the Variance of Use (2112-VU-09), then the Department recommends approval with the following conditions:

- **The Variance of Use shall be restricted to the existing structure (the “Existing Structure”) and the parking area (the “Parking Area”) in the Front Yard of the Property as identified in Exhibit 4;**
- **The Existing Structure shall not be expanded beyond its existing building footprint as of December 14, 2021;**
- **No outside storage shall be permitted with the exception of employee or business vehicles;**
- **Business and/or employee vehicles shall only be permitted to be stored in the area generally identified as Parking Area in Exhibit 4;**
- **No commercial trailers shall be stored on the Property;**
- **A maximum number of ten (10) employees related to the Variance shall be permitted on the Property; and**

⁹ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

- **A maximum number of ten (10) vehicles specifically related to the Variance shall be permitted on the Property at any given time.**

In addition, the Department recommends the following written findings of fact related to the Variance of Use:

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 extending the Existing Variance will be injurious to the public health, safety, morals, and general welfare of the community because the use has been in existence for 27 years +/- and there have been no known complaints submitted to the City of Westfield regarding said Variance.

- 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 surrounding properties because the Existing Variance has been in use for many years, no outside storage is permitted, and no structures other than those existing will be permitted to be erected relating to the variance per the proposed conditions.

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

Finding: Not permitting the variance will result in ceasing all operations of the business as the Existing Variance was granted only to the owners at the time the variance was granted and their heirs

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

Finding: The Property has substantial space (29 acres +/-) to accommodate an extension of the Existing Variance. Not permitting the extension will require the 10,000 square foot +/- Existing Structure in the Front Yard to be used for another, unknown purpose as the current tenant operating under the existing variance will no longer be able to legally operate.

- 5) *The approval does not interfere substantially with the comprehensive plan:*

Finding: This use does not substantially alter the existing characteristics of the property; with exception to the Existing Structure as shown in Exhibit 4, the Property will maintain its residential character which is in line with the Villages section of the Comprehensive Plan, while maintaining a business use which is in line with the Business Park section of the Comprehensive Plan.



WESTFIELD-WASHINGTON
BOARD OF ZONING APPEALS

December 14, 2021

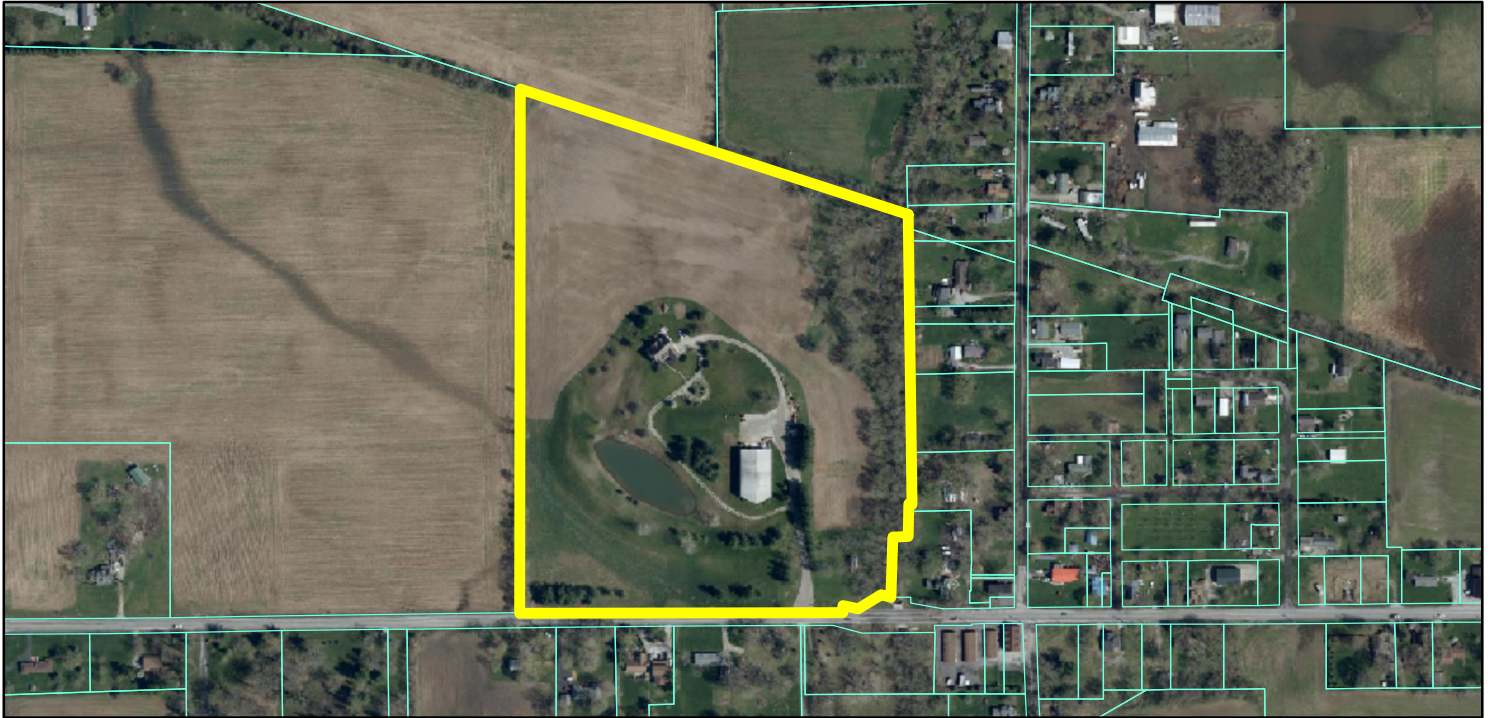
2112-VU-09

Exhibit 1

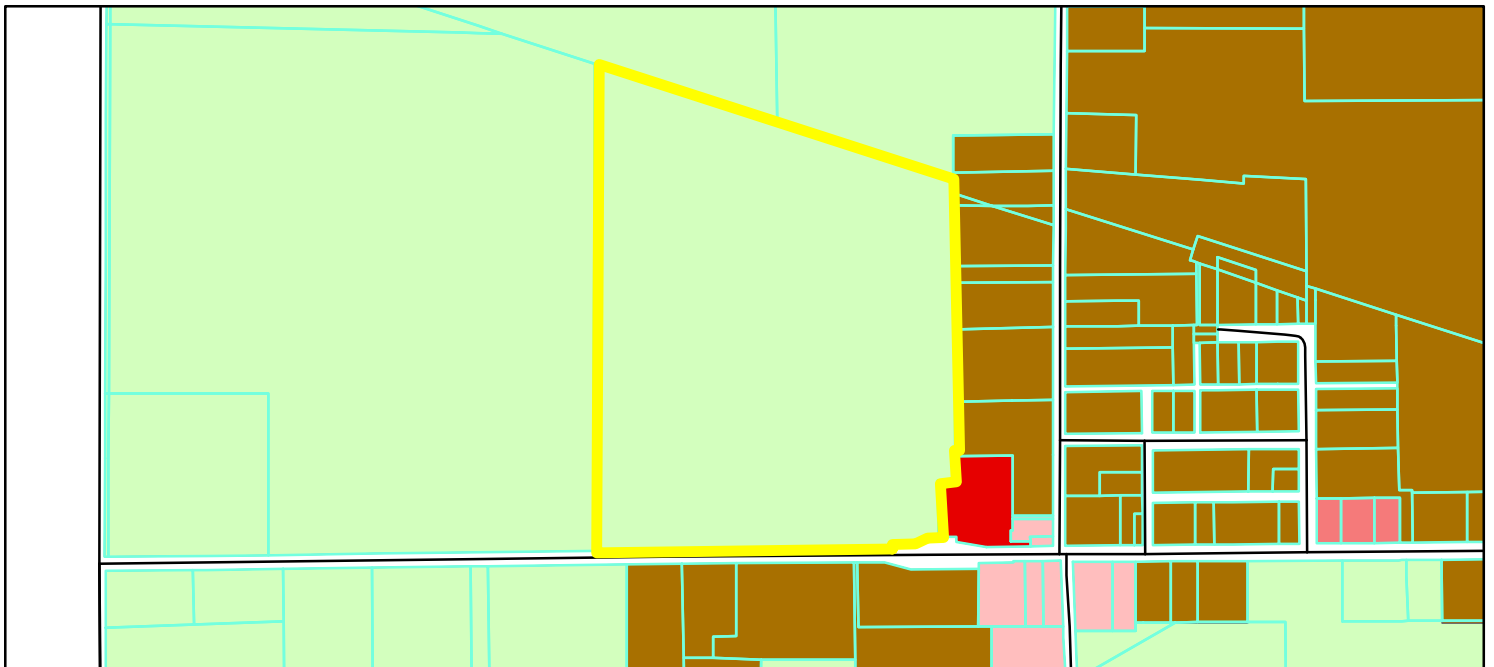
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning

 Parcel

 Parcel

Zoning - All

 AG-SF1 (Agriculture - Single Family - 1)

 GB (General Business)

 LB (Local Business)

 LB-H (Local Business - Historical)

 SF-5 (Single Family - 5)

0 0.05 0.1
Miles



Application Number 94-V-18
Date of Application Rec. Apr 6, 1994

**APPLICATION FOR VARIANCE
WESTFIELD-WASHINGTON BOARD OF ZONING APPEALS**

This application must be completed and accompanied by the information specified below and the necessary filing fee, and filed at the City Building of Westfield, Indiana, at least Thirty (30) days prior to the Board of Zoning Appeals meeting at which Applicant wishes to make his/her oral presentation.

1. Applicant's Name Philip & Royann Hammes
Address 2701s 1200e
Zionsville IN 46077
Telephone Number 317-873-2936
2. Landowner's Name Same
Address Same

Telephone Number
3. Attorney
Address

Telephone Number
4. Common description of property (address, location, etc.)
4202 W State Road 32 West
Sheridan, IN 46069
5. Legal description of property (list below or attach)
See Attached
6. Complete description of the nature of the variance applied for:
Petitioner requests a variance of use to permit erection and
operation of a machine shop, In addition to later the
construction of a residence as per plans filed.

7. Plans drawn to scale must accompany this application and must show at least the following:
- The shape and dimensions of the land involved
 - The location and dimensions of any existing buildings
 - The location and dimensions of any proposed buildings or proposed alterations
 - all topographic, natural, or other unusual characteristics of the land involved
8. No variance in the application of the Provisions of the Comprehensive Zoning Ordinance of Westfield -Washington Township shall be granted unless the Board of Zoning Appeals shall find each of the following (thus Applicant must complete and establish at the hearing that each of the following is true in order to obtain a favorable determination of his/her variance application):
- That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class or use in the same vicinity and district:

State Highway Access

- That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and district, but which is denied to the property in question:

~~There are many small businesses along State Rd 32 west of~~
Westfield.

- That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and district in which the property is located:

All wastes are solid type and most are recycleable-alum.,
steel, cardboard

- d. That the granting of such variance will not alter the land use characteristics of the vicinity and district, diminish the marketable value of adjacent land and improvements, or increase the congestion in the public streets:

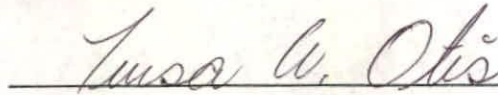
I feel the building of a modern ~~work~~ ^{value RM} building and later a
modern home would help to increase the ^{of} adjacent land.

The applicant hereby certifies that the information contained in and accompanying this application is true and correct.



Applicant

SUBSCRIBED AND SWORN TO ME THIS 6 DAY OF APRIL, 1994.



Notary Public

TERESA A. OTIS

My commission expires: SEPTEMBER 16, 1996

Application Number V - 9A-V-18
Date of Application _____

RECEIVED APR 0 6 1994

APPLICATION FOR VARIANCE
WESTFIELD-WASHINGTON BOARD OF ZONING APPEALS

This application must be completed and accompanied by the information specified below and the necessary filing fee, and filed at the Town Hall of Westfield, Indiana, at least Thirty (30) days prior to the Board of Zoning Appeals meeting at which Applicant wishes to make his oral presentation.

1. Applicant's Name

Philip + Royann Hammes

Address

2701s 1200E

Zionsville Ind 46077

2. Landowner's Name

~~Phil~~ (SAME AS ABOVE)

Address

(SAME AS ABOVE)

Telephone Number

317-873-2936

3. Attorney

867-0377

(if represented)

4. Common description of property (address, location, etc.):

4202 W STATE ROAD 32 WEST

SHERIDAN, Ind.

46069

5. Legal description of property (list below, or attach):

SEE ATTACHED

6. Complete description of the nature of the Variance applied for:

PETITIONER REQUEST A VARIANCE OF USE
TO PERMIT ERECTION AND OPERATION OF A
MACHINE SHOP, IN ADDITION TO LATER THE
CONSTRUCTION OF A RESIDENCE AS PER
PLANS FILED

7. Plans drawn to scale must accompany this application and must show at least the following: (a) The shape and dimensions of the land involved; (b) the location and dimensions of any existing buildings; (c) the location and dimensions of any proposed buildings or proposed alterations; and (d) all topographic, natural, or other unusual characteristics of the land involved.

8. No Variance in the application of the Provisions of the Comprehensive Zoning Ordinance of Westfield-Washington shall be granted unless the Board of Zoning Appeals shall find each of the following (thus the Applicant must complete and establish at the hearing that each of the following is true in order to obtain a favorable determination of his variance application):

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class or use in the same vicinity and district:

STATE - Highway Access

- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and district, but which is denied to the property in question:

There are many small Buses along State Rd 32 west of Westfield

- (c) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the

RECEIVED APR 6 1994

property or improvements in such vicinity and district in which the property is located:

All waste are solid TYPE AND
most are Recyclable (Alu, steel) (cardboard)
~~1~~

- (d) That the granting of such variance will not alter the land use characteristics of the vicinity and district, diminish the marketable value of adjacent land and improvements, or increase the congestion in the public streets:

I feel The building of a modern
work Building and later a modern
Home would Help to increase the
adjacent land. -

The Applicant hereby certifies that the information contained in and accompanying this application is true and correct.


Applicant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of

_____, 19____.

Notary Public

My Commission Expires:

RETURN TO OFFICE

NOTICE

The Applicant is responsible for giving appropriate notice of his variance application and hearing thereon. Notice must be published twice in a daily newspaper of general circulation

RECEIVED APR 0 6 1994

in Hamilton County, with the first publication being at least thirty days prior to the hearing and the second publication being one week later. Proof of publication must be delivered to the Town Hall of Westfield at least five days prior to the hearing. Every contiguous landowner must receive notice by certified mail and returned receipts shall be delivered to the Town Hall of Westfield at least five days prior to the hearing.

The Applicant hereby certifies that every contiguous landowner was appropriately notified by certified mail of his variance application and hearing thereon and return receipts from such certified mailings are hereby delivered to the Town Hall of Westfield.

Applicant

Date Proof of Publication received: _____

Date return receipts received: _____

Date fee paid: _____

Received by: _____

(Signature)

RECEIVED APR 0 6 1994

PREPARED FOR: FRED M. KURZ:

I Max P. NewKirk, a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, do hereby certify that the attached plat is true and correct and represents a survey made by me on July 7, 1973, of Real Estate described as follows:

A part of the east half of the southwest quarter of Section 31, Township 19 north, Range 3 east, described as follows: Begin at the southwest corner of said east half and run North 83 and $14\frac{1}{2}$ feet to the line of the Midland Railroad (now Central Indiana Railroad) thence down the line of said railroad to a point 62 rods 7 feet east of the west line of said tract, thence south 63 rods, $10\frac{1}{2}$ feet, thence west 62 rods 7 feet to the place of beginning, containing 28 acres 96 rods and 170 feet, more or less, except, begin at a point 144.5 feet west of the southeast corner of said southwest quarter of said section 31, and run thence north on the east line of said quarter section 294.5 feet, thence west 158.9 feet, thence south 92.8 feet, thence west 47 feet, thence south 201.7 feet, to the south line of said quarter section, thence east 199.5 feet, to the place of beginning.

I, Max P. NewKirk, have prepared a perimeter description of subject property as shown on the attached plat. The perimeter description is as follows:

A part of the East half of Section 31, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana and being more particularly described as follows:

Beginning at the point of intersection of the South line of the Southwest quarter and a wire fence marking the West line of the East half of the Southwest quarter of said Section 31, Township 19 North, Range 3 East, thence N $00^{\circ} 51' 35''$ E on and along said wire fence marking the West line of the East half of the Southwest quarter a distance of 1385.29 feet to a point on the Southerly right of way line of the Midland Railroad (now Central Indiana Railroad), thence S $71^{\circ} 42' 32''$ E over and along said Southerly right of way line a distance of 1079.42 feet to a point, said point also being N $90^{\circ} 00' 00''$ E a distance of 1030.00 feet from the wire fence marking the West line of the East half of the Southwest quarter, thence S $00^{\circ} 51' 35''$ W and parallel to said wire fence marking the West line of the East half of the Southwest quarter a distance of 751.97 feet to a point, thence S $90^{\circ} 00' 00''$ W and parallel to the South line of said quarter a distance of 3.61 feet to a point, thence S $00^{\circ} 44' 00''$ W and parallel to the East line of said quarter a distance of 92.80 feet to a point, thence S $90^{\circ} 00' 00''$ W and parallel to the South line of said quarter a distance of 47.00 feet to a point, thence S $01^{\circ} 05' 06''$ E a distance of 201.70 feet to a point on the South line of said quarter, said point also being S $90^{\circ} 00' 00''$ W a distance of 344.00 feet from the Southeast corner of the Southwest quarter of said Section 31, thence S $90^{\circ} 00' 00''$ W (assumed bearing over and along said South line a distance of 985.79 feet to a point, said point being the place of beginning and containing 28.53 acres, subject to all legal easements and rights of way of record.



Max P. NewKirk
 REG. L.S. IND. NO. S0110
 Max P. NewKirk
 3512 N. Biscayne Road
 Indianapolis, Indiana 46226

BOONE COUNTY

N00°55'50"E 1866.43'

WEST LINE S.W. 1/4 31-19-3

E COUNTY LINE ROAD
HAMILTON COUNTY

Scale 1" = 250'

• Denotes Br Spr. Set
All 1/4 Coes. Found using Reference from
County Surveyors' Office

Not Included

28.53 Acres

EXISTING FENCE
N00°51'35"E 1385.29' (1384.0' DEED)

86'x180'
Proposed Building

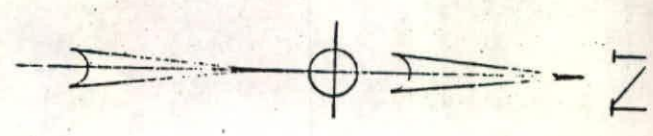
24'x84'
21'x151'x84'
21'x151'x84'

500°51'35"W 751.97'
1046.47' MEAS. 1050.0' DEED

Not Included
D.K. 35 - P. 581

JOLIET ROAD

500°44'00"W 767.35'
EAST LINE S.W. 1/4 31-19-3



S.W. COR. S.W. 1/4
31-19-3
R.R. Line Found

SOUTH LINE S.W. 1/4 31-19-3
S.E. S.R. 32
1409.6'

590°00'00"W (Assumed Bearing)

27°38'39"

590°00'00"W
47.00'
501°05'06"E
201.70'
299.79' MEAS.
297.0' DEED
Not Included
D.K. 122 - P. 442

S.E. COR. S.W. 1/4
31-19-3
Found



Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-4230

July 07, 1994

Westfield Community Development Dept.
P.O. Box 322
Westfield, IN 46074

Re: Case No. 94-V-18

The Hamilton County Surveyors Office cannot make a determination on any drainage issues until this office receives a set of construction plans for the proposed building site. Upon review of the construction plans for this site a written response will be sent to you from the County Surveyor. If you have any questions, I can be reached at 776-8495.

Sincerely

Brian Bear

Brian Bear,
Permits Inspector

BMB/jh

cc: Philip & Royann Hammes
2701 S. 1200 E.
Zionsville, IN 46077



SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2230

July 15, 1994

TO: Westfield Board of Zoning Appeals
Westfield Town Hall
Post Office Box 322
Westfield, Indiana 46074

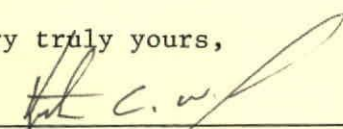
RE: Hammes Variance Application
Docket No. 94-V-18

Dear Board:

I have reviewed a site plan for real estate near the northwest corner of State Road 32 and Joliet Road in Washington Township. The following comments are a result my plan review:

1. Permits are not required from this office for the construction of the two (2) buildings shown on the site plan.
2. The site is partially crossed by two (2) regulated drains which are the Johnson and Gardner Drain and the Jacob Shoemaker Drain.
3. Any improvements to the site that include an outlet or crossing to either regulated drain will require construction plan review and permit from this office.
4. I would recommend that the design of the proposed pond be done by the SCS Office.

Very truly yours,



Kenton C. Ward,
Hamilton County Surveyor

KCW/sh

RECEIVED JUL 15 1994



Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2230

April 27, 1995

Phil & Royann Hammes
2701 South 1200 East
Zionsville, IN 46077

VIOLATION

Re: Jacob Shoemaker Drain Arm No. 1

Today this office has made a site inspection on the planned development of Section 31-19-3. At this time the Surveyors Office has concluded there are two (2) violations.

1. As a condition to the crossing permit (C-95-028), allowing the driveway to cross the Jacob Shoemaker Drain tile, the applicant is responsible for replacing the old clay tile with an acceptable material (concrete or steel) for the width of the driveway plus five (5') feet on both sides. This work is to be inspected by this office. The stone drive has been installed and to our knowledge the old clay tile has not yet been replaced. This is a violation of Indiana Drainage Code 36-9-27-22(c).
2. This office also has inspected the large evergreens that were planted approximately 10-15' north of the Jacob Shoemaker Drain tile. This drain has a seventy-five (75') feet easement on both sides of the tile. Any construction or proposed permanent structures to be placed in this easement must have the consent of the Hamilton County Drainage Board. This office will not allow the evergreens to be placed within 30' of the drain tile. At one specific location, an evergreen appeared to be planted directly over the drain tile. My inspectors found broken clay tile in several pieces laying around the base of the tree. It appears the drain tile has been damaged at this location. This is a violation of Indiana Drainage Code 36-9-27-46.

Upon receipt of this letter you have ten (10) days in which to do the following:

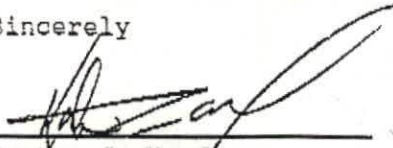
- A. Remove the evergreens from the drain easement.
- B. Where the tile appears to be broken, the drain needs to be exposed and repaired according to Hamilton County standards. An inspector from this office is required to be on site.
- C. Replace clay tile under drive per crossing permit C-95-028.

If you fail to complete these requirements within the allotted time given, I will have no choice than to order the Hamilton County Drainage Board Contractor to complete the work. The work will be billed to you the landowner. If you have any questions regarding these issues you may contact Brian Bear of this office at 776-8495.

KCW/jh

Sincerely

cc: Westfield Plan
Miller Surveying
Ham. Co. Drainage Board
Brian Bear


Kenton C. Ward,
Hamilton County Surveyor

*Kenton C. Ward, Surveyor**Suite 146**776-8495**One Hamilton County Square**Noblesville, Indiana 46060-2230* 5/8/95

Jack White
Town of Westfield

Re: Hammes Workshop

Pursuant to our discussion on Wednesday about the status of the plans for the Hammes Workshop, this office has not yet received revised plans. Several items were required including revised plans, drainage/detention calculations, and completed permit forms and fees. The TAC meeting for this project was over two months ago, as well as, correspondence from this office. Until the items required are satisfied, this project shall not be approved by this office. As you know, this project has been cited for a violation for unauthorized encroachment upon the regulated drain easement.

I understand that approval through the Plan Commission has already been granted. Was this approval conditional upon approval from this office? Please inform.

We desire that this issue be resolved quickly and fairly, so any assistance in this matter would be appreciated.

Sincerely,

Steven T. Cash
Plan Reviewer



Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2250

July 17, 1995

Keith Lash
Weihe Engineers

Re: Hammes Workshop
(J&P Fabricating)
Jacob Shoemaker Drain and
H.R. Johnson Drain

Status: Denied as Presented

I have reviewed the plans submitted to this office on July 10, 1995 and have the following comments. The numbers in this letter correspond with my previous comment letter dated 3/8/95.

Plans and Calculations:

1. Incomplete. Also label the H.R. Johnson Drain as shown on previous submittals for this project.
2. Show standard info for culvert under SR 32 (size, type, etc).
3. Incomplete.
4. Soils shown.
5. Incomplete.
6. Incomplete.
7. Recommend entrance drive not be allowed to drain onto SR 32.
8. Incomplete. Show structure at the connection to drain.
9. Culvert inverts shown, but is this at an assumed elevation? Please tie this to mean sea level. There are benchmarks located near this site. I have included copies of benchmark information.
10. Calculations appear in order.

Page 1

RECEIVED JUL 18 1995

hammes.TXT

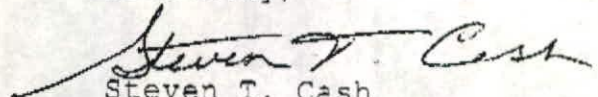
11. Incomplete - show on plans.
12. Pond info shown. Please also tie this to mean sea level.

Permits:

1. Crossing - Approved.
2. Non-enforcement - Recommend denied as presented. Where tree rows cross existing regulated drain, the tree trunks must be 30' from the tile as measured at right angles. This must be shown on the plans. The trees along the front may remain at this time. Final approval for this non-enforcement will be made by the Drainage Board. See current violation letter dated April 27, 1995.
3. Outlet Request Permit - Incomplete. Denied as presented. The signed form, \$50.00 permit fee and approved plans are required for approval.

This office has been dealing with this project since early Spring and would appreciate your assistance in resolving these matters. I acknowledge that your firm has taken over this project from another firm. As always, we are available if you have any questions.

Sincerely,


Steven T. Cash
Plan Reviewer

cc: Westfield
Philip & Royann Hammes

DESCRIPTION OF BENCH MARK

QUAD--N

QSN--

STATION NAME--

E-112

STATE CODE/COUNTY--

1 Hamilton Co.

YEAR ESTABLISHED--1946

Organization's Mark--

U.S.G.S.

RECOVERY BY--Name--

Brian Roberts

YEAR RECOVERED--81

Organization--

Hamilton Co. Surveyors Office

Address--

DESCRIPTION OF MONUMENT AND BASE, ROUTE TO STATION AND REFERENCE MARKS

S.R. 32 At
Jolietville

Designation of bench mark E-112

State Indiana

County Hamilton

Nearest town Jolietville

County Hamilton

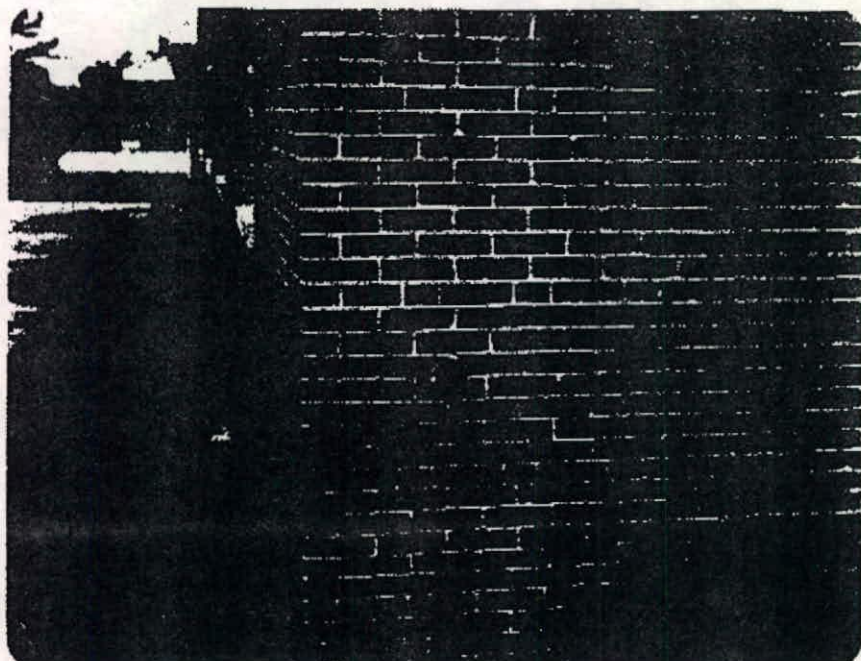
Distance and direction from nearest town At Jolietville

Detailed description of location At Jolietville, set vertically in the south face of the southwest corner of the Methodist Church Building, 1.4 foot east of the corner and 3.5 feet above the ground. A standard disk, stamped "E 112 1946."

ELEV.

923.141'

SKETCH MAP OR PHOTOGRAPH OF STATION



STATE OF INDIANA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WATER

PRIMARY SURVEY CONTROL DATA

PROJECT DATA

Project Name: Little Eagle Branch Station Code and No. E 112
County: Hamilton Civil Twp: Washington
Sec. 31 Twp. 19N Ran. 3E, 2nd P.M. USGS 7.5' Quad: Westfield
Agency Established by: USC & GS Date: 1946
Agency Recovered by: DNR/Water Date: 1989

ELEVATION DATA (N.G.V.D. 1929): Second Order Class II (USC & GS)
Elevation: 923.141 Feet. 281.3740 Meters
ELEVATION DATA (N.A.V.D. 1988): Second Order Class II (DNR)
Elevation: 922.780 Feet. 281.2640 Meters

POSITION DATA (N.A.D. 1983):

Geodetic Position: $\phi =$ $\lambda =$
INDIANA STATE PLANE COORDINATES IN U.S. SURVEY FEET (one meter = 39.37 inches exactly)
State Plane Coordinates: Zone, Easting: Northing:

AZIMUTH DATA:

Mark Name	Geodetic Azimuth	Grid Azimuth	Grid Distance (feet)
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

DESCRIPTION OF MONUMENT, ROUTE TO STATION, AND REFERENCE MARKS

The station is located at Jolietville; 0.2 mile east along State Road 32 from its intersection with Joliet Road, at the Baptist Church; set vertically in the south face of the southwest corner of the church; a USC & GS bench mark tablet, stamped "E 112 1946."

E 112:
42.0 feet north from the centerline of State Road 32
15.0 feet west from main entrance to the church
3.3 feet above ground
1.4 feet east from the southwest corner of the church

Date: 21 July 91

INDIANA STATE BOARD OF HEALTH
TECHNICAL DATA SHEET FOR ELEVATED SAND MOUNDS

Project: Hamm's Workshop and Home
Location: County Hamilton City/Town Jolietville
Legal Description T. 19N, R. 3E, Sec. 31

A mound system consists of a septic tank(s), dosing tank containing submersible effluent pump(s), and an absorption area constructed above existing grade. The absorption area consists of 2 parts. A medium-textured sand is placed above a tilled surface which partially treats and disperses the effluent. A gravel bed formed within the sand contains a distribution network which receives effluent pumped from the dosing tank.

Technical Data:

Design Wastewater Flow 850 GPD (Gallons Per Day)
Septic Tank: Total Volume (Gal.) 1,300 Number/Compartments 2
Number of Dosing Tank Pumps 2
Number of Mounds 1 Number of Distribution Networks Per Mound 1
Design Loading Rates (GPD/SF): Bed 1.2 Basal Area 0.33
Mound Bed: Area (SF) 708 Width (Ft) 8 Length (Ft) 89
Depth of Medium Sand Beneath Bed (Inches) 24
Mound Basal Area (SF) 2,576 Width (Ft) 29
Distribution Network Lateral Spacing (Inches) 36

Only those items marked with an (X) apply to this project.

 A single submersible effluent pump is required in the dosing number tank. Show the route, diameter, material (including ASTM number for PVC materials), and slope of the force main from the dosing tank to the distribution network. The force main should approach the bed from the upslope side or end for sloping sites, and from either end for level sites.

X Dual submersible effluent pumps are required in the dosing tank. Show the route, diameter, material (including ASTM number for PVC materials), and slope of the force mains from the dosing tank to each distribution network. The force mains should approach the bed from the upslope side or ends for sloping sites, and from one or both ends for level sites.

— Dual submersible effluent pumps in the dosing tank are connected to a common force main through check valves. A 3/8-inch diameter hole must be shown at the invert of the common force main within the dosing tank to allow drainback. Show the route, diameter, material (including ASTM number for PVC materials), and slope of the force main from the dosing tank to the distribution network. The force main should approach the bed from the upslope side or end for sloping sites, and from either end for level sites.

X Two separate distribution networks should be provided in the bed, dividing the bed length into 2 equal sections.

X For areas with slopes greater than 1/2 percent, the basal area within the sand perimeter is defined by the bed length multiplied by the width of the area directly below and downslope of the bed. At a soil loading rate of 0.33 GPD per square foot, 2,576 square feet of basal area are required. An overall area of approximately 120/2576 square feet is needed for the mound.

— For areas with slopes of 1/2 percent or less, the basal area within the sand perimeter is defined by the sand width multiplied by the bed length. At a soil loading rate of _____ GPD per square foot, _____ square feet of basal area are required. An overall area of approximately _____ feet is needed for the mound.

X The subsurface perimeter drains must surround the mound on all sides, spaced at least 10 feet from the outside edge of the mound. Specify invert elevations of the drains at each corner of the mound and at the location of a free-flowing outlet. The drains must be at least 36 inches deep to provide adequate lowering of the groundwater. Show a cross-sectional view of a typical drain trench with a gravel envelope around the drain extending to within 12 inches of the existing surface.

X Show a surface diversion or swale upslope of the mound to divert surface water runoff around and away from the system.

— Kitchen wastewater from sinks, dishwashers, and floor drains must be connected to a grease trap ahead of the septic tank(s). Wastewater from garbage grinders used in conjunction with scraping dishes, pots, and pans should bypass the grease trap. Identify these items in a plumbing isometric or plumbing plan layout on the plans. Show a calculation and specify the grease trap capacity on the plans following the guidelines of Section 501 of Bulletin S.E. 13. An approved septic tank with a modified outlet baffle extended to within 6 to 12 inches of the tank bottom is acceptable. Specify how this will be accomplished on the plans.

Other Design Criteria (To be incorporated and specified, as applicable, on the plans):

1. Show the route, invert elevations (at building and septic tank inlet), and slope of the sanitary sewer from the building to the septic tank(s).
2. Specify the diameter and ASTM specification of the sewer, force main, manifold, and laterals on the plans in accordance with Table 4 of Bulletin S.E. 13.
3. Indicate the septic tank(s) size and manufacturer's name on the plans from the list of approved tanks. Specify that an access manhole extend to the ground surface fitted with a safely secured, gas-tight cover.
4. For daily wastewater flows in excess of 500 gallons, either 2 septic tanks in series or a 2-compartment tank is required.
5. All tanks must be located at least 10 feet from the nearest building and 25 feet from property lines. Tanks may be located closer than 25 feet to easements or right-of-ways.
6. For large detention capacities, a dimensioned detail complying with Figure 5 of Bulletin S.E. 13 must be submitted for site-built tank(s). Specify specific dimensions.
7. Specify on the plans that surfaces, connections, and accesses to all tanks be sealed watertight to prevent both groundwater and surface water leakage into the system. This is extremely important as infiltration could result in overloading of the system.
8. Specify the effluent pump(s) capacity based on 1.28 GPM per hole times the number of 1/4-inch holes in each network, including end cap holes. Determine total dynamic head by adding frictional delivery losses, static head between pump off and lateral elevations, and 3 feet system operating head. Specify the manufacturer and model, GPM and head, and power requirements of the pump(s) on the plans. Include a pump curve for the pump(s) specified.
9. To determine minimum dose volume, compare the following 2 volumes and use the larger amount: 1) The design wastewater load divided by four doses per distribution network per day; 2) The internal volume of the laterals within the network multiplied by 10.
10. Add the force main and manifold drainback volume to the minimum dose to determine the required dose volume.

11. Show plan and cross-sectional views of the dosing tank, including inside dimensions and elevations of the tank top, floor, and incoming sewer invert. Indicate positions of the mercury float switches above the tank floor. Position the "pump-off" to submerge the pump suction, the "pump-on" to provide the required dose volume, and the "alarm" to be located 4 to 6 inches above the on level, but below the incoming sewer invert.
12. With a 4-float system, the "lag" float position should be 4 to 6 inches above the alarm.
13. Show the following details of the dosing tank: pump(s) mounted on guide rails with lift chain(s) and break-away flanges; locking hatch of suitable size positioned above the pump(s); and an audiovisual high water alarm connected to a separate power circuit.
14. For a multiple pump system, specify automatic pump alternation and a separate circuit to activate the audiovisual alarm with any pump failure.
15. The mound may be constructed no closer than 25 feet to the nearest adjoining property line and 50 feet to the nearest building. Mounds may be located closer than 25 feet to easements or right-of-ways.
16. The mound must be installed parallel to existing contours. Show existing topography on the plans.
17. The bottom of the mound absorption bed must be level along its length and width. Specify this on the plans.
18. Show a plan view and cross-sectional view indicating the location of monitoring wells in accordance with Figure 16 of Bulletin S.E. 13. Show the locations of monitoring wells on the site plan in sufficient numbers to allow an adequate visual elevation of system operation.
19. For mounds with 2 distribution networks, monitoring wells should be placed near the centerline of each network.
20. To protect the site of the proposed mound from compacting, grading, or filling prior to installation, the area must be temporarily isolated by fencing or other means. Otherwise, disturbance of the site may render the area useless and possibly result in revocation of the construction permit.
21. Specify on the plans that the contractor contact the Plan Review Section of the State Board of Health (AC 317/633-0177), at least 15 days prior to any mound construction, to arrange a pre-construction meeting at the site.
22. Show the location of each soil survey boring on the site plan.

23. Water wells must be located at least 100 feet from any buried sewer, septic tank, or absorption field.

Evan Bayh, Governor

John C. Bailey, M.D., State Health Commissioner

Indiana State Department of Health
1330 West Michigan Street
P.O. Box 1964
Indianapolis, IN 46206-1964
317/383-6100 TDD 317/383-6859



Indiana State Department of Health

An Equal Opportunity Employer

July 24, 1995

Ms. Royann Hammis
2701 South 1200 East
Zionsville, IN 46077

Dear Ms. Hammis:

Re: Soil Survey Report #2
Hammis Workshop and Home
Section 31, T19N, R3E
Jolietville, Hamilton County

We have reviewed the on-site soil survey #2 prepared by Mr. Ken Pyle for the above-referenced project received on July 20, 1995. Please submit plans to embody the following comments outlined on the Elevated Sand Mound System technical data sheets. Plans must be certified by a professional engineer or architect, currently registered in the State of Indiana, and approved by this office prior to any construction. This letter does not constitute a final approval or construction permit.

The soil profile descriptions for the new site revealed slowly permeable subsoils with a high seasonal water table at a depth of 13 to 16 inches below the existing surface. Because of the shallowness of the seasonal water table and the slow permeability of the subsoils, an elevated sand mound with subsurface perimeter drain is recommended for the site and soil conditions.

The peak daily wastewater load is now 850 GPD (Gallons Per Day) for the three-bedroom home at 150 GPD per bedroom and the 5 employees at 20 GPD per employee. With a soil loading rate of 0.33 GPD per square foot, an area of approximately 120 feet by 50 feet is needed for the mound. Please ensure that the new site is not disturbed; otherwise, the site may be rendered useless for an absorption field.

The County Health Department must be notified of the proposed changes in the septic system. Please be advised that local requirements on the septic system may be more, but not less, restrictive than those of the State. A delay in acquiring a local health department permit may occur if the County Health Department is not notified.

"...helping Hoosiers attain the highest level of health possible."

Ms. Royann Hammis

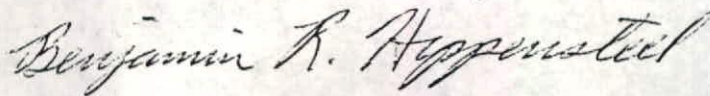
-2-

July 24, 1995

Revised plans and specifications embodying the above comments must be reviewed and approved by this office prior to any construction. We have enclosed applicable publication(s) to assist in the project design. Please return the enclosed application for construction permit along with a set of plans to this office. The construction permit application must also be accompanied by a check in the amount of fifty dollars (\$50.00) in accordance with Rule 410 IAC 6-12, made payable to the Indiana State Department of Health with reference to the county and project names.

If you have any questions regarding these comments, please contact Mr. Edward Miller (AC 317/ 383-6186).

Very truly yours,

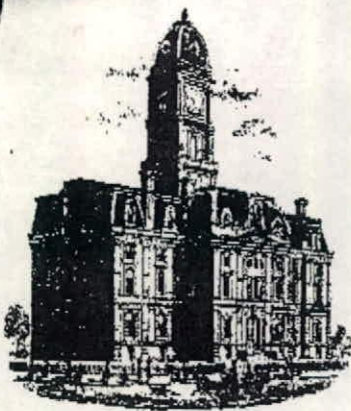


BENJAMIN R. HIPPENSTEEL, P.E., SUPERVISOR
PLAN REVIEW
SANITARY ENGINEERING

ERMiller

Enclosures

cc: Hamilton County Health Department
Hamilton County Plan Commission



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2230

August 3, 1995

Phil and Royann Hammes
2701 South 1200 East
Zionsville, IN 46077

RE: Non-enforcement for Jacob
Shoemaker Drain

Dear Phil & Royann,

I would like to inform you that this office is waiting on a revised site plan. The Hamilton County Surveyor has reviewed the latest site plan that you have submitted. As the plans stand now he will not recommend approval to the Hamilton County Drainage Board. The following revision(s) need to be made for the non-enforcement to be acceptable:

1. Please look at the enclosed copy made from the site plan submitted to this office. Any trees in the following highlighted area are to be removed. This is a measurement of 30', measured at a right angle from the drain tile. The County Surveyor will allow the row of trees paralleling Highway 32 that are approximately 17.5' from the tile. The area of trees we ask to be removed have already damaged the tile during the planting stages and will be detrimental to the tile in the future.
2. An outlet request is required for the tile from the pond to the Jacob Shoemaker Drain. This must be received prior to the Drainage Board meeting.

The next Drainage Board meeting will be August 28th. Plans for the non-enforcement will need to be in this office no later than August 21st. If not received by this date, the County Surveyor will have no choice but to deny the non-enforcement request. A new application would have to be made to leave trees in the easement.

RECEIVED AUG 4 1995

If you have any questions, I can be reached at 776-8495.
Thank you.

Sincerely,

Brian Bear
Brian M. Bear
Permits Inspector

BMB/jlk

Enclosures

cc: Steve Cash
Weihe Eng. - Keith Lash
Westfield Plan - Jack White

RECEIVED AUG 4 1995



Hamilton County Soil and Water Conservation District
925 Division Street - Noblesville, IN 46060-2744 - (317) 773-1406 - FAX (317) 776-1101

August 4, 1995

To: Jack White, Director of Planning
Westfield Planning Commission
130 West Penn
Westfield IN 46038

From: Bill Venable, Resource Conservationist *B.V.*

Project: Phil Hammes Property
WAS. Twp., Sec. 31, T18N, R4E

Detail soil information is available at the SCS-SWCD Office. The map on the plans only locate the soil types with abbreviated soil names.

According to the USDA-SCS inventory of potential wetlands and USDI-NWS inventory maps there is not the potential of a wetland on this site. Maps may be viewed at the SCS-SWCD office. Private consultants will make an on-site determination.

It appears from the size of this project a Notice of Intent letter is required to be filed with Indiana Department of Environmental Management.

Comments:

1. If 5 acres or more is to be excavated, then a NOI must be submitted to IDEM.

Copies are being sent to the following:
Steve Cash
Weihe Eng
File

WE THE UNDERSIGNED REQUEST THAT THE ZONING COMMISSION NOT APPROVE THE REQUEST OF PHIL AND JO ANNE HAMMES TO CHANGE THE ZONING TO ALLOW A MACHINE SHOP TO BE BUILT ON HIGHWAY 32 ON THE WEST SIDE OF JOLIETVILLE. WE LIVE IN THE AREA OF THE PROPERTY IN QUESTION AND OBJECT TO THIS USE OF THE LAND.

~~Quint Hill~~
Barbara H. Salati 4411 W 176th St.
Edith Burns 4311 W. 176th ST
Ph A. Bm 4311 W. 176th ST
Be Hiatt
Doris A. Gooding 4311 W 176th St
Fred, Bev, Rhonda & Gordon
Beverly Hudson
Sue Shaver 43 W 176th
Robert Cole 17530 Joliet Rd Westfield IL
Sharon L Cole 17530 Joliet Rd Westfield
Winnie Fred & Harden 17512 Joliet Rd Westfield
Lynn O Byt 4511 W. 176th ST SHERIDAN
Zicie Byt 4511 W. 176th ST SHERIDAN
Lynn Lark + Family 4303 W 176 St. Sheridan
Russell Ottinger 4543 W 176th ~~Sheridan~~
Elizabeth Ottinger
Johnny & Suzanne 18057 JOLIET RD JOLIETVILLE
Michelle Chapman 18057 Joliet Rd.
Larry & D. Harden 17815 Joliet Rd

RECEIVED JUN 21 1994

PROOF OF PUBLICATION

State of Indiana,

SS:

County of Hamilton,

Before me, a Notary Public in and for the County of Hamilton and State of Indiana, personally appeared.....David H. Lewis.....who being

**Request for Variance
WESTFIELD-WASHINGTON
TOWNSHIP
BOARD OF
ZONING APPEALS**

The Board will hold a Public Hearing on 94-V-18 on the 16th day of May 1994 at 7:30 p.m. at the Westfield City Building. The application submitted by Philip & Royann Hammes requests that a variance of use to permit erection and operation of a machine shop, in addition to the later construction of a residence, as per plans filed, be granted for the property located at 4202 W. State Road 32, more particularly described as follows:

A part of the east half of the southwest quarter of Section 31, Township 19 north, Range 3 east, described as follows:

Beginning at the point of intersection of the South line of the Southwest quarter and a wire fence marking the West line of the East half of the Southwest quarter of said Section 31, Township 19 North, Range 3 East, thence N00° 51' 35" E on and along said wire fence marking the West line of the East half of the Southwest quarter a distance of 1385.29 feet to a point on the Southerly right of way line of the Midland Railroad (now Central Indiana Railroad), thence S 71° 42' 32" E over and along said Southerly right of way line a distance of 1079.42 feet to a point, said point also being N 90° 00' 00" E a distance of 1030.00 feet from the wire fence marking the West line of the East half of the Southwest quarter, thence S 00° 51' 35" W and parallel to said wire fence marking the West line of the East half of the Southwest quarter a distance of 751.97 feet to a point, thence S 90° 00' 00" W and parallel to the South line of said quarter a distance of 3.61 feet to a point, thence S 00° 44' 00" W and parallel to the East line of said quarter a distance of 92.80 feet to a point, thence S 90° 00' 00" W and parallel to the South line of said quarter a distance of 47.00 feet to a point, thence S 01° 05' 06" E a distance of 201.70 feet to a point on the South line of said quarter, said point also being S 90° 00' 00" W a distance of 344.00 feet from the Southeast corner of the Southwest quarter of said Section 31, thence S 90° 00' 00" W (assumed bearing over and along said South line a distance of 985.79 feet to a point, said point being the place of beginning and containing 28.53 acres, subject to all legal easements and rights of way of record.

Written suggestions or objections relative to the application may be filed with the Westfield-Washington Township Community Development Department, at or before such meeting and will be heard by the Board of Zoning Ap-

duly sworn upon his oath, deposes and says, that he is General Manager of the Noblesville Daily Ledger, a Topics Newspaper, Inc. a newspaper of general circulation in Hamilton County, State of Indiana, printed in the English language and printed and published daily/weekly in the city of Noblesville, Hamilton County, State of Indiana, and that said Noblesville Daily Ledger has been published continuously for more than three years last past, in said county and state; that the Notice of publication, a true copy of which is hereto annexed was duly published in said newspaper, for 2 weeks (insertions, successively) which publications were made as follows:

April 9, 1994
April 16, 1994

And that all of said publications were made in full compliance with the law.

Subscribed and sworn to before me this 16 day of April 1994

Nancy I. Dotson Notary Public

(Seal.)

My commission expires 11-28-97

Publisher's Fee, \$ 133.50

Resident of Hamilton County

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Return Receipt Showing to Whom & Date Delivered		100
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PS Form 3800, March 1993



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102595-93-Z-0478

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Street and No. <i>200 Carmelview Dr</i>	
P.O., State and ZIP Code <i>Carmel IN 46032</i>	
Postage	\$ <i>29</i>
Certified Fee	<i>100</i>
Special Delivery Fee	
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Return Receipt Showing to Whom & Date Delivered	<i>100</i>
Return Receipt Showing to Whom, Date, and Addressee's Address	
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Street and No. 4511 W 176th St	
P.O., State and ZIP Code Sheridan IN 46069	
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Special Delivery Fee	
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Return Receipt Showing to Whom & Date Delivered	1.00
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Street and No. <i>4311 W 176th St</i>	
P.O., State and ZIP Code <i>Sheridan IN 46069</i>	
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Special Delivery Fee	
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Street and No. 1 East Fourth Street	
P.O., State and ZIP Code Cincinnati, Oh 45202	
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Robert & Sharon Cole	
Street and No.	
17530 Joliet Rd	
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Westfield IN 46074	
Postage	\$ 29
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Return Receipt Showing to Whom & Date Delivered	100
Return Receipt Showing to Whom, Date, and Addressee's Address	
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Street and No. 18150 N Joliet Rd	
P.O. State and ZIP Code Sheridan, IN 46069	
Postage	\$ 29
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**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier (no extra charge).
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

Z 788 933 555 .



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Beverly J Mercer	
Street and No. 4251 W 176th St	
P.O., State and ZIP Code Sheridan IN 46069	
Postage	\$ 29
Certified Fee	100
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	100
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$ 2.29
Postmark or Date	

PS Form 3800, March 1993

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

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6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

Z 788 933 560



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to
Voyle / Margaret Fisher

Street and No.
17732 N Joliet Rd

P.O., State and ZIP Code
Sheridan IN 46069

Postage \$ 29

Certified Fee 1.00

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing
to Whom & Date Delivered 1.00

Return Receipt Showing to Whom,
Date, and Addressee's Address

TOTAL Postage
& Fees \$ 2.29

Postmark or Date



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

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6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

Z 788 933 559



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to

Harry/Nancy Fosnight

Street and No.

17828 Joliet Rd

P.O. State and ZIP Code

Sheridan IN 46069

Postage

\$ 29

Certified Fee

1.00

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing
to Whom & Date Delivered

1.00

Return Receipt Showing to Whom
Date, and Addressee's AddressTOTAL Postage
& Fees

\$ 2.29

Postmark or Date



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

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5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

Z 788 933 558



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to		Ed Barrickman
Street and No.		17624 Joliet Rd
P.O., State and ZIP Code		Sheridan, IN 46069
Postage		\$ 29
Certified Fee		100
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing to Whom & Date Delivered		100
Return Receipt Showing to Whom Date, and Addressee's Address		
TOTAL Postage & Fees		\$ 229
Postmark or Date		



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

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5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

Z 788 933 556



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Sonny/Trena Gordon	
Street and No. P O Box 22	
P.O. State and ZIP Code Westfield IN 46074	
Postage	\$ 29
Certified Fee	1.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.00
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$ 2.29
Postmark or Date APR 18 1994 <i>(Circular postmark: WESTFIELD IN 46074)</i>	

Form 3800, March 1993

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

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5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

Z 788 933 562



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to <i>Pauline V Bragg</i>	
Street and No. <i>R 3 Box 154</i>	
P.O. State and ZIP Code <i>Sheridan IN 46069</i>	
Postage	\$ <i>29</i>
Certified Fee	<i>1.60</i>
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	<i>1.00</i>
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$ <i>2.29</i>
Postmark or Date <i>APR 8 1994</i>	

PS Form 3800, March 1993

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

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6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

Z 788 933 561



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to <i>Stephen / Regina Nordhoff</i>	
Street and No. <i>17734 Joliet Rd</i>	
P.O., State and ZIP Code <i>Sheridan IN 46069</i>	
Postage	\$ <i>29</i>
Certified Fee	<i>100</i>
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	<i>100</i>
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$ <i>2.29</i>
Postmark or Date <i>APR 8 1994</i>	

PS Form 3800, March 1993

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

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6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

Z 788 533 563



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to John Skinner	
Street and No. 17816 Joliet Rd	
P.O., State and ZIP Code Westfield IN 46074	
Postage	\$ 29
Certified Fee	1.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.00
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$ 229
Postmark or Date	

Form 3800, March 1993



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

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5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

2 788 933 566



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to John/Margaret Jones	
Street and No. RR 3 Box 188 A	
P.O. State and ZIP Code Sheridan, IN 46069	
Postage	\$ 29
Certified Fee	1.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.00
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$ 2.29
Postmark or Date	

PS Form 3800, March 1993



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
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6. Save this receipt and present it if you make inquiry.

102595-93-Z-0478

United States Postal Service

Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 E
Zionsville, IN 46077

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

John/Margaret Jones
RR 3 Box 188 A
Sheridan, IN 46069

4a. Article Number

2 788 933 566

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

4-9-94

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service



Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

John Skinner
17816 Joliet Rd
~~Westfield, IN 46074~~

4a. Article Number

2 788 933 563

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

4-11-94

5. Signature (Addressee)

J. Skinner

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service

Official Business



International
Violin Competition



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

101



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Stephen/Regina Nordhoff
17734 Joliet Rd
Sheridan IN 46069

4a. Article Number

Z 788 933 561

4b. Service Type

- | | |
|---|---|
| ☐ Registered | ☐ Insured |
| ☒ Certified | ☐ COD |
| ☐ Express Mail | ☐ Return Receipt for Merchandise |

7. Date of Delivery

9-9-94

5. Signature (Addressee)

(X) Regina S. Nordhoff

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service

Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

01



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address .

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Pauline Bragg
R 3 Box 154
Sheridan, IN 46069

4a. Article Number

2 788 933 562

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

4-9-94

5. Signature (Addressee)

Pauline Bragg

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service

Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Sonny & Treena Gordon
P O Box 22
Westfield, IN 46074

4a. Article Number

2 788 933 556

4b. Service Type

- ☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

4/8/94 JS

5. Signature (Addressee)

Treena Gordon

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

United States Postal Service

Official Business



International
Violin Competition
of Indianapolis

September 28-October 1, 1991



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077



SENDER:

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- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Ed Barriekman
17624 Joliet Rd
Sheridan, IN 46069

4a. Article Number

2 788 933 558

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

4-9-94

5. Signature (Addressee)

X Edward Barriekman

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service

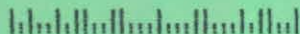
Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Harry / Nancy Fosnight
17828 Joliet Rd
Sheridan, IN 46069

4a. Article Number

Z 788 933 559

4b. Service Type

- ☐ Registered ☐ Insured
- ☒ Certified ☐ COD
- ☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

4-9-94

5. Signature (Addressee)

X Nancy Fosnight

6. Signature (Agent)**8. Addressee's Address (Only if requested and fee is paid)**

United States Postal Service

Official Business



International
Violin Competition
of Indianapolis
September 02, 1994



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Voyle / Margaret Fisher
17732 N Joliet Rd
Sheridan, IN 46069

4a. Article Number

Z 788 933 560

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

4-9-94

5. Signature (Addressee)

X Voyle Fisher

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service



Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Beverly J Mercer
4251 W 176th St
Sheridan IN 46069

4a. Article Number

Z 788 933 555

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service

Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Joseph/Sharon Haag
18150 N Joliet Rd
Sheridan, IN 46069

4a. Article Number

Z 788 933 564

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

4-9-99

5. Signature (Addressee)

X Sharon Haag

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service



Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Robert / Sharon Cole
17530 Joliet Rd
Westfield IN 46074

4a. Article Number

2 788 933 621

4b. Service Type

- | | |
|---|---|
| ☐ Registered | ☐ Insured |
| ☒ Certified | ☐ COD |
| ☐ Express Mail | ☐ Return Receipt for Merchandise |

7. Date of Delivery

4/9/94

5. Signature (Addressee)

Sharon Cole

8. Addressee's Address (Only if requested and fee is paid)**6. Signature (Agent)**

Cathy A. [Signature]

United States Postal Service



Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Penn Central Corp
1 East Fourth St
Cincinnati, OH 45202

4a. Article Number

2 788 933 565

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

4/11/94

5. Signature (Addressee)

[Signature]

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

United States Postal Service



Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

John & Edith Burns
4311 W 176th St
Sheridan, IN 46069

4a. Article Number

2 788 933 554

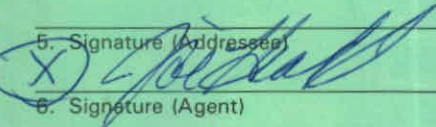
4b. Service Type

- ☐ Registered ☐ Insured
- ☒ Certified ☐ COD
- ☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

4-9-93

5. Signature (Addressee)

(X) 

6. Signature (Agent)**8. Addressee's Address (Only if requested and fee is paid)**

United States Postal Service



Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Opher/Lucille Conrad
4511 W 176th St
Sheridan IN 46069

Art Burr

5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number

Z 788 933 567

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)



United States Postal Service



Official Business



PENALTY FOR PRIVATE
USE, \$300

Print your name, address and ZIP Code here

Philip & Royann Hammes
2701 S 1200 East
Zionsville, IN 46077

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Betty Combs
9205 E Troy Ave
Indpls., IN 46239

4a. Article Number

Z 788 933 557

4b. Service Type

☐ Registered

☐ Insured

☒ Certified

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

4/28/94

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

Mrs Royann G Hammes
2701 S 1200 E
Zionsville IN
46077-9601



CERTIFIED

Z 788 933 553

MAIL

04/08/99 21:50 INDIANAPOLIS IN



REASON CHECKED
Inclaim ☒ Refused
Addressee unknown
Insufficient Address
No such street number
No such office in state
Do not remain in this envelope

NAME

1st NOTICE

2nd NOTICE

RETURN

200

4/9

4/13

4/14

Kathy A & Arthur Venable
200th Carmelview Dr
Carmel, IN 46032

NAME
1st Notice 4/29
2nd Notice
Return

RETURN RECEIPT
REQUESTED

Is your RETURN ADDRESS
completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
 2. ☐ Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:

Kathy & Arthur Venable
200 Carmelview Dr
Carmel, IN 46032

4a. Article Number

Z 788 933 553

4b. Service Type

- | | |
|---|---|
| ☐ Registered | ☐ Insured |
| ☒ Certified | ☐ COD |
| ☐ Express Mail | ☐ Return Receipt for Merchandise |

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, October 1990

☆U.S. GPO: 1990-273-861

DOMESTIC RETURN RECEIPT

Thank you for using
Return Receipt Service.

Fold at line over top of envelope to the

PHILIP G. HAMMES
2701 S. 1200TH E. ST.
ZIONSVILLE, IN. 46077



CERTIFIED

Z 788 933 557

MAIL

04/26/94 20:38 INDIANAPOLIS, IN



Johns Hopkins



Johns Hopkins



67 vsn



APR 26 1994



LN
RR9
4/9

Betty C Combs
9205 E Troy Ave.
Indpls, IN 46239

NAME _____
1st Notice 4-9
2nd Notice 4-14
Return 4-24

RETURN RECEIPT
REQUESTED

REASON CHECKED
Undelivered ☒ Refused
Addressee unknown
Insufficient Address
No such street number
No such office in state
Not named in this message



Is your RETURN ADDRESS
completed on the reverse side?

Fold at line over top of envelope to the
right of the return address

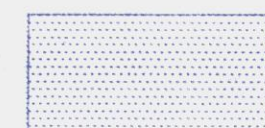
Thank you for using
Return Receipt Service.

94-V-18
SITE PLAN

PT. S.W. 1/4, SECTION 31-19-3

BOONE COUNTY

HAMILTON COUNTY



EXISTING WOODS



PROPOSED TREES

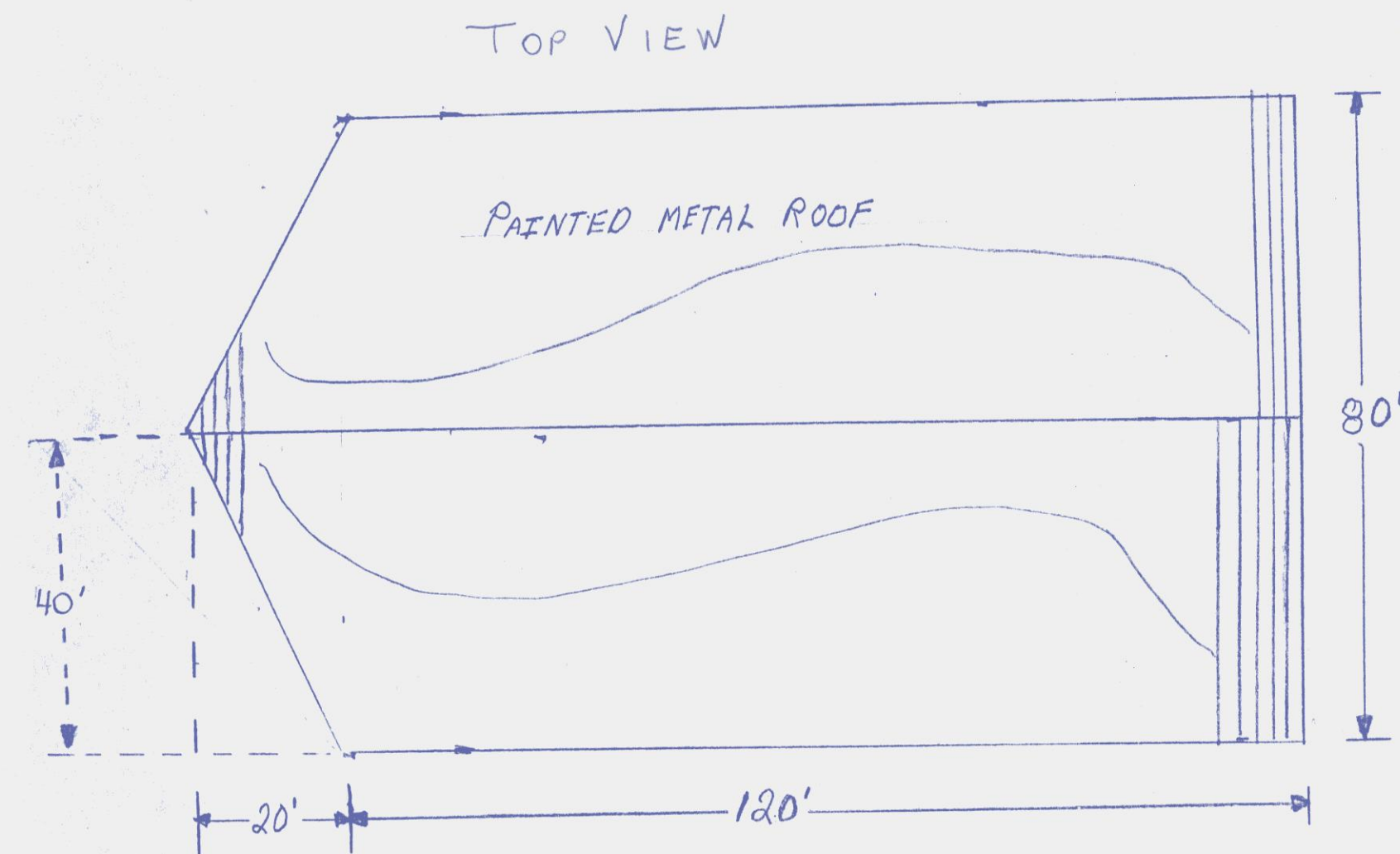
LINE	BEARING	DISTANCE
L1	S00°44'00"W	92.80
L2	S00°00'00"W	3.61'
L3	S90°00'00"W	47.00'

NORTH
GRAPHIC SCALE

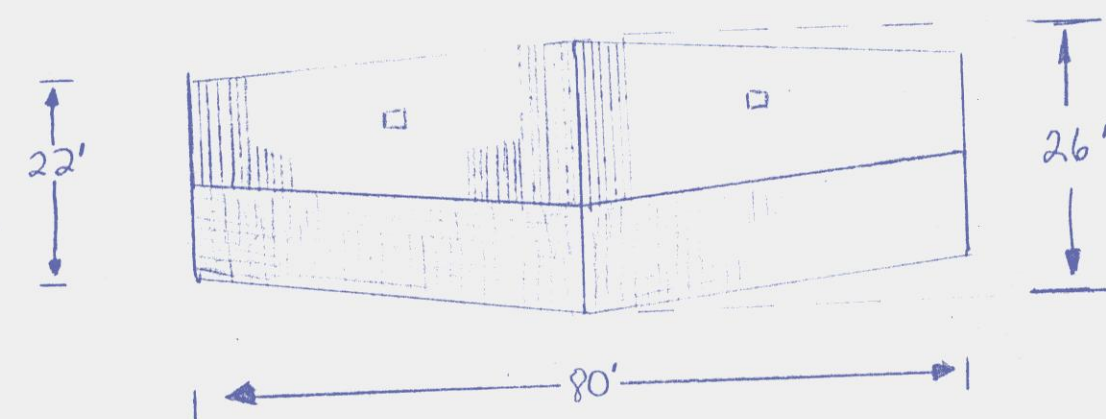


SCALE : 1" = 80'
JOB NO. B22317

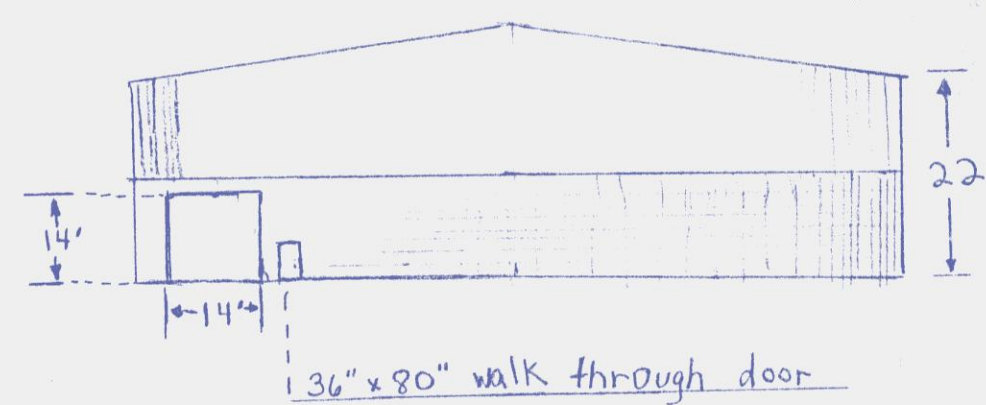
R.L.S. DATE JULY 6, 1994 S0083



FRONT VIEW - FACES S.R. 32

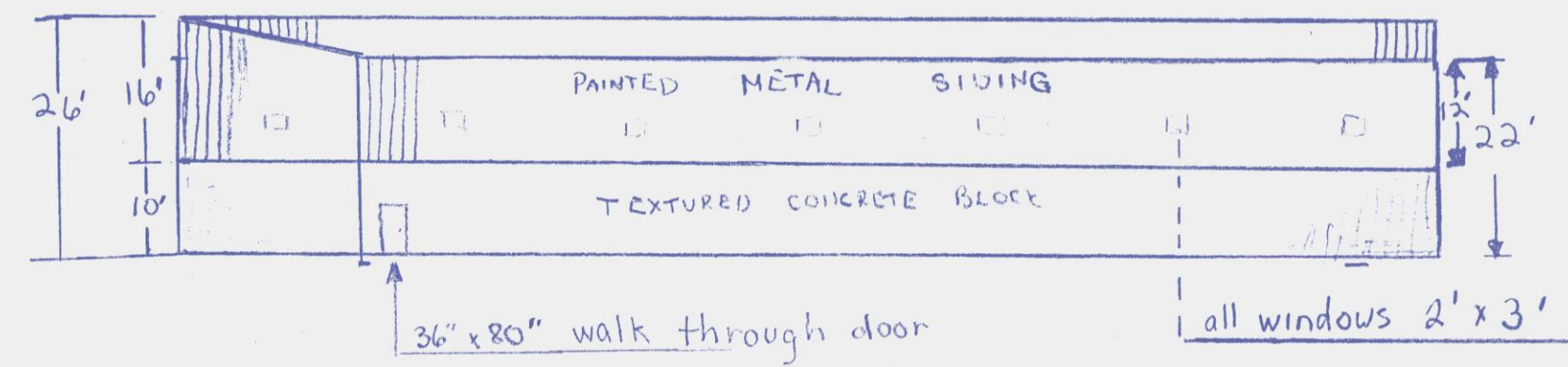


REAR VIEW



94-V-18
PROPOSED BUILDING

SIDE VIEW



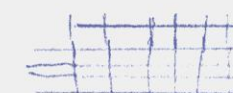
SCALE



1 INCH = 20'



PAINTED METAL SIDING



TEXTURED CONCRETE BLOCK

94-V-18
SITE PLAN

PT. S.W. 1/4, SECTION 31-19-3

BOONE COUNTY

HAMILTON COUNTY

WEST LINE S.W. 1/4 SECTION 31-19-3

S.W. CORNER,
S.W. 1/4,
SEC. 31-19-3

S00°00'00"W 2738.39'

STATE ROAD 32

SOUTH LINE S.W. 1/4 SECTION 31-19-3

S.E. CORNER,
S.W. 1/4,
SEC. 31-19-3

JOLIET ROAD

EAST LINE S.W. 1/4 SECTION 31-19-3

N 0°51'35" E

1385.28' (M)

1384.0' (D)

28.53 AC.±

S 71°42'32" E

1079.42'

SOUTHERLY R/W LINE OLD MIDLAN R.R.
(NOW) CENTRAL INDIANA R.R.) 20' 1/2 R/W

751.97'

S 0°51'35" W

910

910

910

910

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910

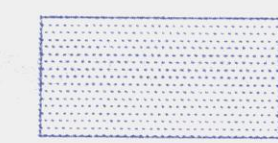
910

910

910

910

910



EXISTING WOODS



PROPOSED TREES

PROPOSED RESIDENCE

PROPOSED DRIVE

PROPOSED BUILDING

PROPOSED POND

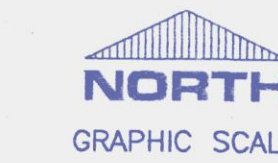
EXISTING 24' x 24' BUILDING

EXISTING BUSINESS
(ED'S RADIATOR)

EXISTING BUSINESS
(ANTIQUE SHOP)

EXISTING BUSINESS
(BUTCH'S MARKET)

LINE	BEARING	DISTANCE
L1	S00°44'00"W	92.80
L2	S00°00'00"W	3.81'
L3	S90°00'00"W	47.00'



0 40 80 160

SCALE : 1" = 80'
JOB NO. B22317

R.L.S.
DATE JULY 6, 1994

S0083

94-V-18

Zoned AG-SF1

4202 W. State Road 32. A variance of use, to permit erection and operation of a machine shop in addition to later the construction of a residence as per plans filed, is requested by Philip & Royann Hammes.

COMMENTS:

1. "Chapter 4. Zoning, 16.04.180, FIGURES, 2. Types of Businesses - Commercial Industrial & Miscellaneous, (page 112) of the Basic Code of Ordinances of the Town of Westfield, Indiana" lists "MACHINE, WELDING, TOOL AND DIE SHOPS" as being permitted in the EI or OI zoning classifications. Such a use is not indicated as being permitted in the AG-SF1 district.
2. "Section 16.04.030 RESIDENTIAL DISTRICTS - B. AG-SF1, 1. Permitted Uses (page 18)" of the same code lists "SINGLE FAMILY DWELLINGS" as a permitted use in the AG-SF1 zoning classification.
3. The subject property is 28.53 acres in size. A single family residence previously occupied the site. The residence was destroyed by fire and was to be replaced by a single family residence with a detached garage (permit # 83-IP-34). The 24' X 24' garage was to be built first, then the house. The garage was actually constructed and exists on the site, a septic system was installed (without a permit from the Health Department), but the residence was never constructed.
4. The petitioner now wishes to construct an 80' X 120' building to house a machine shop, in addition to the existing garage structure. That is the reason for this request. A future residence is indicated in the application, filed in connection with this request, but none is shown on the plans.
5. The site is not served by a utility, so a well and septic system, approved by the Hamilton County Health Department, will be necessary. The county Health Department often refers septic system applications for commercial or industrial uses to the state for review.
6. The H.R. Johnson Regulated Drain crosses the property, along its East side. Regulated Drains impose an easement of 75', from the top of each bank on either side of the ditch. A copy of an application for "Non Enforcement of Easement" (reducing enforcement of the 75' easement to 30') was filed with the 1983 permit, but the lines for the signatures from the Hamilton County Drainage Board are blank. It is not known if non-enforcement was ever granted, and it is possible that the garage encroaches on the County's Easement.

7. Review and release of construction plans, by the Indiana Department of Fire and Building Services, are required for industrial buildings.
8. State Road 32 is under the jurisdiction of the Indiana Department of Transportation. Since the use of the property would change from agricultural / residential to industrial, a new driveway cut may be required by that agency.

RECOMMENDATIONS:

1. Although a building the size of that which is proposed could also be used later for farming purposes, given the 28.5 acre size of the site, it is not known if the petitioner intends to sell off any of the acreage. It is fairly rare that a building along State Road 32, housing a machine shop, would be converted to agricultural use at a later date.
2. It should be determined whether or not an encroachment onto the 75' easement of the H.R. Johnson Regulated Drain exists. This may be determined by the Hamilton County Drainage Board.
3. The status of the existing septic system, and whether or not it is to be utilized, should be determined.
4. In a similar, previous case, the following conditions were imposed:
 - 1) No outside storage.
 - 2) No trailers stored on property.
 - 3) No trailers as storage structures.
 - 4) A maximum of 10 employees.
 - 5) A maximum of 10 vehicles on site.
 - 6) Approval was granted to the current owners and heirs of the current owners only.
 - 7) Approval was subject to the approval of the septic facilities by the Hamilton County Health Department.

DETERMINATION: POSSIBLE MOTIONS

Grant approval of the plans, as filed.

OR

Grant approval of the plans, as filed,
subject to conditions (list conditions).

OR

The following changes must be made (or considered)
before approval will be given: (list changes).

OR

Deny this request per ordinance provisions as outlined
in 16.04.170 Board of Zoning Appeals, E-3 (page 93-94).

ANY AND ALL LIMITATIONS MUST BE MADE PART OF A MOTION IN ORDER
FOR THE LIMITATION TO BECOME PART OF THE ACTION.

5/16/94 MTG

STATE OF INDIANA)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD

On the request of FRED OR MORRIS KURTZ the Hamilton
County Drainage Board considered the extent of the drainage
easement on the JACOB SHOKMAKER Drain at the following
location PART E 1/2 S.W. 1/4
SEC 31-19-3. Upon the agreement in writing
by the recorded owner (s) of land involved that such owner (s)
agrees and covenants that neither the Hamilton County Drainage
Board or any Contractor or workman operating under the authority
of said board will not be held liable for any damages resulting
from construction, reconstruction or maintenance of the above
named drain at said location, whether to the real estate or
improvements thereon the Board agreed:

- 1: That it will not enforce the easement beyond a distance of
30' from the ~~top of the bank~~ center line of the tile
of the said ditch at that location,
and
- 2: will not object to the improvement of the said real estate
beyond such distance.

Dated this 17TH day of MAY 1983.

Chairman

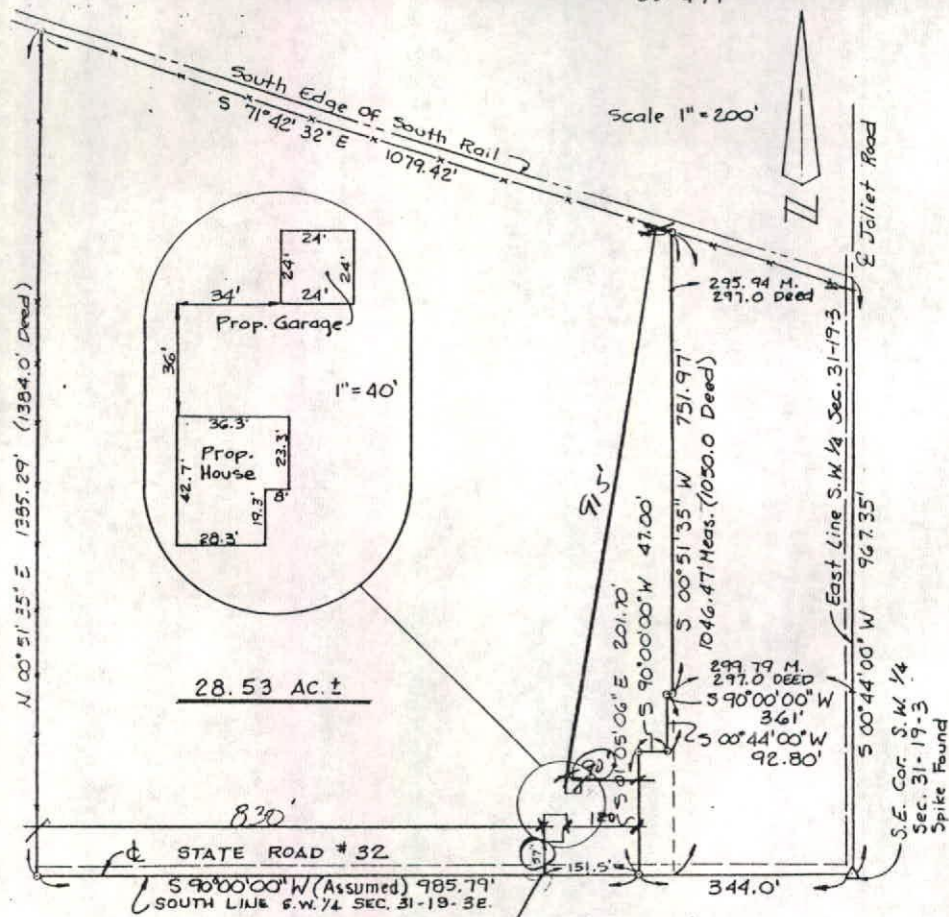
Member

Member

HAMILTON COUNTY DRAINAGE BOARD

Witness
[Signature]

✓ Fred M. Kurtz, Sr.
✓ Morris Kurtz
Owner of land involved



ORIG. PLANS FROM
1983 HOUSE PERMIT

EXISTING D.J.A. M.K.
GARDEN FROM
7214-RESIDENCE ✓ H.R. 3000' 11' 11' 11'

017

05-31-01

4202 SR. 32 West

Part E. 1/2 S.W. 1/4
Sec. 31-19-3



WEIHE ENGINEERS INC.

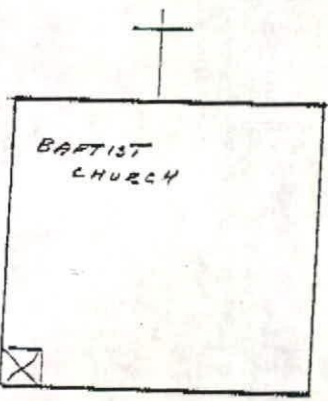
10505 N. COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280

CIVIL ENGINEERS

LAND SURVEYORS

LAND PLANNERS

ALLAN H. WEIHE, P.E., L.S.
PRESIDENT



@ JOLIETVILLE

USE 103
E 112
1946

STATE ROAD 32







RECEIVED JUN 21 1994

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP

PLAN COMMISSION

BOARD OF ZONING APPEALS

May 17, 1994

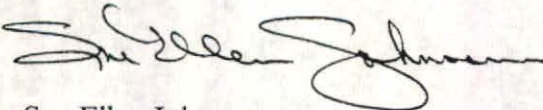
Philip & Royann Hammes
2701 S 1200 E
Zionsville, IN 46077

Dear Mr. and Mrs. Hammes:

The Westfield-Washington Township Board of Zoning Appeals met on May 16, 1994 at the Westfield City Building to review case number 94-V-18, a variance of use to permit erection and operation of a machine shop, in addition to later the construction of a residence as per plans filed. A motion was made, seconded, and carried by a vote of Yes 5; No 0; and abstain 0, to table the matter until the June 20th meeting.

The next meeting of the Board of Zoning Appeals is June 20, 1994 at 7:30 p.m. at the Westfield City Building. Please plan to attend this meeting, or contact the Community Development Department as soon as possible. If you have any questions, please call the office at 896-5577 between the hours of 8:00 a.m. and 4:30 p.m.

Sincerely,



Sue Ellen Johnson
Acting Secretary
Westfield-Washington Township
Board of Zoning Appeals

cc: file

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP

PLAN COMMISSION

BOARD OF ZONING APPEALS

July 19, 1994

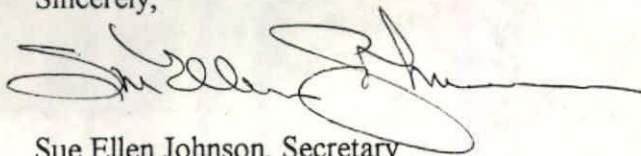
Philip and Royann Hammes
2701 S 1200 E
Zionsville, IN 46077

Dear Mr. and Mrs. Hammes:

The Westfield-Washington Township Board of Zoning Appeals met on July 18, 1994 at the Westfield City Building to review case number 94-V-18, a variance of use to permit erection and operation of a machine shop, in addition to later the construction of a residence as per plans filed. A motion was made and seconded to approve per plans filed for this variance with the stipulation that the construction of the machine shop and residence be completed by the fall of 1995 subject to the following conditions: There will be no outside storage, no trailers stored on property, no trailers as storage structures, a maximum of 10 employees, and a maximum of 10 vehicles on site. Also approval is granted to the current owners and their heirs only and is subject to the approval of the septic facilities by the Hamilton County Health Department.

Please come into the office and apply for the necessary permit(s) at your convenience. If you have any questions, please call the City Building at 896-5577 between the hours of 8:00 a.m. and 4:30 p.m.

Sincerely,



Sue Ellen Johnson, Secretary
Westfield-Washington Township
Board of Zoning Appeals

cc: file

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP

PLAN COMMISSION

BOARD OF ZONING APPEALS

June 21, 1994

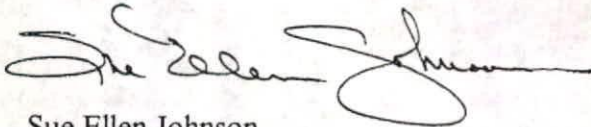
Philip and Royann Hammes
2701 S 1200 E
Zionsville, IN 46077

Dear Mr. and Mrs. Hammes:

The Westfield-Washington Township Board of Zoning Appeals met on June 20, 1994 at the Westfield City Building to review case number 94-V-18 a variance of use to permit erection and operation of a machine shop, in addition to later the construction of a residence as per plans filed. A motion was made and seconded to approve per plans filed with the following conditions: A satisfactory letter must be received from Hamilton County Drainage Board. The status of the existing septic system, and whether or not it is to be utilize; should be determined. There shall be no outside storage, no trailers stored on property, no trailers as storage structures, a maximum of 10 employees, a maximum of 10 vehicles, approval is granted to current owners and heirs only, and approval of the septic facilities by the Hamilton County Health Department. This resulted in a no action vote of Yes 2; No 2; and Abstain 0.

The Board requests that you appear at next month's meeting of the Board of Zoning Appeals on July 18, 1994 at 7:30 p.m. at the Westfield City Building. Please plan to attend this meeting, or contact the Community Development Department as soon as possible. If you have any questions, please call the office at 896-5577 between the hours of 8:00 a.m. and 4:30 p.m.

Sincerely,



Sue Ellen Johnson
Acting Secretary
Westfield-Washington Township
Board of Zoning Appeals

cc: file



Parking Area

Existing Structure

Mr Manicure Lawn
and Landscape



Westfield–Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, November 9, 2021 BZA Meeting

Presented for approval: December 14, 2021

The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m.
on Tuesday, November 9, 2021 at Westfield City Hall.

Active Links for this Meeting:

[November 9, 2021 BZA Agenda & Exhibits](#)

[November 9, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development office.

OPENING OF MEETING *YouTube Time: 0:43*

ROLL CALL

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Victor McCarty, Brian Morales, and Dave Schmitz.

BZA Members Present Virtually: None

BZA Members Absent: All present.

City Staff Present: Kevin Todd, Director; Daine Crabtree, Senior Planner; Caleb Ernest, Senior Planner; and Rachel Riemenschneider, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Fortier motioned to approve the October 12, 2021 Minutes.

Boller seconded. Motion passed. Vote 5-0.

APPROVAL OF 2022 BZA SCHEDULE OF MEETINGS AND FILING DATES

McCarty motioned to approve the 2022 BZA Schedule of Meetings and Filing Dates.

Fortier seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2110-VU-05 & 2110-VS-39 [PUBLIC HEARING] *YouTube Time: 4:34*

206th Street Tiny Home / Susan Vile

The Petitioner requests a Variance of Use to permit a Tiny House on Wheels (THOW) on 0.05 acres +/- in the SF5: Single-family High Density (Villages) District and Variances of Development Standard modifying Minimum Lot Area, Lot Frontage, Building Setback Lines, Lot Width and Single-story Living Area of the SF5 Zoning District (Articles 4.8(C), (D), (E1), (E2), (E3), (F), (H1), and 13.2) on E 206th Street, generally 60 feet west of the Monon Trail Right-of-way.

Petitioner presentation.

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Public Hearing for 2110-VU-05 & 2110-VS-39 opened at 7:10 p.m.

- Written public comments received were distributed.
- One public comment at meeting.

Public Hearing for 2110-VU-05 & 2110-VS-39 closed at 7:13 p.m.

Petitioner response/BZA comments.

Schmitz motioned to approve 2110-VU-05 subject to the eight conditions stated in the motion.
McCarty seconded. Motion passed. Vote 5-0.

McCarty motioned to approve 2110-VS-39 subject to the two conditions stated in the motion.
Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2110-VU-05.
Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2110-VS-39.
Fortier seconded. Motion passed. Vote 5-0.

2111-VS-40 [PUBLIC HEARING] YouTube Time: 33:55

Bridlewood Signage / Bridlewood Home Owners' Association by Boulder Designs

The Petitioner requests a Variance of Development Standard to replace existing subdivision entry signs in the Right-of-Way adjacent to an SF4: Single-family High-Density subdivision (UDO 6.17(E)(3)).

(Planner: Rachel Riemenschneider – rriemenschneider@westfield.in.gov)

No Petitioner presentation.

Public Hearing for 2111-VS-40 opened at 7:35 p.m.

- No public comments.

Public Hearing for 2111-VS-40 closed at 7:36 p.m.

BZA comments.

Boller motioned to approve 2111-VS-40 subject to the four conditions stated in the motion.
Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2111-VS-40.
McCarty seconded. Motion passed. Vote 5-0

2111-VS-41 [PUBLIC HEARING] YouTube Time: 38:30

17455 Tiller Court Street / Windows, LLC

The Petitioner requests a Variance of Development Standard to modify the conditions of a previously approved variance (1906-VS-11) to expand a non-masonry dumpster enclosure in an Established Front Yard on 2.27 acres +/- in EI: Enclosed Industrial District.

(Planner: Rachel Riemenschneider – rriemenschneider@westfield.in.gov)

No Petitioner presentation.

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Public Hearing for 2111-VS-41 opened at 7:40 p.m.

- No public comments.

Public Hearing for 2111-VS-41 closed at 7:41 p.m.

BZA comments/Petitioner response.

McCarty motioned to approve 2111-VS-41 subject to the two conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2111-VS-41.

Fortier seconded. Motion passed. Vote 5-0.

2111-VU-06 [PUBLIC HEARING] *YouTube Time: 45:08*

133 West 161st Street / Mauricio Gonzalez by Pleasant Cities, LLC

The Petitioner requests an extension of an existing Variance of Use permitting a Construction Trade Office on 2.5 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District (Chapter 13).

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

Petitioner presentation.

Public Hearing for 2111-VU-06 opened at 7:54 p.m.

- One public comment previously received.
- One public comment at meeting.

Public Hearing for 2111-VU-06 closed at 7:58 p.m.

Petitioner response/BZA comments.

McCarty motioned to approve 2111-VU-06 subject to the Staff condition stated in the motion.

Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2111-VU-06.

Morales seconded. Motion passed. Vote 5-0.

2111-VU-07 [PUBLIC HEARING] *YouTube Time: 1:09*

Northpoint Gun Sales/Range / Stelhorn Northpoint, LLC

The Petitioner requests a Variance of Use to permit a Firearm Range with an associated Special Handling Retail (gun sales) use on 0.40 acres +/- in the Northpoint PUD District.

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

Petitioner presentation.

Public Hearing for 2111-VU-07 opened at 8:21 p.m.

- One public comment previously received.
- One public email comment during meeting.
- One public comment during meeting.

Public Hearing for 2111-VU-07 closed at 8:25 p.m.

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Petitioner response/ BZA comments.

McCarty motioned to approve 2111-VU-07 subject to the three recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2111-VU-07.

Fortier seconded. Motion passed. Vote 5-0.

2111-VU-08 & 2111-VS-42 [PUBLIC HEARING] YouTube Time: 1:41:33

3407 West SR 32 / Allen Ray Blythe By Norris Carpentry Service, LLC

The Petitioner requests a Variance of Use to permit an Efficiency Unit Dwelling on 0.5 acres +/- in AG-SF1: Agriculture / Single-family Rural District (UDO 13.2). In addition, the Petitioner requests Variances of Development Standard to modify the Minimum Lot Area, Minimum Lot Frontage, Minimum Front Yard Building Setback, Minimum Side Yard Building Setback, and the Minimum Lot Width on an illegal, nonconforming 0.5 acre +/- lot in the AG-SF1: Agriculture / Single-family Rural District to accommodate a building addition (UDO 4.2(C), (D), (E) & (F)).
(Planner: Rachel Riemenschneider – rriemenschneider@westfield.in.gov)

No Petitioner Presentation.

Public Hearing for 2111-VU-08 & 2111-VS-42 opened at 8:43 p.m.

- One public comment by Petitioner.

Public Hearing for 2111-VU-08 & 2111-VS-42 closed at 8:47 p.m.

BZA comments.

Boller motioned to approve 2111-VU-08 subject to the two recommended conditions stated in the motion. Morales seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2111-VU-08.

Fortier seconded. Motion passed. Vote 5-0.

Boller motioned to approve 2111-VS-42 subject to the two recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2111-VS-42.

Fortier seconded. Motion passed. Vote 5-0.

2111-VS-43 [PUBLIC HEARING] YouTube Time: 1:58:19

726 Wexford Hill Court / Homes by McKenzie

The Petitioner requests a Variance of Development Standard to encroach 3.8 feet into the 22-foot Front Yard Setback in the Chatham Hills PUD District.

(Planner: Pam Howard – phoward@westfield.in.gov) (Presented by Daine Crabtree)

Petitioner Presentation.

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Public Hearing for 2111-VS-43 opened at 9:01 p.m.

- No public comments.

Public Hearing for 2111-VS-43 closed at 9:03 p.m.

Fortier motioned to approve 2111-VS-43 subject to the two Staff conditions stated with the motion.
Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2111-VS-43.
Boller seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING

NONE

REPORTS/COMMENTS: *YouTube Time: 205:49*

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT *YouTube Time: 2:08:35*

Schmitz motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 5-0.
The meeting adjourned at 9:08 p.m.

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director