



CITY OF WESTFIELD, IN
BoardofZoningAppeals_Meeting_Agenda_07_10_2018

Tuesday, July 10, 2018 at 07:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals (BZA)

MEETING DATE: Tuesday, July 10, 2018 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

OPENING OF REGULAR MEETING

Note the presence of a quorum

Approval of Minutes - June 12, 2018

Documents: [BZA Minutes - June 12, 2018](#)

Review Rules & Procedures

ITEMS OF BUSINESS:

1806-VS-09 [ADOPTION OF FINDINGS OF FACT]

3989 Birkdale Drive

Tiffany Bedsworth by True North Surveying, LLC

Adoption of Findings of Fact for Variance of Standard that was denied on June 12, 2018.

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

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

1807-VS-11 [PUBLIC HEARING]

18250 N. Union Street

Westfield Washington Schools—Westfield High School

The petitioner is requesting multiple Variances of Development Standard related to loading space screening (Article 6.3 (F)(2)(c) and Article 6.8 (H)(2)); wall planes (Article 6.3 (F)(5)(b)); Minimum Lot Landscaping Requirements (Article 6.8 (K)); Foundation Plantings (Article 6.8 (L)); External Street Frontage Landscaping Requirements (Article 6.8 (M)(2)); Interior Parking Area Landscaping (Article 6.8 (O)(1); and Perimeter Parking Area Landscaping (Article 6.8 (O)(2)) in the GB-PD: Business / Planned Development District and EI: Enclosed Industrial District.

(Planner: Kevin Todd - KTodd@westfield.in.gov)

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

ITEMS CONTINUED TO A FUTURE MEETING

1609-AA-01 [CONTINUED]

14939 Ditch Road

The petitioner is appealing an Administrative Determination (1604-AD-02) regarding standards applicable to a concrete business pursuant to a previously approved Variance of Use (79-V-12).

(Planner: Kevin Todd - KTodd@westfield.in.gov)

1803-AA-01 [CONTINUED]

16708 Dean Road (Bob's Garage)

Esler Properties, LLC by Morse & Bickel, P.C.

The petitioner is appealing an Administrative Determination (1712-AD-04) regarding the revocation of a variance (1603-VU-03).

(Planner: Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS:

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m. on Wednesday, June 12, 2018, at Westfield City Hall.

Members present: Jeannine Fortier, Ken Kingshill, Martin Raines, and Dave Schmitz.

Members absent: Robert Smith

City staff present: Kevin Todd, Senior Planner; Pam Howard, Senior Planner; and Brian Zaiger, City Attorney.

ROLE CALL

Noted presence of a quorum.

APPROVAL OF MINUTES

Motion: move to approve the May 9, 2018 meeting minutes as presented.

Motion: Fortier; Second: Raines. Motion passed. Vote 4-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed BZA rules and procedures.

ITEMS OF BUSINESS**1806-VS-10****[PUBLIC HEARING]**

2760 E. 146th Street

Cool Creek Village, LLC

The petitioner is requesting a Variance of Development Standard to eliminate the requirement for Foundation Plantings to accommodate the construction of a drive-through on 3.25 acres +/- in the SB-PD: Special Business / Planned Development District (Article 6.8(L)).

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

The petitioner explained his request for a continuance based on the need to re-notify neighbors.

Motion:

Kingshill motioned to table 1806-VS-10 to the next BZA meeting.

Fortier seconded. Motion passed. Vote 4-0.

1806-SE-02**[PUBLIC HEARING]**

1105 E. 181st Street

CH Group, LLC

The petitioner is requesting a Special Exception to allow heavy equipment sales/rental (Retail, Very High Intensity) on 7.07 acres +/- in the 181st Street Planned Unit Development (PUD) District (Section 2.2 of Ord. 14-03 and Article 13.2 of the UDO).

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

Howard presented an overview of this request for a Special Exception to allow heavy equipment sales/rental (Retail, Very High Intensity) on 7.07 acres +/- in the 181st Street Planned Unit Development (PUD) District.

Schmitz asked why this is a BZA approval as opposed to a PUD amendment.

Zaiger responded that either way is permitted and they may have been advised by staff.

Howard responded that since this is permitted by Special Exception the BZA has the authority to approve.

Eric Douthit, representing the petitioner, responded that they do intend to amend the PUD; however, the BZA process is quicker than APC/PUD process.

Kingshill asked for clarification on the use.

Douthit indicated the proposed use would be less intense than its current use.

Dave asked about building changes

Douthit outlined use and indicated there would be some internal changes and no specific external changes.

Dave asked if petitioner was ok with conditions.

Douthit responded that yes, the petitioner is willing to accept the conditions.

Public Hearing for 1806-SE-02 opened at 7:09 p.m.

No public comments.

Public Hearing for 1806-SE-02 closed at 7:10 p.m.

Motion:

Raines motioned to approve 1806-SE-02 with following conditions:

1. That the 'Retail, Very High Intensity' Special Exception use shall be restricted to 'heavy equipment rental/sales' and 'tool and light equipment rental' uses only.
2. That the approval of the Special Exception shall expire on December 31, 2028.
3. 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 Economic and Community Development Department.

Kingshill seconded. Motion passed. Vote 4-0.

Motion:

Raines motioned to adopt the findings of fact for 1806-SE-02.

Kingshill seconded. Motion passed. Vote 4-0.

**1806-VS-09
[PUBLIC HEARING]****3989 Birkdale Drive***Tiffany Bedsworth by True North Surveying, LLC*

The petitioner is requesting a Variance of Development Standard to reduce the Minimum Rear Yard Setback from thirty (30) feet to seventeen (17) feet to accommodate the installation of a swimming pool on 0.34 acres +/- in the Bridgewater PUD District (Section 10 and Exhibit 12 of Ord. 06-49).

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

Howard summarized this request for a Variance of Development Standard to reduce the Minimum Rear Yard Setback to accommodate the installation of a swimming pool.

Troy Terew with True North Surveying, representing the petitioners overviewed the items associated with this variance request including landscaping and screening.

Schmitz asked for setback clarification on plot plan.

Terew responded that the setback is immediately off of the porch

Kingshill asked about possible locations to place a pool.

Terew responded this is the area that would be used behind the house.

Dave asked if the petitioner looked into this prior to purchasing lot.

Terew responded that he believes they were misadvised by the builder who misunderstood where the setback was measured from.

Public Hearing for 1806-VS-09 opened at 7:20 p.m.

Joseph Scimia, 4010 Sunningdale Way; commented that he doesn't feel it's appropriate for the BZA to consider variances in a PUD because it was a legislative action. Also stated that he choose a less deep home model to preserve the setback. He stated that homeowners paid premium for lots around pond. He requested a continuance so real estate broker could attend to testify that his property value will be negatively affected. He stated the petitioners are also proposing retaining wall in easement. He said that findings are not met and this will negatively affect neighbors. He said that the practical difficulties are self-inflicted. He requested landscape plans from petitioner and that petitioner hold a neighborhood meeting. He said there was no response from petitioner. He said he would not oppose a pool being constructed in the compliant area.

Gil Butler, 3969 Birkdale Drive; wanted to make sure letters were included in the record as some neighbors couldn't attend. He read the following letter: "This letter is concerning the proposed variance for a Reduction in the Minimum Rear Yard Setback from thirty (30) feet to seventeen (17) feet to accommodate the installation of a pool at 3989 Birkdale Drive, Washington Township, Carmel, IN 46033. We received information from the survey company including site plans in regards to a proposed pool project. After extensive thought we have the following response. Please accept this as a formal neighborhood objection to the proposed variance regarding installation of a pool at this residential address. The aesthetic appearance of this area including common areas around the water feature, along with the water feature itself, are the main attraction and justification for the increased initial lot price and greater resale value potential of the surrounding properties. Installing a pool, especially with encroachment on the variance, would have a detrimental impact on the aesthetic appearance of the

backyard and common area. The sizing of the lots behind the houses surrounding the pond are not of sufficient size to support installation of such a large structure. Utilities, including heaters and pumps, necessary to run and maintain the pool would also have significant and constant sound impacts upon the immediate surrounding area. Further, due to limitations in place by the Bridgewater Home Owners Association regarding landscaping, obscuring the proposed pool from the neighbor's line of sight is impossible thereby causing significant and permanent alteration to original purchase aesthetics. Beyond the visual concerns, we also have safety concerns for multiple small children in close proximity to an open area pool even in the event an appropriate pool cover was always in use. We appreciate our neighbor's desire to improve their property, however, for the reasons stated above, we respectfully object to this variance and to pool installation in general."

He added that the landscaping required to screen pool would limit his view of the pond, for which he paid a premium price to secure.

Robert Pristeria, 3970 Sunningdale Way; stated he chose his lot based on the view of the pond. He said he was not opposed a pool, but opposed to pool in the protected greenspace.

Public Hearing for 1806-VS-09 closed at 7:36 p.m.

Terew responded that the precedent has already been set for a setback variance for a pool in this neighborhood as there is already a pool in place. Additionally, nothing is in place that would prohibit the petitioner from landscaping their lot, and can even be done in easement with city engineering approval.

Schmitz asked about elevation and if extending horizontal elevation for pool that will at a minimum affect Mr. Butler's visual view.

Terew responded that it would depend on eye level.

Schmitz asked if petitioner plans to fence around pool.

Terew responded that HOA encourages pool cover in lieu of fence.

Brandon Burton, homeowner, said that they were told they could build a pool, he was not aware of setbacks. He would be fine moving pool to side of house where neighbor pointed out there is room. However, he was told that no one wants to see a pool from the street.

Raines asked if there were any rules prohibiting pool on side of home.

Burton responded that is not prohibited in the covenants.

Kingshill asked who has burden.

Zaiger responded that petitioner has burden.

Schmitz agreed and is not persuaded by precedent.

Kingshill feels that this should be denied because it will negatively affect neighbors by devaluing property values. He said that perhaps if the petitioner had met with neighbors, it would have gone a long way.

Raines said he was not concerned about pool; his only concern is its location in setback.

Motion:

Kingshill motioned to deny 1806-VS-09.

Schmitz seconded. Motion passed. Vote 3-1. (Raines)

Motion:

Schmitz motioned to table the adoption of findings of fact for 1806-VS-09 to the July 2018 meeting.

Kingshill seconded. Motion passed. Vote 4-0.

ITEMS CONTINUED TO A FUTURE MEETING:**1609-AA-01****[CONTINUED]****14939 Ditch Road***Indiana Structural Foundations, LLC*

The petitioner is appealing an Administrative Determination (1604-AD-02) regarding standards applicable to a concrete business pursuant to a previously approved Variance of Use (79-V-12).

1803-AA-01**[CONTINUED]****16708 Dean Road (Bob's Garage)***Esler Properties, LLC by Morse & Bickel, P.C.*

The petitioner is appealing an Administrative Determination (1712-AD-04) regarding the revocation of a variance (1603-VU-03)

REPORTS/COMMENTS

Plan Commission Liaison Report.

Economic and Community Development Department.

ADJOURNMENT

Motion:

Kingshill motioned to adjourn the meeting.

Fortier seconded. Motion passed. Vote 4-0.

The meeting adjourned at 7:57 p.m.

Chairperson
Robert Smith, Esq.

Secretary
Matthew S. Skelton, Esq., AICP
Director



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

July 10, 2018

1806-VS-09

Exhibit 1

Petition Number: 1806-VS-09

Subject Site Address: 3989 Birkdale Drive (The "Property")

Petitioner: Tiffany Bedsworth (The "Petitioner")

Representative: True North Surveying, LLC

Request: The Petitioner is requesting a Variance of Development Standard to modify the Minimum Rear Yard Setback from thirty (30) feet to seventeen (17) feet to accommodate an in-ground pool.

Current Zoning: Bridgewater PUD District

Current Land Use: Residential

Approximate Acreage: 0.34 acres+/-

Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The Board of Zoning Appeals heard the petition at its [June 12, 2018](#), meeting. The Board denied the variances requested and tabled the adoption of its Findings of Fact until the Board's next meeting. The Board directed the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

DEPARTMENT COMMENTS

Approval: Staff recommends approval of the following written findings of fact related to the denial of 1806-VS-09:

Recommended Findings:

- 1) **Criteria:** *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 Development Standards of Ord. 06-



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

July 10, 2018

1806-VS-09

Exhibit 1

49. The rear setback encroachment typically affects the rear adjoiner, in this case the rear adjoiner is a common area and detention pond.

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

Finding: The proposed variance would affect the value of the area by devaluing property values and alter the characteristics of the immediate community.

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

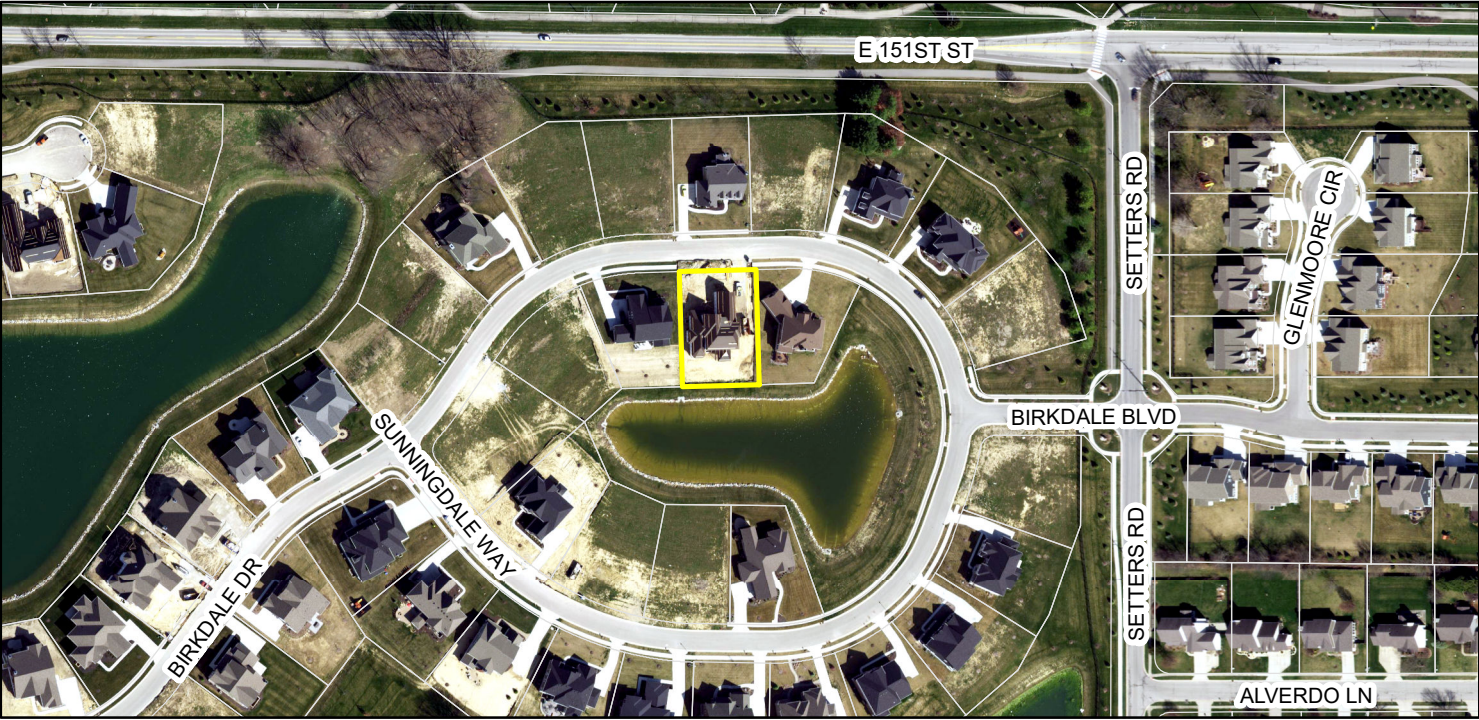
Finding: Strict adherence to the zoning ordinance would not result in practical difficulties. The property's use as a residence will not be affected by the denial of this variance.



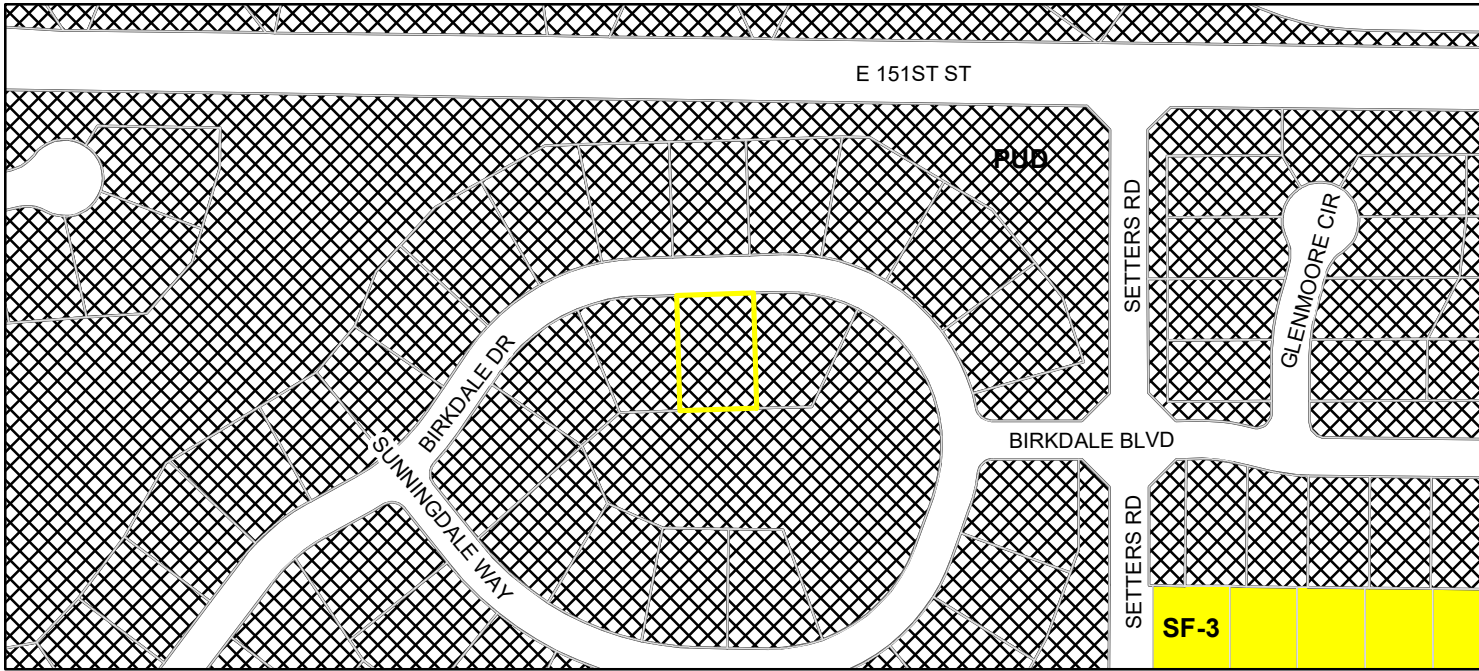
Property Location Map
Tiffany Bedsworth Variance
Variance of Development Standard
1806-VS-09



Aerial Location Map



Zoning Map



WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
VARIANCE APPLICATION



OFFICE
USE ONLY

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

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Caleb Ernest (STAFF NAME) DATE: 05-03-18

PRIOR OR RELATED DOCKET NUMBERS

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

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

APPLICANT INFORMATION

APPLICANT'S NAME: TIFFANY BEDSWORTH TELEPHONE: 417-379-3565
ADDRESS: 3989 BIRKDALE DRIVE EMAIL: tbedsworth@homeadvisor.com
PROPERTY OWNER'S NAME: TIFFANY BEDSWORTH TELEPHONE: 417-379-3565
ADDRESS: 3989 BIRKDALE DRIVE CARMEL, IN 46033 EMAIL: tbedsworth@homeadvisor.com
REPRESENTATIVE'S NAME: Troy Terew TELEPHONE: 317-841-8754
COMPANY: True North Surveying, LLC EMAIL: Troy@Truenorthindy.com
ADDRESS: 11650 Olio Road, Ste#1000-289, Fishers, IN 46037

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 3989 BIRKDALE DRIVE CARMEL IN 46033
COUNTY PARCEL ID #(S): 08-10-17-00-23-032.000
EXISTING ZONING DISTRICT(S): PUD EXISTING LAND USE(S): Single Family Residential

VARIANCE REQUEST

☐ 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 are requesting approval for a 13-foot encroachment in to the rear 30-foot setback established by PUD ordinance for Waterford at the Bridgewater Club, for construction of a pool and associated pool deck.



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.

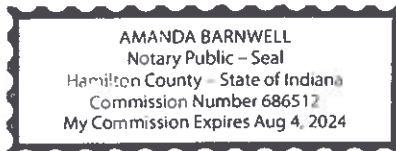

Applicant/Representative (signature)

TIFFANY BEDSWORTH
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 23rd day of April, 2018.

State of Indiana County of Hamilton SS:




Notary Public Signature
Amanda Barnwell
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.

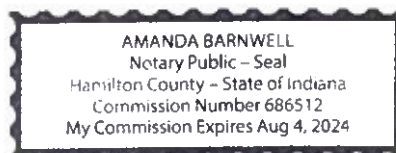

Property Owner (signature)*

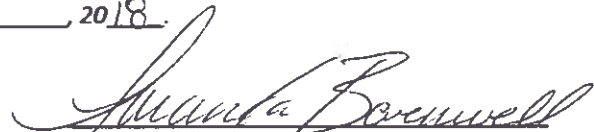
TIFFANY BEDSWORTH
Property Owner (printed)

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 23rd day of April, 2018.

State of Indiana County of Hamilton SS:




Notary Public Signature
Amanda Barnwell
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.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)



APPLICANT: Tiffany Bedsworth, 3989 Birkdale Drive 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: _____
pools are not uncommon in backyard of the larger lots (like these in Waterford) within the Bridgewater community. The setback request is
for encroachment in to the rear setback, which would typically affect the rear adjoiner the most. The rear adjoiner is a common area and
lake.

- 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 affected adjacent property (the rear adjoiner for the rear setback encroachment) is a common area and lake
and the value of that property should remain unchanged.

- C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
There is insufficient room between the rear of the house and the rear setback (established by PUD ordinance for Bridgewater) to allow
for construction of a pool behind the house.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

July 10, 2018
Exhibit 1

Petition Number: 1807-VS-11

Subject Site Address: 18250 N. Union Street (the "Property")

Petitioner: Westfield Washington Schools (the "Petitioner")

Request: The Petitioner is requesting multiple Variances of Development Standard related to loading space screening (Article 6.3 (F)(2)(c) and Article 6.8 (H)(2)); wall planes (Article 6.3 (F)(5)(b)); Minimum Lot Landscaping Requirements (Article 6.8 (K)); Foundation Plantings (Article 6.8 (L)); External Street Frontage Landscaping Requirements (Article 6.8 (M)(2)); Interior Parking Area Landscaping (Article 6.8 (O)(1); and Perimeter Parking Area Landscaping (Article 6.8 (O)(2)) in the GB-PD: Business / Planned Development District and EI: Enclosed Industrial District.

Current Zoning: GB-PD: Business / Planned Development District; and
EI: Enclosed Industrial District

Current Land Use: Educational Institution (Westfield High School)

Approximate Acreage: 78 acres +/- (entire school campus)
13 acres +/- (impacted area for this project)

Exhibits:

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

Staff Reviewer: Kevin M. Todd, AICP

OVERVIEW

Location: The subject property is located at 18250 N. Union Street (northwest corner of Union Street and Hoover Street). The overall campus is approximately 78 acres +/- in size, of which, the area of impact for the proposed project is over 13 acres +/- in size.

Project Overview: The Petitioner is planning to add an approximately 53,285 square-foot building addition to the southwestern portion of the existing Westfield High School building. The construction of the building addition would cause some existing surface parking to be displaced

and reconstructed elsewhere on the campus, which is also part of the Petitioner’s project (the “Project”).

SUMMARY OF VARIANCE

The Petitioner is requesting development standard variances from building design requirements and various landscaping requirements. In their Application, the Petitioner cites functionality and usability as the primary reason for the building design variance requests. The Petitioner also cites clear lines of sight/removal of obstructions for school/campus safety measures, as well as conflicts with easements, as the primary reasons for the various landscaping variance requests (see **Exhibit 5**).

Specifically, the variance requests for the Project are outlined below:

Building Design Requirements

1. Elimination in loading space screening requirement (Article 6.3 (F)(2)(c) and Article 6.8 (H)(2));
2. Elimination of wall plane variation on certain walls of the building expansion (Article 6.3 (F)(5)(b));

Landscaping Requirements

3. Reduction in Minimum Lot Landscaping Requirements (Article 6.8 (K));
4. Reduction in Foundation Plantings (Article 6.8 (L));
5. Reduction in External Street Frontage Landscaping Requirements (Article 6.8 (M)(2));
6. Reduction in Interior Parking Area Landscaping (Article 6.8 (O)(1); and
7. Reduction in Perimeter Parking Area Landscaping (Article 6.8 (O)(2))

The Property would be developed and landscaped in substantial compliance with the proposed plans (see **Exhibit 3 & Exhibit 4**).

COMPREHENSIVE PLAN

The Future Land Use Plan in the Comprehensive Plan identifies the high school campus as “Highway/Employment Corridor”. Although the Comprehensive Plan does not specifically address the school, it does note that appropriate land uses for the corridor are “institutional uses that are subordinate to and supportive of the office and service uses”. The existing school campus and proposed buildings and stadium meet many of Comprehensive Plan’s development policies for this corridor, including, but not limited to: “(i) Encourage building materials and colors that are appropriate to the setting; and (ii) Encourage building design, height, scale, and mass that is appropriate to the surrounding area”¹.

¹ Westfield-Washington Township Comprehensive Plan, Chapter 2: Land Use Plan – Highway Corridors

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 July 10, 2018, 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:

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.
-

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.

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the variance, then the Department recommends the following findings:

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(s) would be injurious to the public health, safety, morals, and general welfare of the community. The building design variances would allow for increased usability and functionality of the space. The landscaping variances would be part of increasing school safety by removing obstructions and by opening up clearer lines of sight.

- 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 that the use and value of adjacent property will be affected in a substantially adverse manner. The Project is expanding a current, permitted, use and all other development standards would be met.

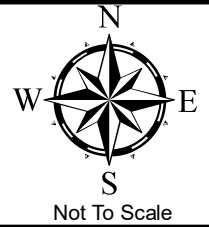
- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.**

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property, as proposed, in accordance with the Unified Development Ordinance.

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.



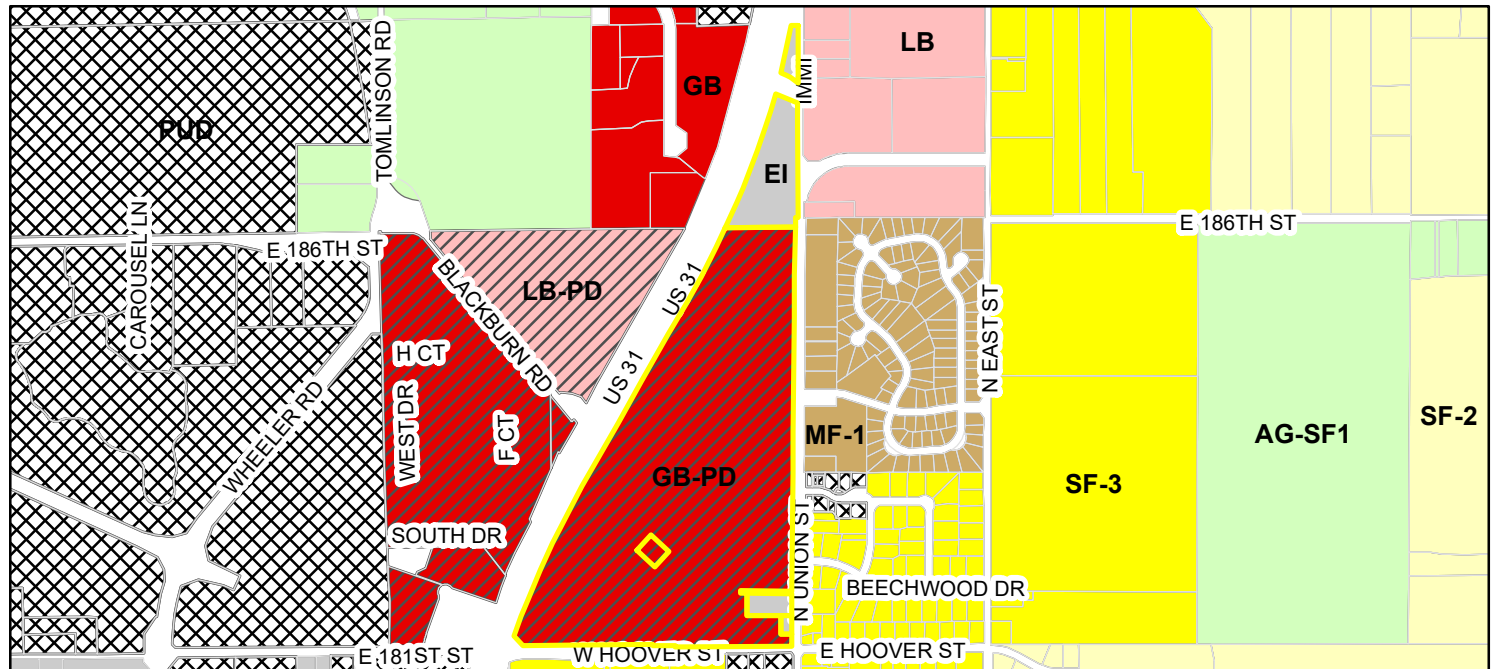
Property Location Map
Westfield High School
Variance of Development Standard
1807-VS-11



Aerial Location Map



Zoning Map



Parcel	LB (Local Business)
Zoning - All	LB-PD (Local Business - Planned Development)
Zoning	MF-1 (Multiple Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-2 (Single Family - 2)
GB (General Business)	SF-3 (Single Family - 3)
GB-PD (General Business - Planned Development)	

**WESTFIELD WASHINGTON
SCHOOLS**
1143 E. 181ST ST
WESTFIELD, IN 46074

CSO ARCHITECTS
8831 KEYSTONE CROSSING
INDIANAPOLIS, IN 46240

The logo for Cripe, featuring the word "Cripe" in a bold, black, sans-serif font. A green arc is positioned above the letter "i", and a black arc is positioned below the letter "e". A small registered trademark symbol (®) is located to the right of the word.

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz

⊙ = SITE

US 31

WESTFIELD HIGH SCHOOL

WESTFIELD

UNION ST

NORTH WALK CIRCLE

BEECHWOOD DRIVE

UNION ST

HOOVER ST

COOL CREEK (J.M. THOMPSON ARM OF THE ANNA KENDALL REGULATED DRAIN)

N

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

PROJECT ADDRESS	1825 UNION ST WESTFIELD, IN 46074
PROJECT AREA:	
ADDITIONS AND RENOVATIONS	15.6 AC
ALTERNATE	0.7 AC
TOTAL PROJECT AREA	16.3 AC
BUILDING AREA:	
EXISTING BUILDING AREA	322,285 SQ FT
PROPOSED SOUTHWEST ADDITION AREA	53,285 SQ FT
TOTAL	375,570 SQ FT
PARKING:	
REMOVED PARKING SPACES	558
REPLACE PARKING SPACES	647
ALTERNATE- PARKING SPACES	33
DIFFERENCE WITHOUT ALTERNATE	89

SHEET	DESCRIPTION
C001	COVER SHEET
C100	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C101-C105	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	OVERALL VEHICULAR DEVELOPMENT PLAN
C201-C205	VEHICULAR DEVELOPMENT PLAN
C206-C206	VEHICULAR DEVELOPMENT PLAN DETAILS
C301-C305	GRADING PLAN
C400	OVERALL STORMWATER POLLUTION PREVENTION PLAN
C401-C405	STORMWATER POLLUTION PREVENTION PLAN
C406	STORMWATER POLLUTION PREVENTION DETAILS
C407	STORMWATER POLLUTION PREVENTION NOTES
C500	OVERALL UTILITY PLAN
C501-C505	UTILITY PLAN
C506	UTILITY DETAILS
C701-C705	STORM SEWER PLAN AND PROFILES
C706-C707	STORM DETAILS
C801	SANITARY SEWER PLAN AND PROFILES
C802	SANITARY DETAILS
LD101-LD105	TREE PRESERVATION PLAN
L001	OVERALL REFERENCE PLAN
L101-L111	MATERIALS AND NOTES PLAN
L301-L305	PLANTING PLAN
L401-L404	SITE DETAILS
L501	PLANTING DETAILS
A001	BUILDING MATERIALS
A300 1-2	EXTERIOR BUILDING ELEVATIONS
ED002	SITE LIGHTING DEMOLITION PLAN
E002	SITE LIGHTING PLAN
E003-E004	PHOTOMETRIC PLANS

REFERENCE BENCHMARK: B 112 - US COAST AND GEODETIC SURVEY DISK (STAMPED 'B 112 1946') SET IN THE TOP OF A CONCRETE POST LOCATED 1 MILE EAST OF EAGLETON ROAD IN EAGLETON, 24 FEET NORTH OF THE CENTERLINE OF SR 32, AND 3.8 FEET EAST OF A WOOD FENCE CORNER POST.

ELEV. = 924.24 (NAVD 1988 DATUM)

PROJECT T.B.M. #1: CUT "X" IN THE NORTHEAST CAP BOLT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF HOOVER STREET JUST EAST OF THE ENTRANCE DRIVE TO THE WESTFIELD MIDDLE AND INTERMEDIATE SCHOOLS.

ELEV. = 896.01 (NAVD 1988 DATUM)

PROJECT T.B.M. #2: THE NORTHEAST CAP BOLT OF A FIRE HYDRANT LOCATED 86 FEET EAST OF THE SOUTHEAST CORNER OF THE WESTFIELD HIGH SCHOOL BUILDING.

ELEV. = 891.84 (NAVD 1988 DATUM)

PROJECT T.B.M. #3: THE NORTHEAST CAP BOLT OF A FIRE HYDRANT LOCATED NEAR THE NORTHEAST SIDE OF THE WESTFIELD HIGH SCHOOL BUILDING.

ELEV. = 894.37 (NAVD 1988 DATUM)

PROJECT T.B.M #4 - THE NORTHEAST CAP BOLT OF A FIRE HYDRANT LOCATED 24 FEET NORTH OF THE NORTHEAST CORNER OF THE WESTFIELD HIGH SCHOOL BUILDING.

ELEV. = 894.09 (NAVD 1988 DATUM)

PROJECT T.B.M #5 - THE NORTHEAST CAP BOLT OF A FIRE HYDRANT LOCATED NEAR THE NORTHWEST SIDE OF THE WESTFIELD HIGH SCHOOL BUILDING.

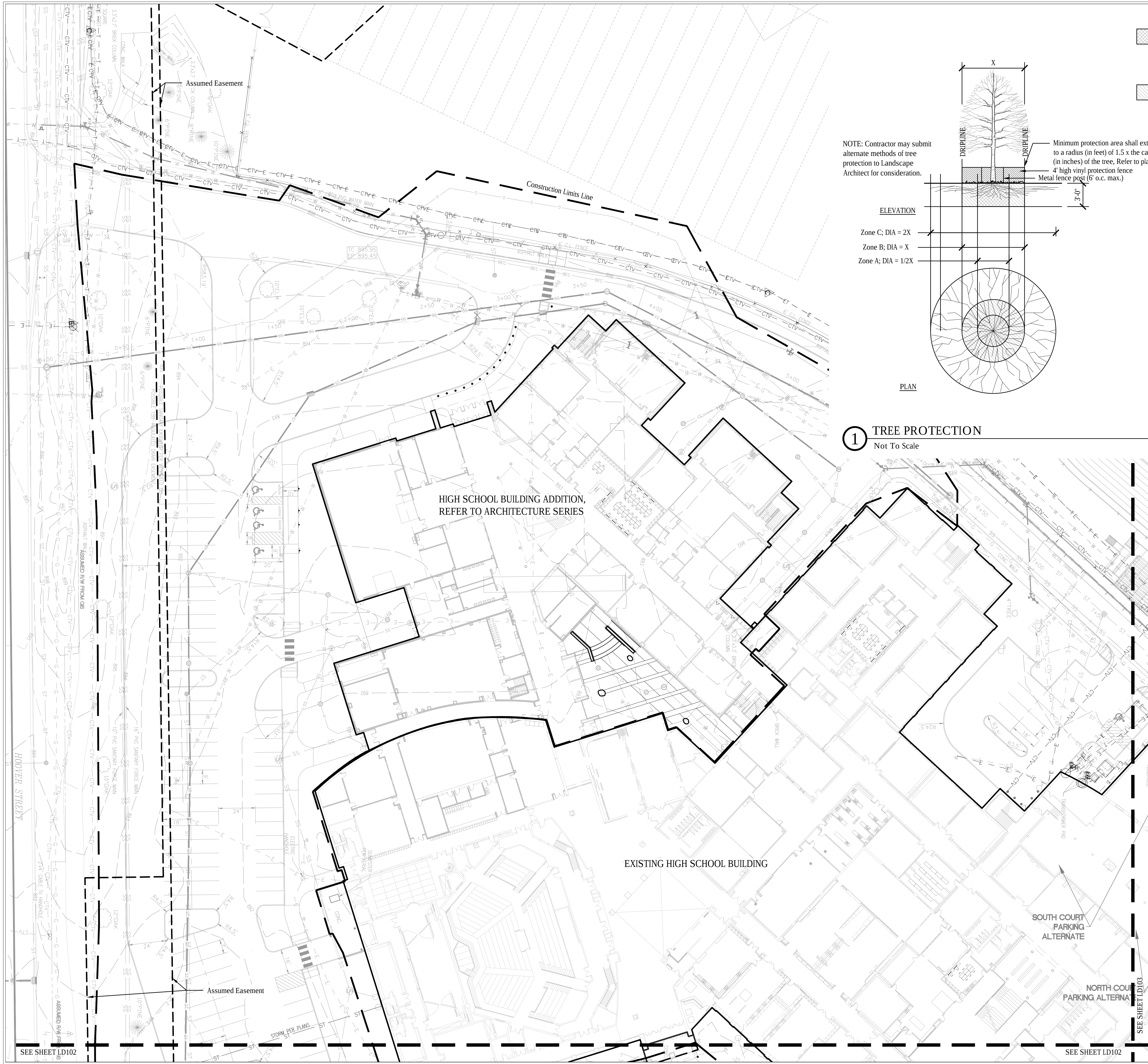
ELEV. = 895.36 (NAVD 1988 DATUM)

AGENCY/UTILITY	PHONE NUMBER
CITY OF WESTFIELD	317-804-3000
WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEP.	317-804-3170
WESTFIELD PUBLIC WORKS DEPARTMENT	317-804-3100
WESTFIELD FIRE DEPARTMENT	317-804-3307
HAMILTON COUNTY SURVEYORS OFFICE	317-776-8495
ELECTRIC- DUKE ENERGY	317-776-5331
CABLE- COMCAST	317-275-6493
GAS, WATER, & SEWER- CITIZENS WESTFIELD	317-263-6442
FRONTIER COMMUNICATION	317-984-9010

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

PROJECT MANAGER	JENNIFER LASCH, PE, LEED BD+C	317-706-6346
PROJECT ENGINEER	STEVE PIERRE, PE	317-706-6309
PROJECT SURVEYOR	PAUL KLODZEN, PS, EI	317-706-6382
CIVIL DESIGN ASSOCIATE	ELAINE IVY, EI	317-706-6308
CIVIL DESIGN ASSOCIATE	JACLYN ALTSTADT, EI	317-706-6364
QUALITY ASSURANCE	DAVID LACH	317-706-6361



NOTE: Contractor may submit alternate methods of tree protection to Landscape Architect for consideration.

ELEVATION

Zone C; DIA = 2X
Zone B; DIA = X
Zone A; DIA = 1/2X

PLAN

1 TREE PROTECTION

Not To Scale

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED without site-specific inspection and approval of methods to minimize root damage.
2. Severance of roots larger than 2" diameter requires Landscape Architect's approval.
3. Tunneling or boring required to install utilities 3'-0" below grade or deeper.

ZONE B (DRIPLINE)

1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
2. Trenching allowed as follows:
 - Excavation by hand or with hand-driver trencher may be required.
 - Limit trench width. Do not disturb Zone A, maintain 2/3 or more of Zone B in undisturbed condition.
3. Tunneling or boring may be required for trenches deeper than 3'-0".

ZONE C (FEEDER ROOT ZONE)

1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
2. Trenching with heavy equipment allowed as follows:
 - Minimize trench width.
 - Maintain 2/3 or more of Zone C in undisturbed condition.

FENCING/ROOT PROTECTION

4' high vinyl protection fence at the greater of Zone B (Dripline) or to a radius (in feet) of 1.5x the caliper (in inches) of the tree, minimum, and at Zone C (Feeder Root Zone) if possible. Refer to Detail this Sheet.

Upon Landscape Architect's approval, a plywood box (8' minimum height) may be used where fencing cannot be achieved.

Landscape Architect's approval required for use/access within Zone B. Permission for use/access requires Surface Protection Measures for all unfenced, unpaved surfaces within Zone B.

*SURFACE PROTECTION MEASURES

1. Mulch Layer, 6"-8" Depth
2. 3/4" Plywood
3. Steel Plates

NOTE:

1. Refer to tree protection specifications.
2. Contractor may submit alternate methods of tree protection to Landscape Architect for Consideration.

TREE PROTECTION GENERAL NOTES

1. Underground utilities, if shown, are based on above ground indications and construction drawings on file with the Owner. There is no guarantee that all underground utilities in service or abandoned are shown. Underground utilities are shown as accurately as possible but still may not be exact. No physical underground utility locations were made.
2. Tree Protection Fencing locations are fixed. Install exactly where shown on these plans. Any adjustments to fencing locations must be approved by the Owner. Damages will be assessed if tree protection fence location is adjusted without Owner approval. Fence deviation from this plan or approved change will be corrected by the General Contractor prior to the start of construction.
3. All tree pruning and limb restraint will be performed under the direct supervision of a Certified Arborist. Contractor shall not prune trees or restrain limbs.
4. No staging, equipment, material storage, or vehicles are allowed on non-paved areas unless indicated otherwise on plan.
5. Abandon all utilities to be removed when located within a Protected Root Zone.
6. Backfill all depressed and void areas with top soil following removal of vegetation. Soil shall be free of debris. Compact soils to ensure settling and sedimentation do not occur.
7. Coordinate locations of Tree Protection Fencing and Construction Fencing prior to the start of construction activities. In areas where Tree Protection and Construction Fences overlap, the Contractor may elect to install the more restrictive fence type of the two provided that the single fence accommodates the requirements of both fences.



TREE PROTECTION GENERAL NOTES

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PROJECT:

**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:

These drawings indicate the general scope of the project in terms of architectural design. Except for the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:		
PERMIT	REVIEW	SET

ISSUE DATE	DRAWN BY	CHECKED BY
08/29/2018	JT/JB	GW

DRAWING TITLE:

Tree
Preservation
Plan

CERTIFIED BY:

APPROVED FOR CONSTRUCTION

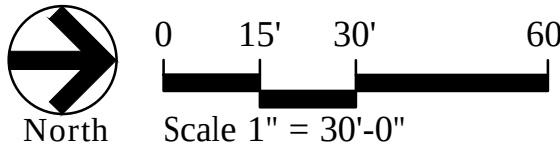
EXPIRES 12/31/2019

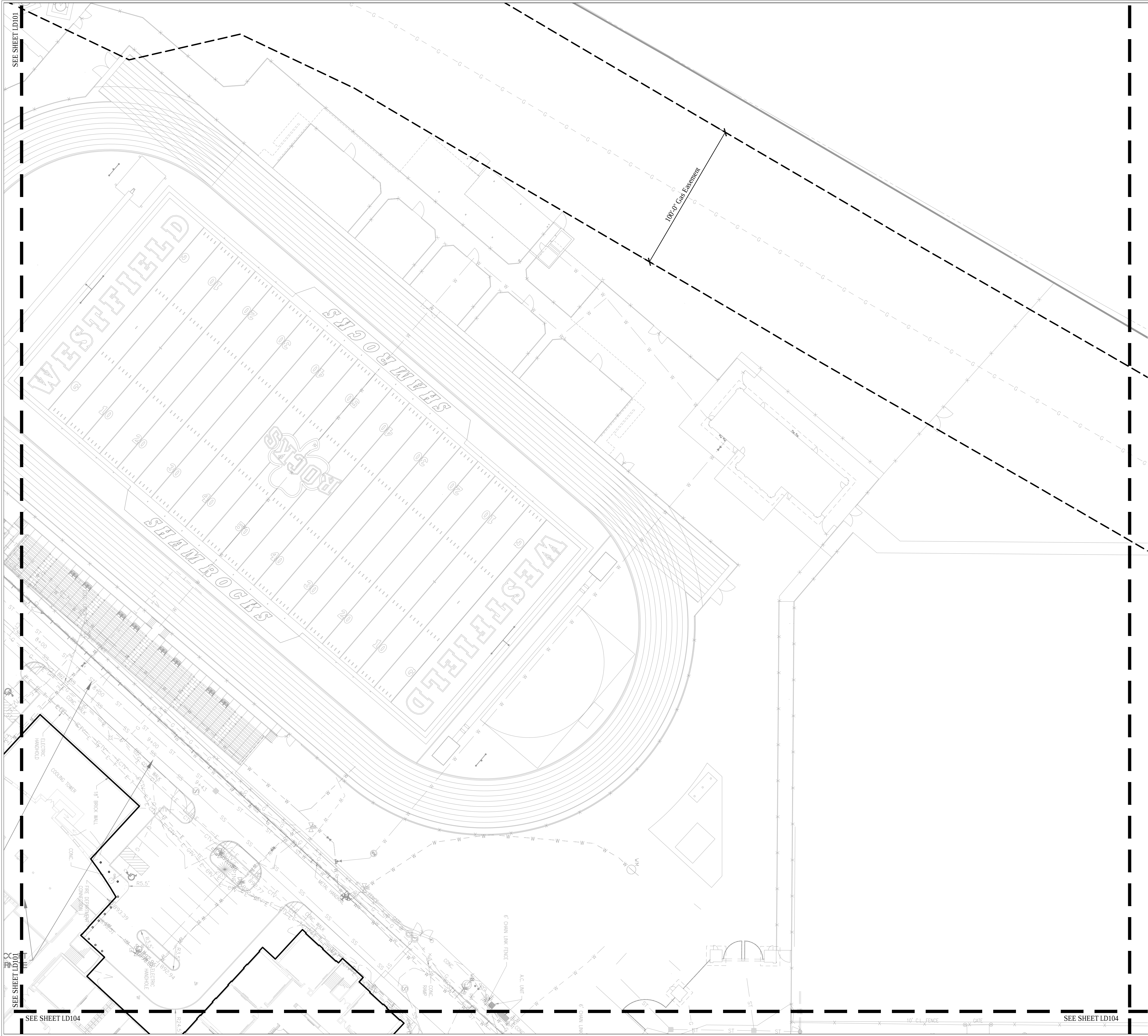
DRAWING NUMBER

LD102

PROJECT NUMBER

17076





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PROJECT:

**ADDITIONS AND RENOVATIONS TO
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Preservation
Plan

CERTIFIED BY:

APPROVED FOR CONSTRUCTION

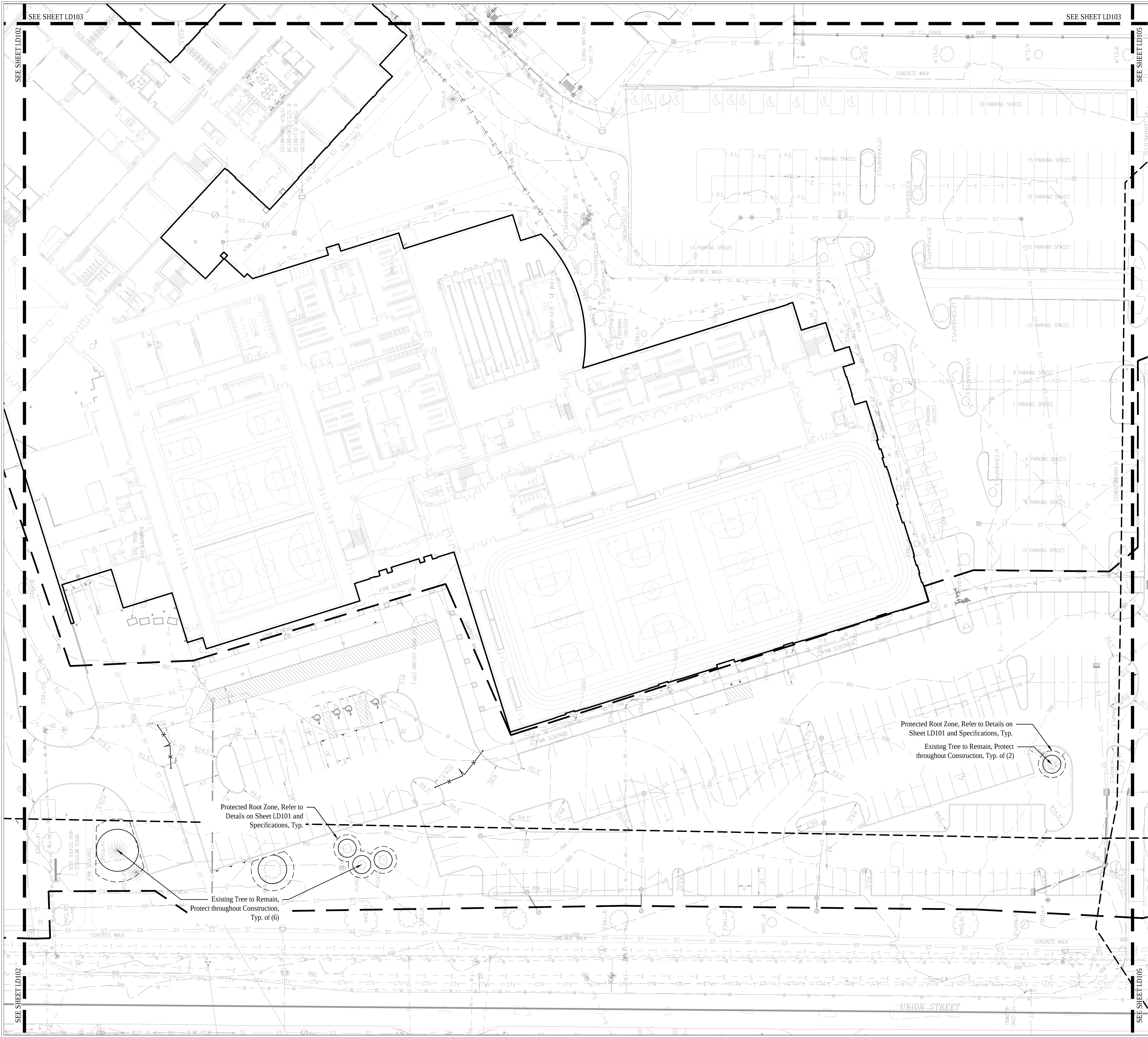
EXPIRES 12/31/2019

DRAWING NUMBER

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PROJECT NUMBER

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PROJECT:
**ADDITIONS AND RENOVATIONS TO
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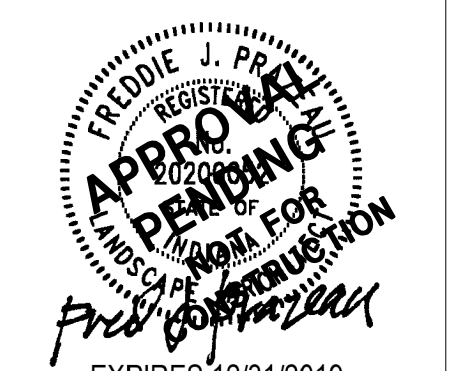
REVISIONS:		
PERMIT	REVIEW	SET

ISSUE DATE	DRAWN BY	CHECKED BY
08/29/2018	JT/JB	GW

DRAWING TITLE:

Tree
Preservation
Plan

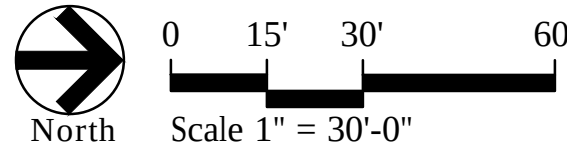
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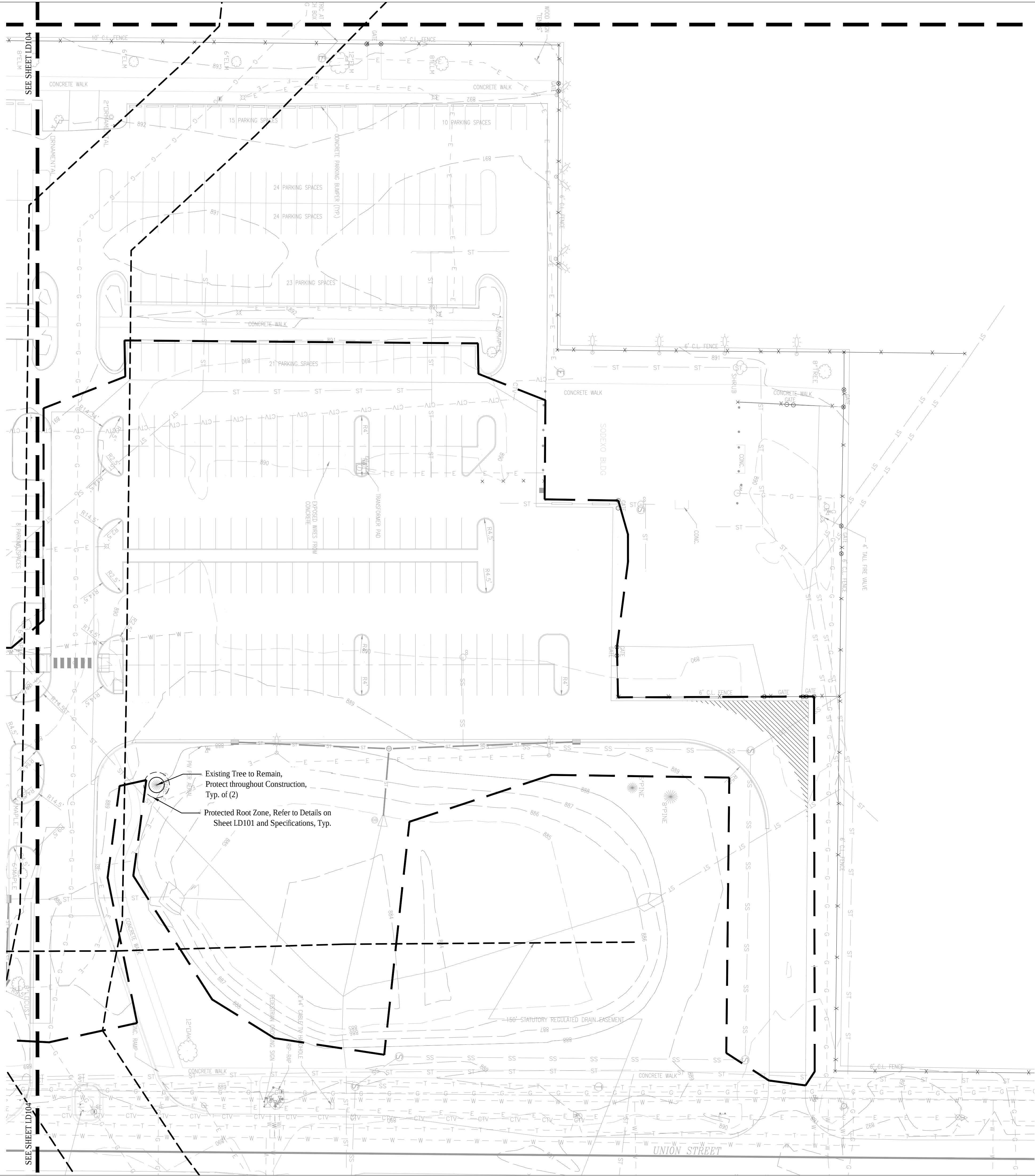


EXPIRES 12/31/2019

DRAWING NUMBER
LD104

PROJECT NUMBER
17076





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PROJECT:

**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:

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REVISIONS:

PERMIT	REVIEW	SET

ISSUE DATE 06/29/2018 **DRAWN BY** JT/JB **CHECKED BY** GW

DRAWING TITLE:

Tree
Preservation
Plan

CERTIFIED BY:

APPROVED FOR CONSTRUCTION

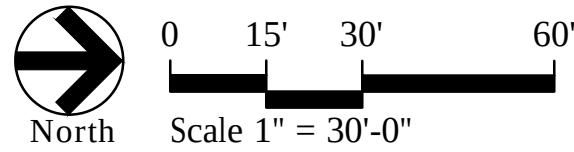
EXPIRES 12/31/2019

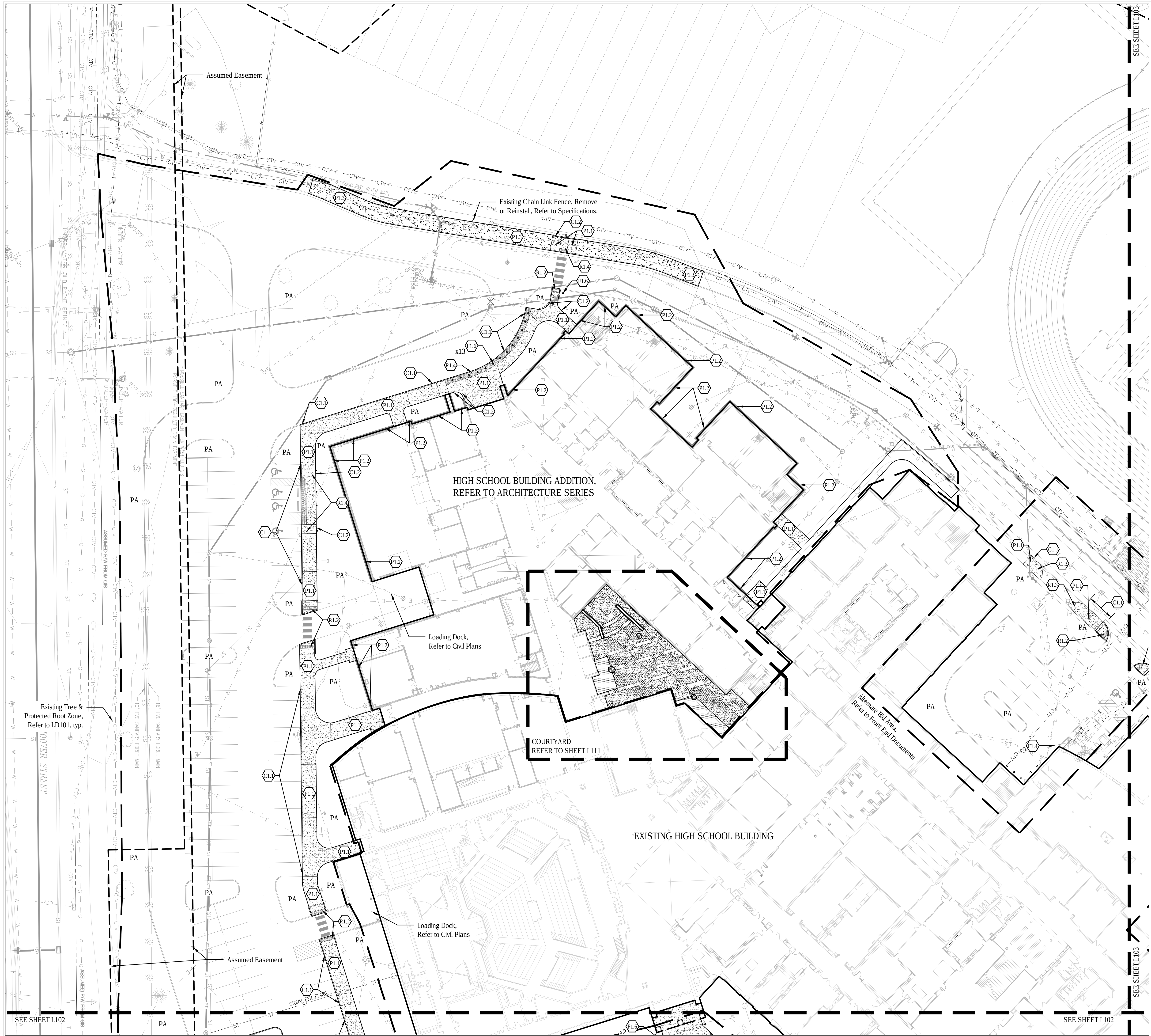
DRAWING NUMBER

LD105

PROJECT NUMBER

17076





PERIMETER
MATERIAL LEGEND

- C1.0 Curbing
- C1.1 Integral Curb and Walk, Refer to Detail 5/L401
 - C1.2 Landscape Post Curb, Refer to Detail 6/L401
- F1.0 Furnishings
- F1.1 Flagpole, 40' Tall, Refer to Detail 1/L402 and Specifications
 - F1.2 Flagpole, 35' Tall, Refer to Detail 1/L402 and Specifications
 - F1.3 Bike Rack, Refer to Detail 2/L402 and Specifications
 - F1.4 Bollard, Steel Pipe, Grounded Solid, Refer to Detail 7/L402 and Specifications
 - F1.5 Vehicular Gate, Refer to Specifications
 - F1.6 Lighted Bollard, Landscape Forms, Stop Bollard, Refer to Specifications and Electrical Plans
 - F1.7 Boulder, Refer to Specifications

- P1.0 Pavement
- P1.1 Concrete, Standard Color, Refer to Details 1-3/L401 and Specifications
 - P1.2 Maintenance Edge, Refer to Detail 7/L401 and Specifications
 - P1.3 Asphalt Trail, Refer to Detail 10/L401 and Specifications

- R1.0 Ramps, Accessible Sidewalk
Refer to Detail 9/L401
- R1.1 Flare Ramp
 - R1.2 Straight Ramp
 - R1.3 Corner Ramp
 - R1.4 Plaza Ramp
 - R1.5 Flared Straight Ramp
 - R1.6 Truncated Domes with No Ramp Condition

PA Planting Area

SCOPE DRAWINGS:
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REVISIONS:		
PERMIT	REVIEW	SET

ISSUE DATE	DRAWN BY	CHECKED BY
08/29/2018	JT/JB	GW

DRAWING TITLE:

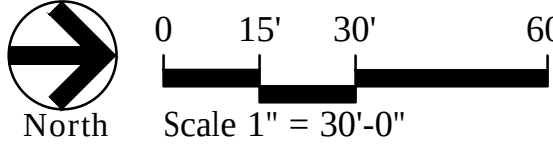
Materials and
Notes Plan

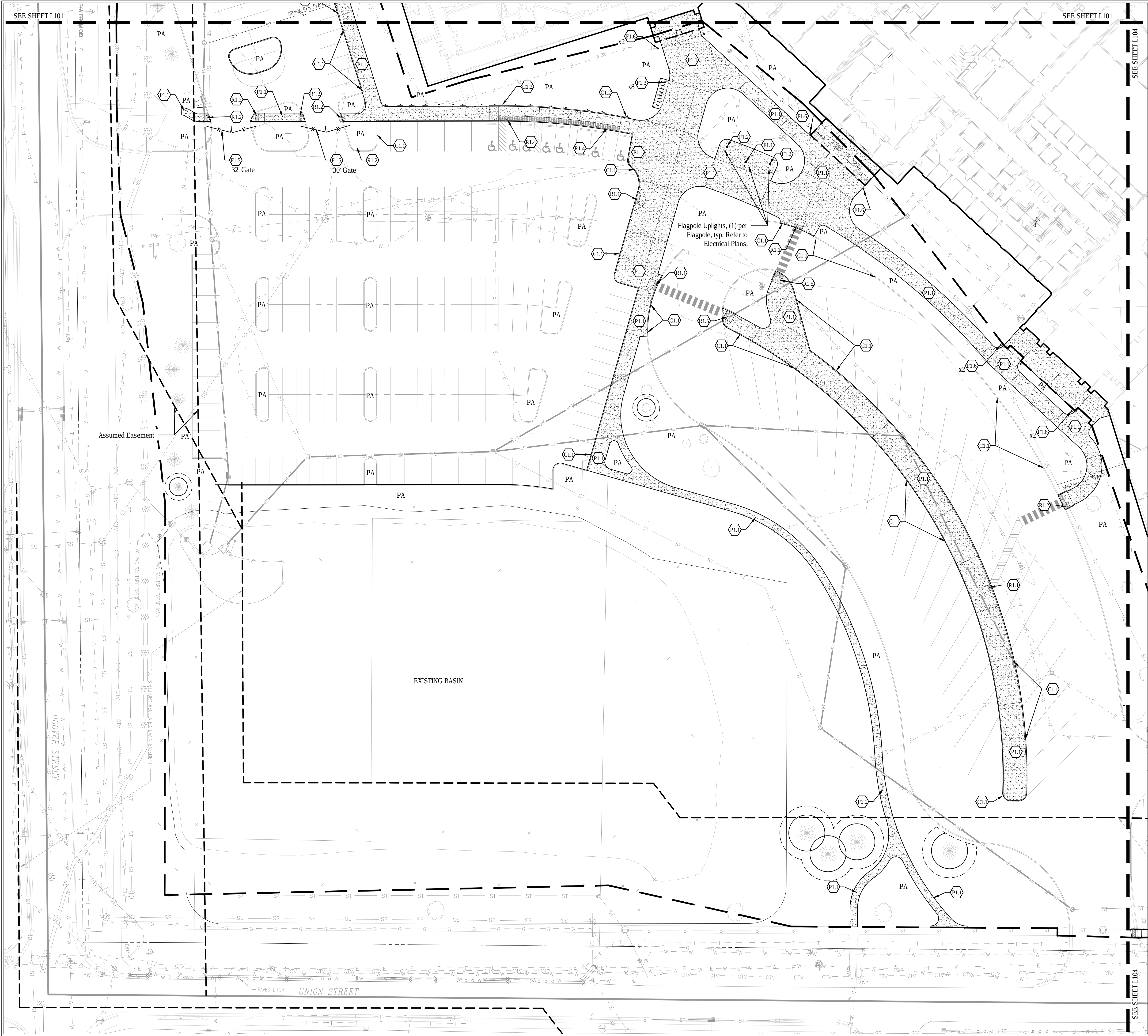
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EXPIRES 12/31/2019

DRAWING NUMBER
L101

PROJECT NUMBER
17076





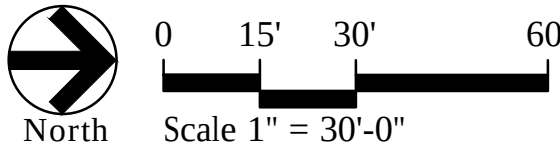
PERIMETER MATERIAL LEGEND

- C1.0 Curbing
- C1.1 Integral Curb and Walk, Refer to Detail 5/L401
 - C1.2 Landscape Post Curb, Refer to Detail 6/L401
- F1.0 Furnishings
- F1.1 Flagpole, 40' Tall, Refer to Detail 1/L402 and Specifications
 - F1.2 Flagpole, 35' Tall, Refer to Detail 1/L402 and Specifications
 - F1.3 Bike Rack, Refer to Detail 2/L402 and Specifications
 - F1.4 Bollard, Steel Pipe, Grounded Solid, Refer to Detail 7/L402 and Specifications
 - F1.5 Vehicular Gate, Refer to Specifications
 - F1.6 Lighted Bollard, Landscape Forms, Stop Bollard, Refer to Specifications and Electrical Plans
 - F1.7 Boulder, Refer to Specifications

- P1.0 Pavement
- P1.1 Concrete, Standard Color, Refer to Details 1-3/L401 and Specifications
 - P1.2 Maintenance Edge, Refer to Detail 7/L401 and Specifications
 - P1.3 Asphalt Trail, Refer to Detail 10/L401 and Specifications

- R1.0 Ramps, Accessible Sidewalk
Refer to Detail 9/L401
- R1.1 Flare Ramp
 - R1.2 Straight Ramp
 - R1.3 Corner Ramp
 - R1.4 Plaza Ramp
 - R1.5 Flared Straight Ramp
 - R1.6 Truncated Domes with No Ramp Condition

PA Planting Area



PROJECT:
**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
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REVISIONS:		
PERMIT	REVIEW	SET

ISSUE DATE	DRAWN BY	CHECKED BY
06/29/2018	JT/JB	GW

DRAWING TITLE:

Materials and
Notes Plan

CERTIFIED BY:

APPROVED FOR PERMIT
Freddie J. Pappas
EXPIRES 12/31/2019

DRAWING NUMBER
L102

PROJECT NUMBER
17076

CSO Architects
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PERIMETER MATERIAL LEGEND

C1.0 Curbing

- C1.1 Integral Curb and Walk, Refer to Detail 5/L401
- C1.2 Landscape Post Curb, Refer to Detail 6/L401

F1.0 Furnishings

- F1.1 Flagpole, 40' Tall, Refer to Detail 1/L402 and Specifications
- F1.2 Flagpole, 35' Tall, Refer to Detail 1/L402 and Specifications
- F1.3 Bike Rack, Refer to Detail 2/L402 and Specifications
- F1.4 Bollard, Steel Pipe, Grounded Solid, Refer to Detail 7/L402 and Specifications
- F1.5 Vehicular Gate, Refer to Specifications
- F1.6 Lighted Bollard, Landscape Forms, Stop Bollard, Refer to Specifications and Electrical Plans
- F1.7 Boulder, Refer to Specifications

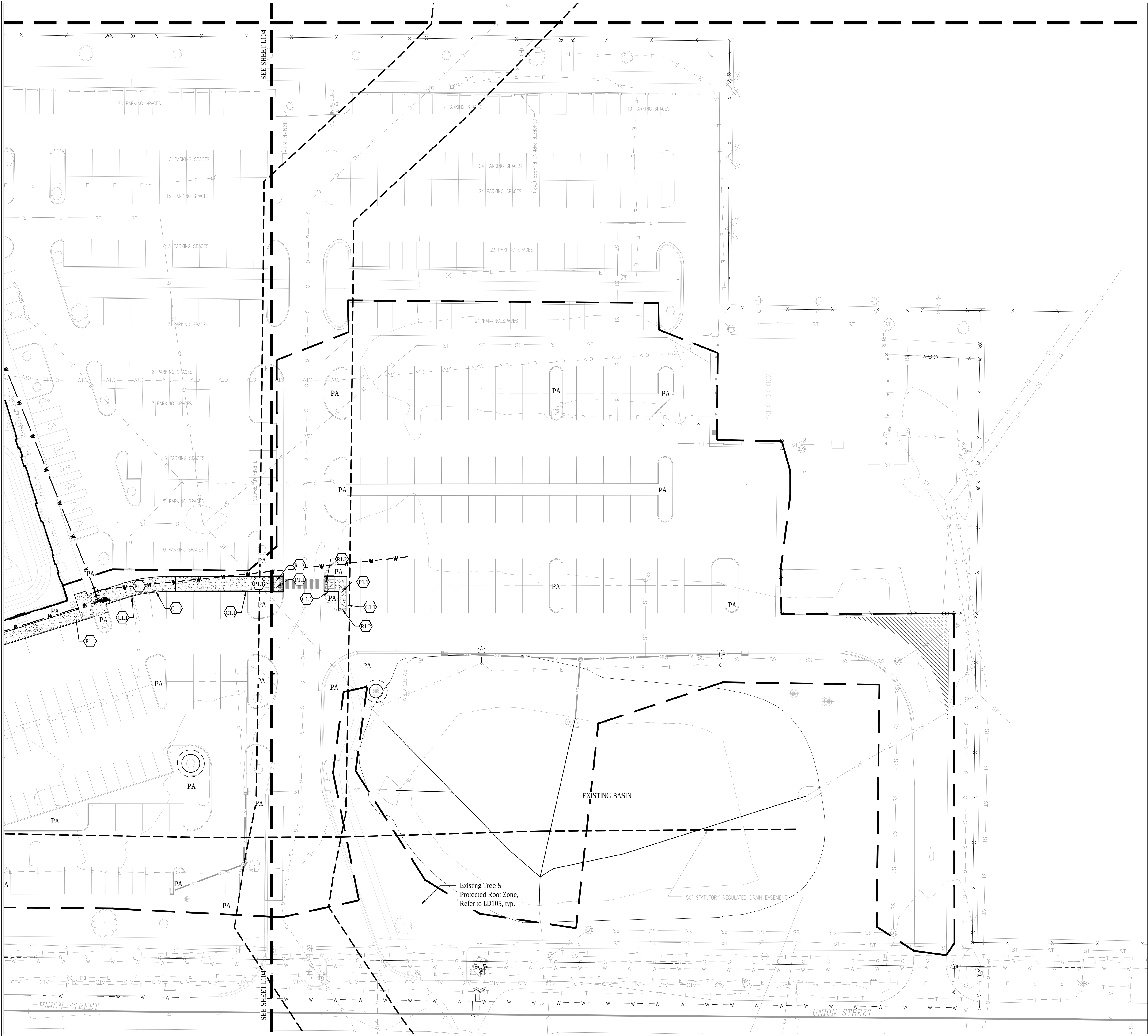
P1.0 Pavement

- P1.1 Concrete, Standard Color, Refer to Details 1-3/L401 and Specifications
- P1.2 Maintenance Edge, Refer to Detail 7/L401 and Specifications
- P1.3 Asphalt Trail, Refer to Detail 10/L401 and Specifications

R1.0 Ramps, Accessible Sidewalk Refer to Detail 9/L401

- R1.1 Flare Ramp
- R1.2 Straight Ramp
- R1.3 Corner Ramp
- R1.4 Plaza Ramp
- R1.5 Flared Straight Ramp
- R1.6 Truncated Domes with No Ramp Condition

PA Planting Area



PERIMETER MATERIAL LEGEND

- C1.0 Curbing
- C1.1 Integral Curb and Walk, Refer to Detail 5/L401
 - C1.2 Landscape Post Curb, Refer to Detail 6/L401
- F1.0 Furnishings
- F1.1 Flagpole, 40' Tall, Refer to Detail 1/L402 and Specifications
 - F1.2 Flagpole, 35' Tall, Refer to Detail 1/L402 and Specifications
 - F1.3 Bike Rack, Refer to Detail 2/L402 and Specifications
 - F1.4 Bollard, Steel Pipe, Grounded Solid, Refer to Detail 7/L402 and Specifications
 - F1.5 Vehicular Gate, Refer to Specifications
 - F1.6 Lighted Bollard, Landscape Forms, Stop Bollard, Refer to Specifications and Electrical Plans
 - F1.7 Boulder, Refer to Specifications

- P1.0 Pavement
- P1.1 Concrete, Standard Color, Refer to Details 1-3/L401 and Specifications
 - P1.2 Maintenance Edge, Refer to Detail 7/L401 and Specifications
 - P1.3 Asphalt Trail, Refer to Detail 10/L401 and Specifications

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Refer to Detail 9/L401
- R1.1 Flare Ramp
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 - R1.6 Truncated Domes with No Ramp Condition

PA Planting Area

SCOPE DRAWINGS:
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REVISIONS:		
PERMIT	REVIEW	SET

ISSUE DATE	DRAWN BY	CHECKED BY
06/29/2018	JT/JB	GW

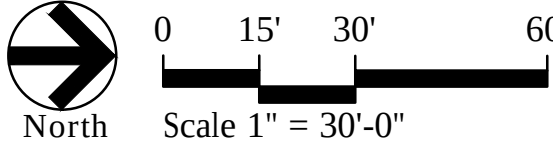
DRAWING TITLE:
Materials and
Notes Plan

CERTIFIED BY:

APPROVED FOR CONSTRUCTION
PROJ. 17076
EXPIRES 12/31/2019

DRAWING NUMBER
L105

PROJECT NUMBER
17076





COURTYARD
MATERIAL LEGEND

- P1.0 Pavement
- P1.1 Concrete, Standard Color, Refer to Details 2-4/L401 and Specifications
- P1.2 Concrete, Integral Color A, Refer to Details 2-4/L401 and Specifications
- P1.3 Concrete, Integral Color B, Refer to Details 2-4/L401 and Specifications
- P1.4 Aggregate, Decomposed Granite, Stabilized, Refer to Detail 8/L401 and Specifications

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PROJECT:

**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:

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REVISIONS:		
PERMIT	REVIEW	SET

ISSUE DATE	DRAWN BY	CHECKED BY
06/29/2018	JT/JB	GW

DRAWING TITLE:

Courtyard
Materials and
Notes Plan

CERTIFIED BY:

APPROVED
FOR CONSTRUCTION

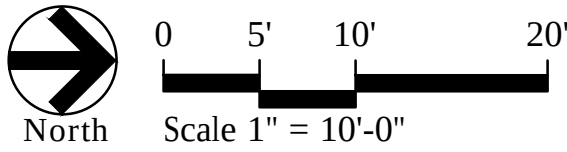
Freddie J. P...
12/31/2019
EXPIRES 12/31/2019

DRAWING NUMBER

L111

PROJECT NUMBER

17076



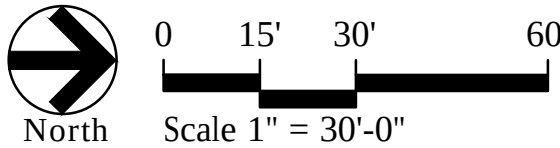


GENERAL LANDSCAPE AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

NOTE:
Refer to L501 for Plant Schedule and Plant Details

- NOTES:
1. Variance Requested for All External Street Frontage Landscape Requirements, Select Perimeter Parking Area Tree Requirements, And Interior Parking Area Landscape Requirements Due to Existing Utility Easement Conflicts.
 2. Variance Requested for All Perimeter Parking Area Shrub Requirements And All Interior Parking Area Shrub Requirements Due to School Safety Concerns.
 3. Variance Requested for Select Interior Parking Area Greenspace Requirements Due to Physical Parking Needs.



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PROJECT:
**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
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REVISIONS:		
PERMIT	REVIEW	SET

ISSUE DATE	DRAWN BY	CHECKED BY
06/29/2018	JT/JB	GW

DRAWING TITLE:

Planting Plan

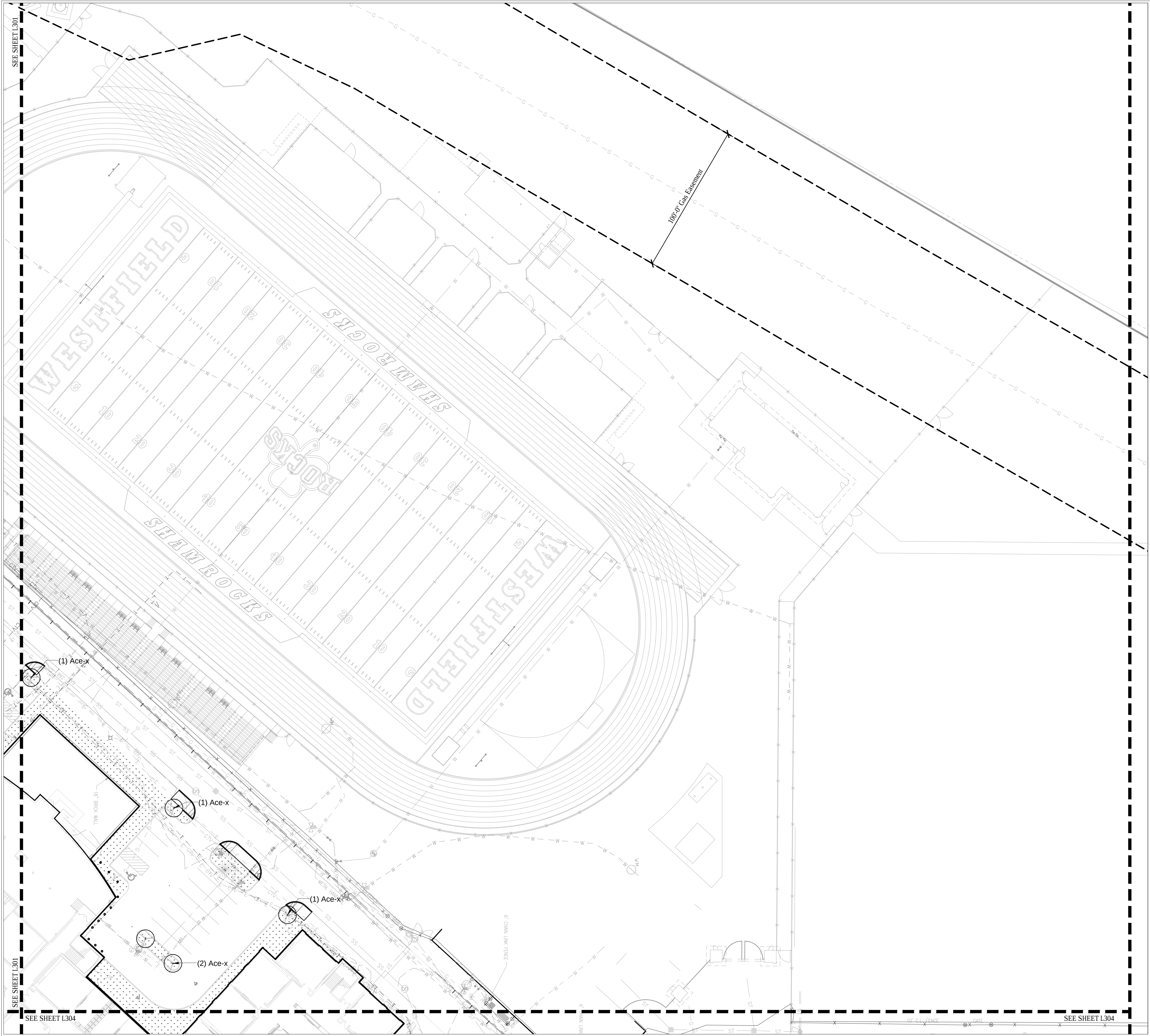
CERTIFIED BY:

APPROVED FOR CONSTRUCTION

Freddie J. P...
EXPIRES 12/31/2019

DRAWING NUMBER
L301

PROJECT NUMBER
17076



GENERAL LANDSCAPE AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
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PROJECT:

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Westfield, Indiana

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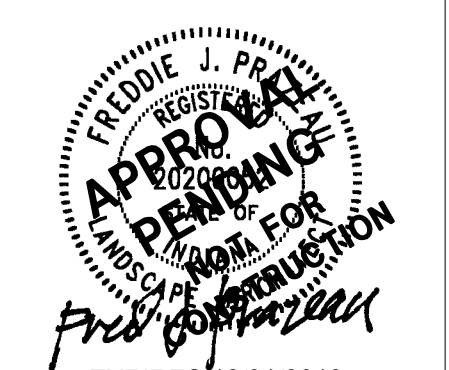
REVISIONS:		
PERMIT	REVIEW	SET

ISSUE DATE	DRAWN BY	CHECKED BY
06/29/2018	JT/JB	GW

DRAWING TITLE:

Planting Plan

CERTIFIED BY:



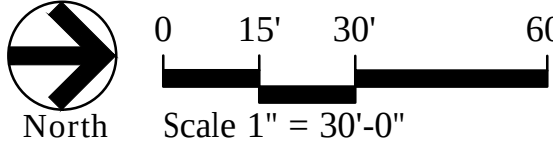
EXPIRES 12/31/2019

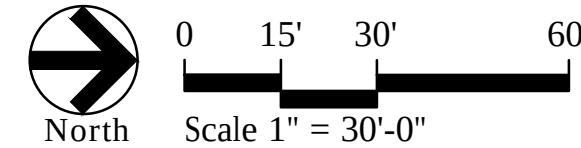
DRAWING NUMBER

L303

PROJECT NUMBER

17076





1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
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NOTES:

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ISSUE DATE	DRAWN BY	CHECKED BY
06/29/2018	JT/JB	GW

Planting Plan

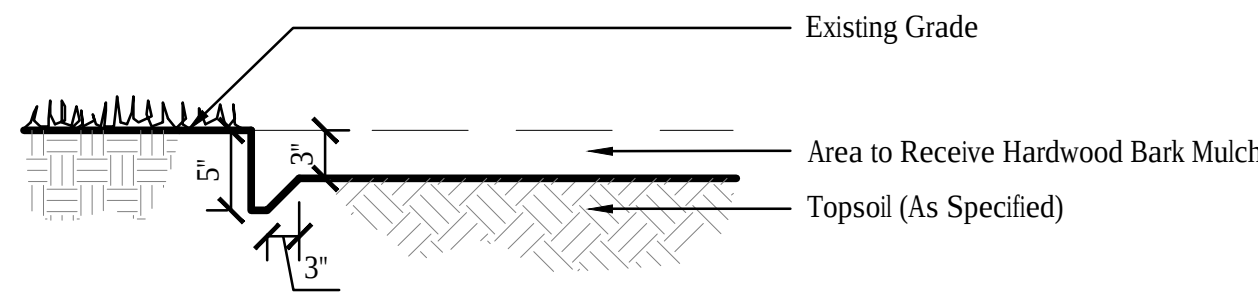
DRAWING NUMBER
L305

PROJECT NUMBER
17076

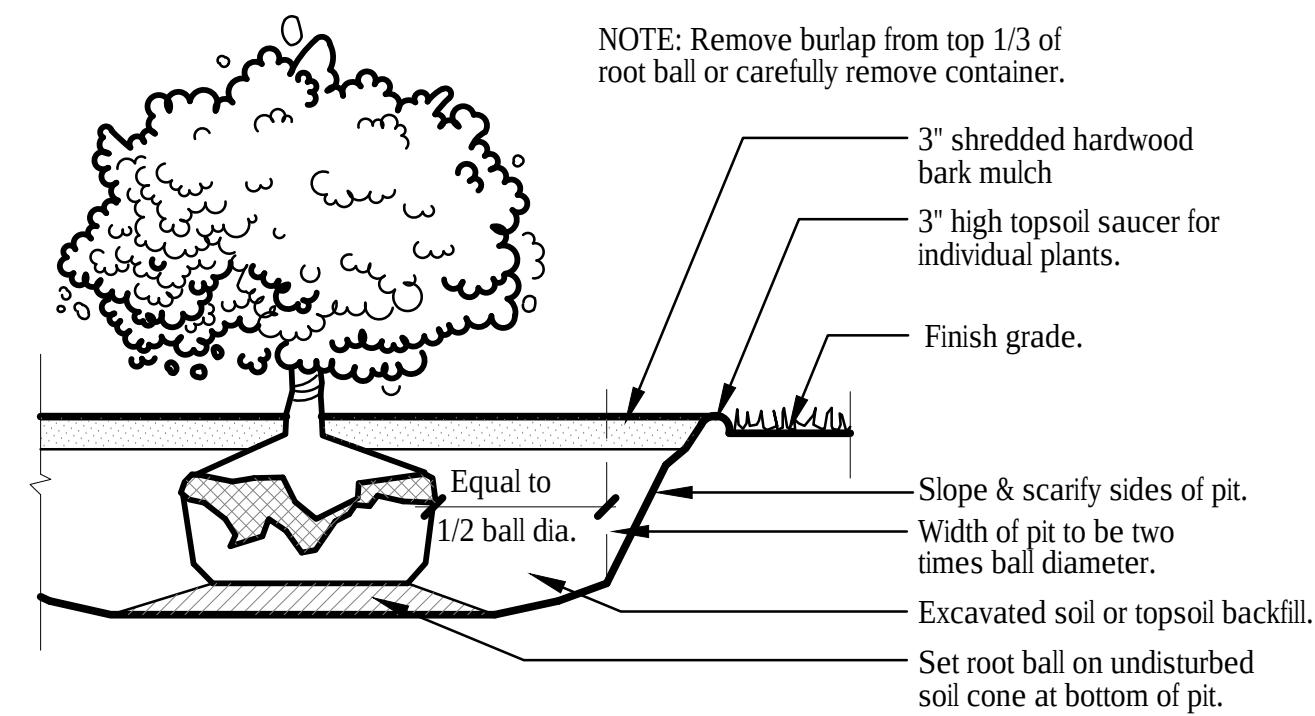
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	9	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ace-s	5	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Cra-v	9	Crataegus viridis 'Winter King'	Winter King Hawthorn	B & B	2"Cal	full, strong central leader, matched
Gin-p	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B & B	2"Cal	full, strong central leader, matched
Gle-s	20	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Gym-d	4	Gymnocladus dioica	Kentucky Coffee Tree	B & B	2"Cal	full, strong central leader, matched
Lir-t	2	Liriodendron tulipifera	Tulip Tree	B & B	2.5"Cal	full, strong central leader, matched
Nys-s	7	Nyssa sylvatica	Sour Gum	B & B	2"Cal	full, strong central leader, matched
Pla-o	5	Platanus occidentalis	American Sycamore	B & B	2"Cal	full, strong central leader, matched
Que-a	15	Quercus alba	White Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Ulm-a	13	Ulmus x americana 'Princeton Elm'	Princeton Elm	B & B	2.5"Cal	full, strong central leader, matched
Zel-v	23	Zelkova serrata 'Village Green'	Village Green Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Hyd-w	5	Hydrangea quercifolia `Pee Wee`	Pee Wee Oakleaf Hydrangea	container	24"	space @ 3'-0" o.c.
Vib-d	11	Viburnum dentatum `Christom`	Blue Muffin Viburnum	container	24"	space @ 4'-0" o.c.

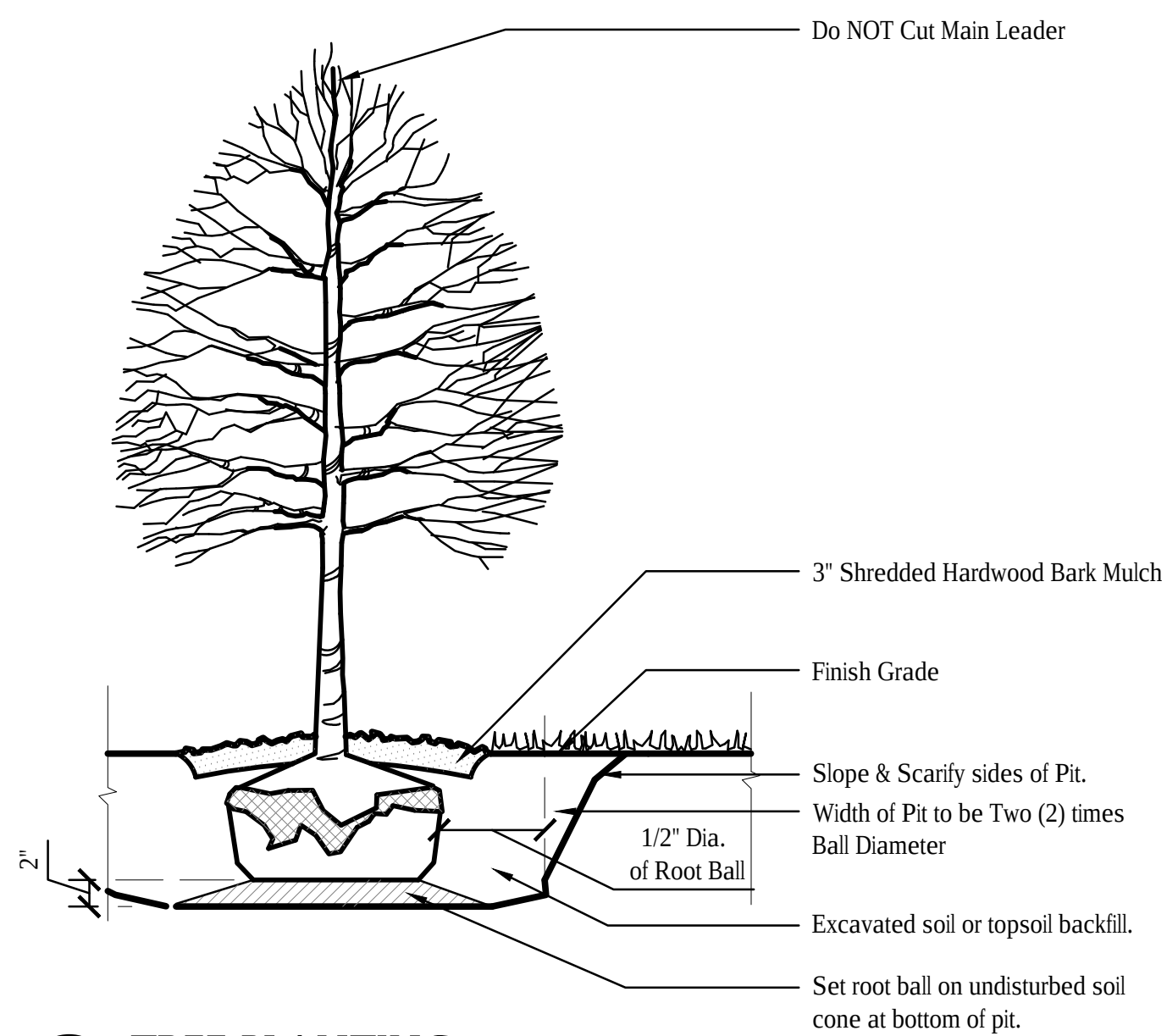
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Rud-f	45	Rudbeckia fulgida sullivantii `Goldsturm`	Goldsturm Black-eyed Susan	pot	#1	space @ 18" o.c., triangular spacing



Not to Scale



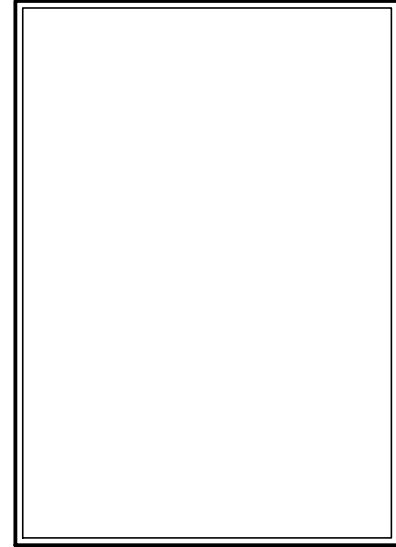
Not to Scale



Not to Scale



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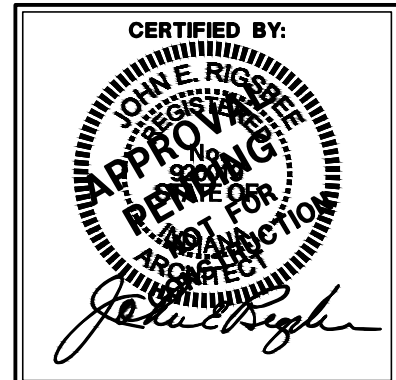
PROJECT:
**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
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REVISIONS:		

ISSUE DATE	DRAWN BY	CHECKED BY
03/16/18	ECN	AER

DRAWING TITLE:
BUILDING MATERIALS



DRAWING NUMBER
A001

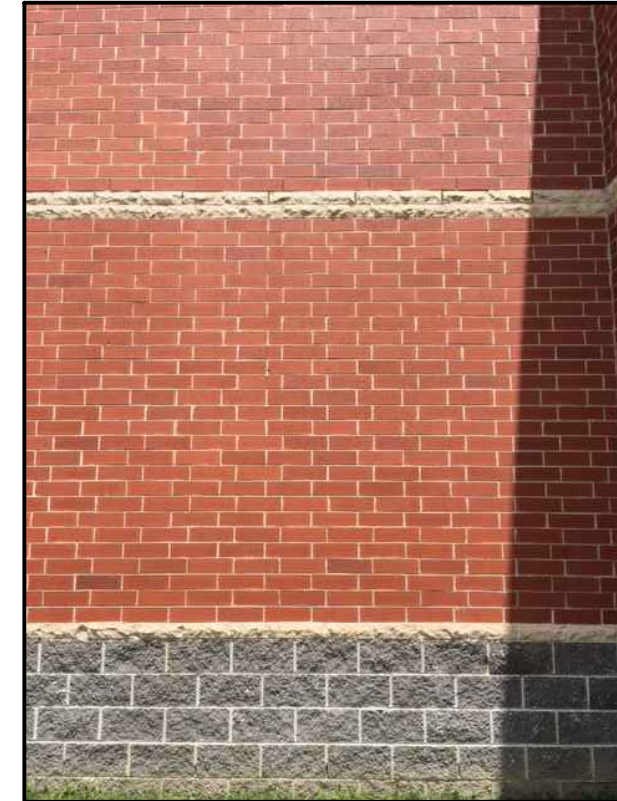
PROJECT NUMBER
17076



1 **EXISTING CLASSROOM WING - PHOTOGRAPH**
MS-A300 SCALE: NOT TO SCALE



2 **WINDOW CLOSE UP - PHOTOGRAPH**
MS-A300 SCALE: NOT TO SCALE



3 **BRICK PATTERN - PHOTOGRAPH**
MS-A300 SCALE: NOT TO SCALE



4 **WEST ELEVATION - RENDER**
MS-A300 SCALE: NOT TO SCALE



5 **SOUTHWEST ELEVATION - RENDER**
MS-A300 SCALE: NOT TO SCALE



6 **NORTHWEST ELEVATION - RENDER**
MS-A300 SCALE: NOT TO SCALE



COPING



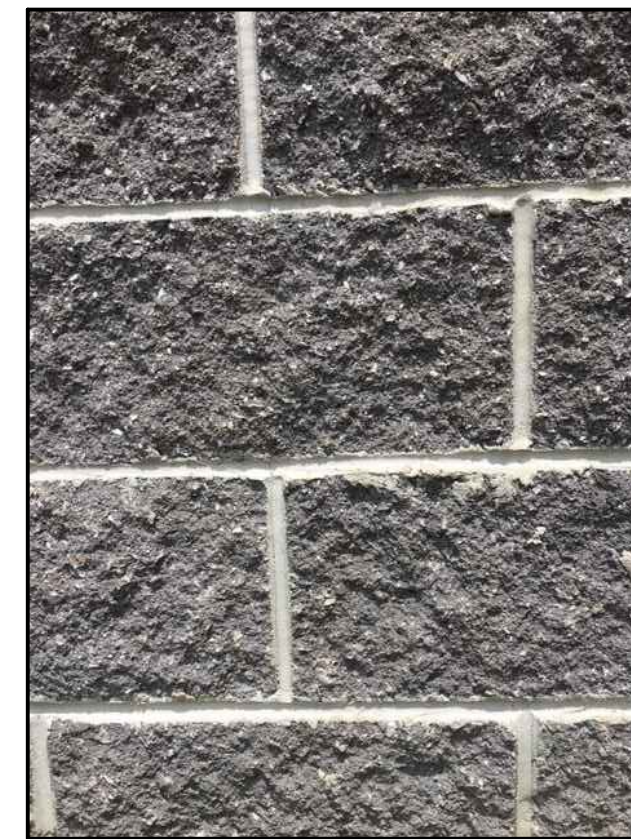
**ALUM. COMPOSITE
METAL PANEL**



FIELD BRICK



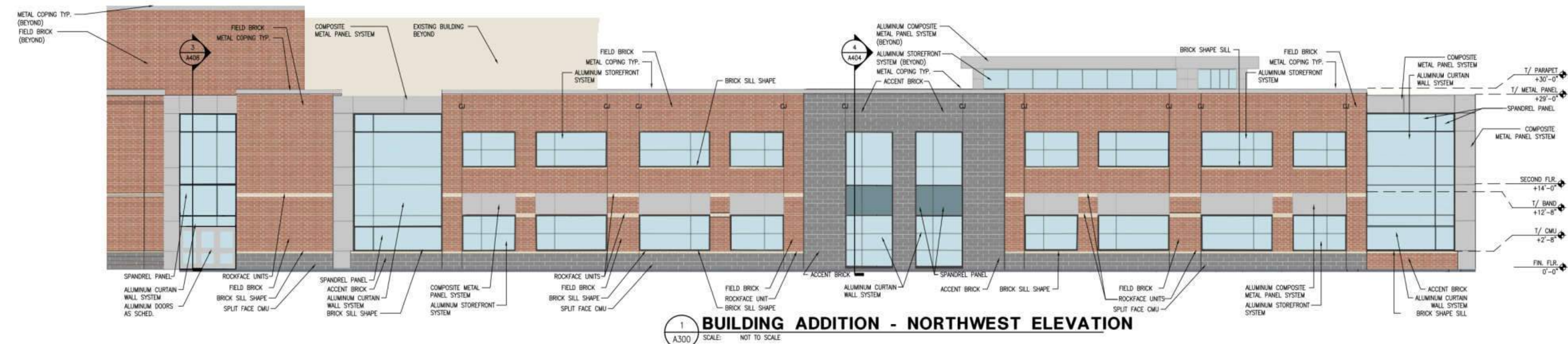
ROCKFACE UNITS



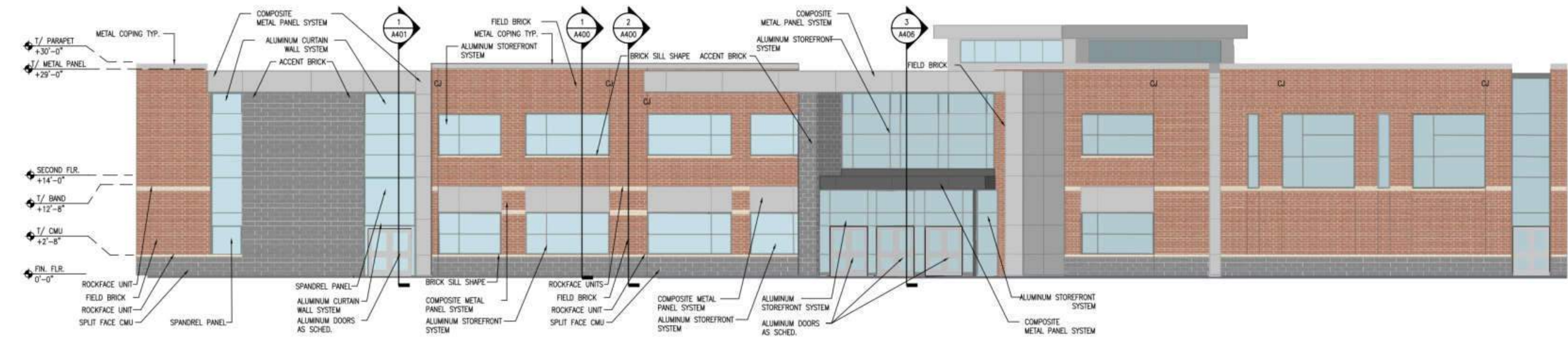
SPLIT FACE CMU



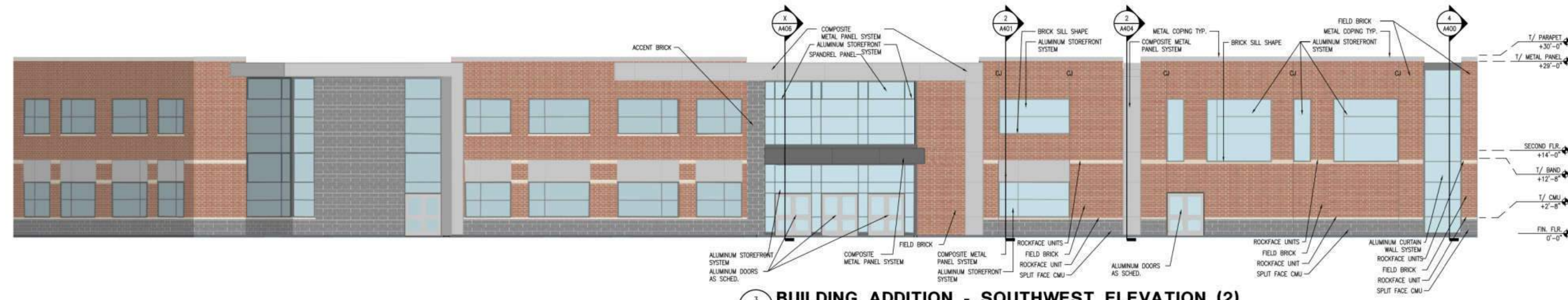
ACCENT BRICK



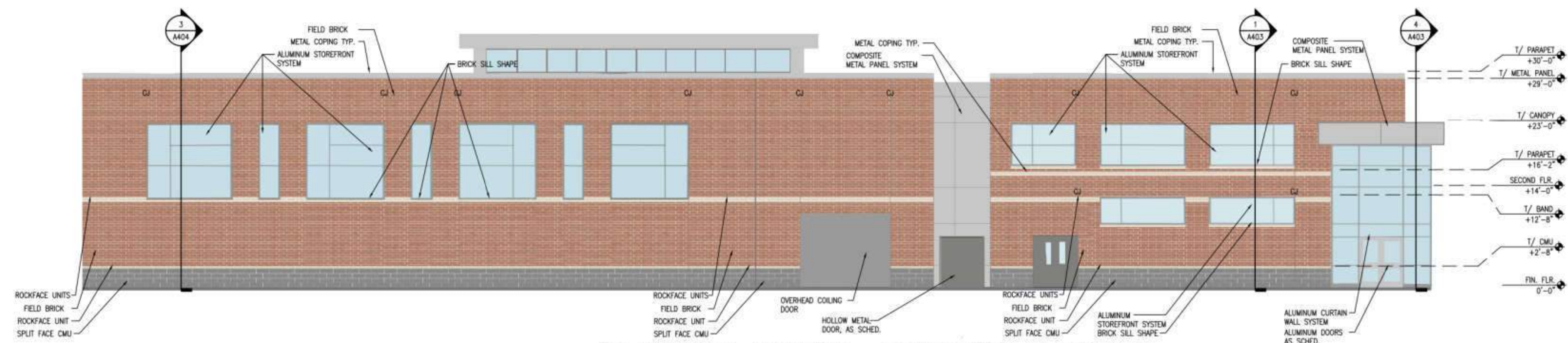
1 BUILDING ADDITION - NORTHWEST ELEVATION
A300 SCALE: NOT TO SCALE



2 BUILDING ADDITION - SOUTHWEST ELEVATION (1)
A300 SCALE: NOT TO SCALE



3 BUILDING ADDITION - SOUTHWEST ELEVATION (2)
A300 SCALE: NOT TO SCALE



4 BUILDING ADDITION - SOUTHEAST ELEVATION
A300 SCALE: NOT TO SCALE

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ADDITIONS AND RENOVATIONS TO
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Westfield Washington School Corp.
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REVISIONS:

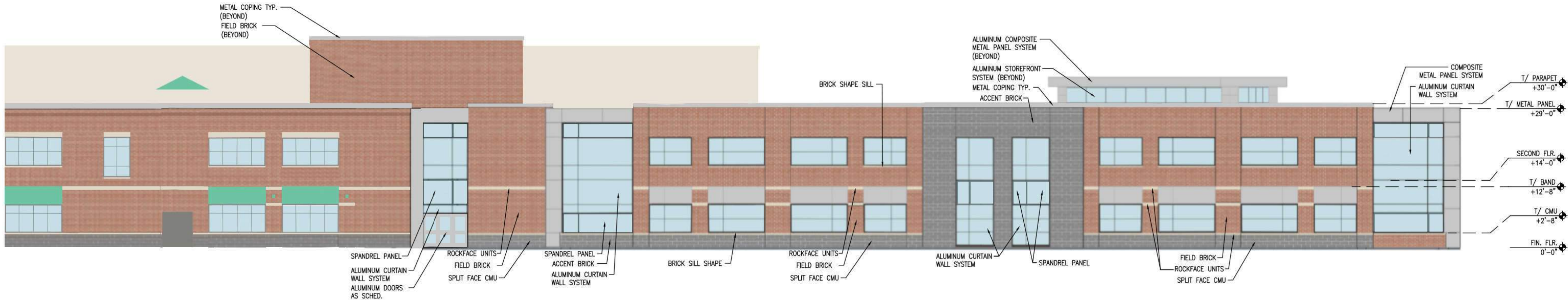
ISSUE DATE: 06/01/18 **DRAWN BY:** **CHECKED BY:** **JOO**

DRAWING TITLE:
EXTERIOR
BUILDING
ELEVATIONS

CERTIFIED BY:
JOHN E. RIGGS
REGISTERED PROFESSIONAL ARCHITECT
STATE OF INDIANA
No. 100000000
Exp. 12/31/2020
J. E. Riggs

DRAWING NUMBER
A300

PROJECT NUMBER
17076

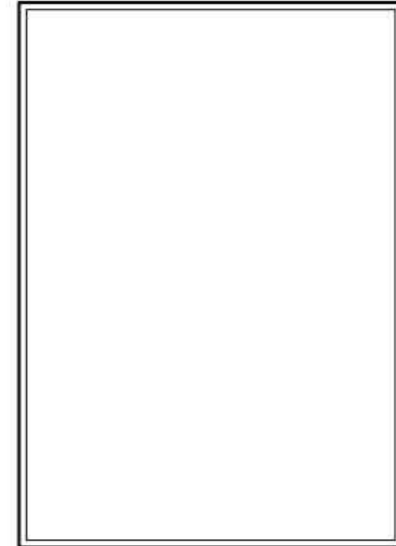


**BUILDING ADDITION & EXISTING
GOLD WING - NORTHWEST ELEVATION**

1
A300
SCALE: NOT TO SCALE



CSO Architects
ARCHITECTURE INTERIOR DESIGN
8831 Keystone Crossing Indianapolis, IN 46240
Main 317.848.7800 csoinc.net



PROJECT:
**ADDITIONS AND RENOVATIONS TO
WESTFIELD HIGH SCHOOL**
Westfield Washington School Corp.
Westfield, Indiana

SCOPE DRAWINGS:
These drawings are prepared for the project in accordance with the terms of the contract. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings do not necessarily include or imply any responsibility for the design or construction of the project. The drawings are not to be used for any other purpose without the written consent of the architect.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
06/01/18	J	JDO

DRAWING TITLE:
**EXTERIOR
BUILDING
ELEVATIONS**



DRAWING NUMBER
A300

PROJECT NUMBER
17076

VARIANCE APPLICATION

OFFICE
USE ONLY

DOCKET #: 1807-VS-11

FILING DATE: _____

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

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Kevin Todd (STAFF NAME) DATE: 5/31/18

PRIOR OR RELATED DOCKET NUMBERS

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

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

APPLICANT INFORMATION

APPLICANT'S NAME: Joe Montalone, Westfield Washington Schools TELEPHONE: 317-867-8045

ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.us

PROPERTY OWNER'S NAME: Westfield High School 1995 Building Corp. TELEPHONE: 317-867-8045

ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.us

REPRESENTATIVE'S NAME: Jennifer Lasch, PE TELEPHONE: 317-706-6346

COMPANY: Cripe EMAIL: jlasch@cripe.biz

ADDRESS: 3939 Priority Way S Drive, Suite 200, Indianapolis, IN 46240

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 18250 N Union Street

COUNTY PARCEL ID #(S): 09-05-36-00-00-009.000, 09-05-36-00-00-009.001

EXISTING ZONING DISTRICT(S): GB-PD EXISTING LAND USE(S): Public School

VARIANCE REQUEST

☐ VARIANCE OF LAND USE CODE CITATION: _____☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: Article 6.3; Article 6.8 - See attached variance forms

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

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

See attached



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.

[Signature]
Applicant/Representative (signature)

Jennifer M. Lasch
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 18 day of June, 2018.

State of Indiana, County of Madison SS:



[Signature]
Notary Public Signature
Sherri L. Wilson
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.

[Signature]
Property Owner (signature)

Joe Montalone
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 11th day of June, 2018.

State of Indiana, County of Hamilton SS:



JO ANN NEFF
Notary Public, State of Indiana
Hamilton County
Commission #666608
My Commission Expires
April 14, 2023

[Signature]
Notary Public Signature
Jo Ann Neff
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.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

VARIANCE APPLICATION

OFFICE
USE ONLYDOCKET #: _____ FILING DATE: _____
FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Kevin Todd (STAFF NAME) DATE: 5/31/18

PRIOR OR RELATED DOCKET NUMBERS

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

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

APPLICANT INFORMATION

APPLICANT'S NAME: Joe Montalone, Westfield Washington Schools TELEPHONE: 317-867-8045ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.usPROPERTY OWNER'S NAME: Westfield High School 1995 Building Corp. TELEPHONE: 317-867-8045ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.usREPRESENTATIVE'S NAME: Jennifer Lasch, PE TELEPHONE: 317-706-6346COMPANY: Cripe EMAIL: jlasch@cripe.bizADDRESS: 3939 Priority Way S Drive, Suite 200, Indianapolis, IN 46240

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 18250 N Union StreetCOUNTY PARCEL ID #(S): 09-05-36-00-00-009.000, 09-05-36-00-00-009.001EXISTING ZONING DISTRICT(S): GB-PD EXISTING LAND USE(S): Public School

VARIANCE REQUEST

☐ VARIANCE OF LAND USE CODE CITATION: _____☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: Article 6.8 (K) Minimum Lot RequirementsFINDINGS OF FACT: (PLEASE SEE ATTACHED)
Minimum Lot Landscaping shall be required at a minimum ratio of two (2) shade trees, three (3) ornamental or evergreen trees, and ten (10) shrubs per Acre.

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

Using the 5.1 acres of impacted use area, the proposed proposed project will be short on shrubs and ornamental tree fronts. Therefore we are requesting a variance.

The proposed plan provides a reduction of plant material throughout the lot in order to provide a clear view of the building and grounds and remove linear obstructions from views.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)APPLICANT: Westfield Washington Schools

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 approval of the reduction of plant material throughout the lot will not be injurious to the welfare of the community since the reduction of the material promotes greater safety around the school and minimal impacts to adjacent rerouted utilities associated with the new building.

- 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 value of the adjacent areas will not be adversely affected due to the reduction of plant material throughout the lot. Plant material is being provided elsewhere on site in open space areas to the extent possible.

- C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
 The strict application of the terms of the ordinance results in areas of plantings where visibility is difficult and may result in increased safety risks at locations throughout the lot. A reduction in plant material will be provided to enhance the safety through the lot.

VARIANCE APPLICATIONOFFICE
USE ONLY

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

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Kevin Todd (STAFF NAME) DATE: 5/31/18

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

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ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.us

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REPRESENTATIVE'S NAME: Jennifer Lasch, PE TELEPHONE: 317-706-6346

COMPANY: Cripe EMAIL: jlasch@cripe.biz

ADDRESS: 3939 Priority Way S Drive, Suite 200, Indianapolis, IN 46240

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 18250 N Union Street

COUNTY PARCEL ID #(S): 09-05-36-00-00-009.000, 09-05-36-00-00-009.001

EXISTING ZONING DISTRICT(S): GB-PD EXISTING LAND USE(S): Public School

VARIANCE REQUEST

☐ VARIANCE OF LAND USE CODE CITATION: _____

☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: Article 6.8(L)(2) Foundation Plantings-1

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

Foundation Plantings shall be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

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

The proposed plan provides a reduction of plant material along the front building facades in order to provide a clear view of the perimeter and remove linear obstruction from view.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)

APPLICANT: Westfield Washington Schools

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 approval of the reduction of plant material along the front building facade will not be injurious to the welfare of the community since the reduction of the material promotes greater safety around the school and minimal impacts to adjacent rerouted utilities associated with the new addition.

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 value of the adjacent areas will not be adversely affected due to the reduction of plant material along the front building façade. The building façade is of similar design and is congruent with the existing building. Foundation plantings are being provided elsewhere on site at other foundation areas of the building.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
 The strict application of the terms of the ordinance results in areas of plantings where visibility is difficult and may result in a safety risk at key locations along the front building facades. A reduction in planting will be provided to enhance the safety along the front facades.

VARIANCE APPLICATIONOFFICE
USE ONLYDOCKET #: _____ FILING DATE: _____
FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____**PRE-FILING CONFERENCE**PRE-FILING CONFERENCE WITH: Kevin Todd (STAFF NAME) DATE: 5/31/18**PRIOR OR RELATED DOCKET NUMBERS**

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

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

APPLICANT INFORMATIONAPPLICANT'S NAME: Joe Montalone, Westfield Washington Schools TELEPHONE: 317-867-8045ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.usPROPERTY OWNER'S NAME: Westfield High School 1995 Building Corp. TELEPHONE: 317-867-8045ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.usREPRESENTATIVE'S NAME: Jennifer Lasch, PE TELEPHONE: 317-706-6346COMPANY: Cripe EMAIL: jlasch@cripe.bizADDRESS: 3939 Priority Way S Drive, Suite 200, Indianapolis, IN 46240**PROPERTY AND PROJECT INFORMATION**ADDRESS OR PROPERTY LOCATION: 18250 N Union StreetCOUNTY PARCEL ID #(S): 09-05-36-00-00-009.000, 09-05-36-00-00-009.001EXISTING ZONING DISTRICT(S): GB-PD EXISTING LAND USE(S): Public School**VARIANCE REQUEST**☐ VARIANCE OF LAND USE CODE CITATION: _____☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: Article 6.8 (L)(2) Foundation Plantings -2FINDINGS OF FACT: (PLEASE SEE ATTACHED)

Foundation Plantings shall be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet

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

The proposed plan provides a reduction of plant material along the front building facades in order to provide a clear view of the perimeter and remove linear obstruction from view.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)APPLICANT: Westfield Washington Schools

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 approval of the reduction of plant material along the front building façade will not be injurious to the welfare of the community since the reduction of the material promotes greater safety around the school and minimal impacts to adjacent rerouted utilities associated with the new addition.

- 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 value of the adjacent areas will not be adversely affected due to the reduction of plant material along the front building façade. The building façade is of similar design and is congruous with the existing building and plant material is being provided elsewhere on site in green space areas and landscaped islands.

- C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
 The strict application of the terms of the ordinance results in areas of plantings where visibility is difficult and may result in a safety risk at key locations along the front building facades. A reduction in planting will be provided to enhance the safety along the front facades.

VARIANCE APPLICATIONOFFICE
USE ONLYDOCKET #: _____ FILING DATE: _____
FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____**PRE-FILING CONFERENCE**PRE-FILING CONFERENCE WITH: Kevin Todd (STAFF NAME) DATE: 5/31/18**PRIOR OR RELATED DOCKET NUMBERS**

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

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Landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet.

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

The proposed plan provides a reduction of plant material along the external street frontage in order to provide a clear view of the perimeter and clear line of site from the front doors, remove linear obstruction from view, and keep trees out of the existing utility easements along the east and south.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)APPLICANT: Westfield Washington Schools

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 approval of the reduction of plant material along the street frontage will not be injurious to the welfare of the community since the reduction of the material

promotes greater safety around the school perimeter and minimal impacts to adjacent existing utilities in easements along Hoover and Union Streets.

Trees are not to be planted in existing utility easements.

- 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 value of the adjacent areas will not be adversely affected due to the reduction of plant material along the street external street frontage.

Additionally, plant material being provided elsewhere on site in open space areas and landscaped islands.

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

The strict application of the terms of the ordinance results in areas of plantings where clear visibility is desired for clear lines of site for safety at key locations.

Additionally, many areas of external street frontage are located in drainage and sanitary easements which discourage or do not allow tree plantings.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

VARIANCE APPLICATION

OFFICE
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ADDRESS OR PROPERTY LOCATION: 18250 N Union StreetCOUNTY PARCEL ID #(S): 09-05-36-00-00-009.000, 09-05-36-00-00-009.001EXISTING ZONING DISTRICT(S): GB-PD EXISTING LAND USE(S): Public School

VARIANCE REQUEST

☐ VARIANCE OF LAND USE CODE CITATION: _____☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: Article 6.8 (O)(1) b iii Parking Area IslandsFINDINGS OF FACT: (PLEASE SEE ATTACHED)

Article 6.8(O)(1)b.iii Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted groundcover material to achieve complete coverage.

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

The goal of the proposed plan is to provide at least one tree per interior Island unless utility locations prohibit tree placement. The proposed plan reduces the shrubs in the islands in order to provide a clear view of the parking areas and remove linear obstruction/areas to hide from view.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)APPLICANT: Westfield Washington Schools

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 approval of the reduction of plant material within interior landscape islands will not be injurious to the welfare of the community since the reduction of the material promotes greater safety within the school parking lot and around the school. Additionally, reduction of plant material will result in minimizing impacts to existing and rerouted utilities associated with the building addition.

- 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 value of the adjacent areas will not be adversely affected due to the reduction of plant material within the interior parking islands.

Plant material is being provided elsewhere on site in open space areas. Furthermore, trees are being provided in landscaped islands to the best extent possible.

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

The strict application of the terms of the ordinance results in areas of plantings where visibility is difficult and may result in increased safety risks throughout the site.

Additionally, several locations have existing utilities under the landscape islands which preclude trees from being planted in their vicinity.

VARIANCE APPLICATIONOFFICE
USE ONLYDOCKET #: _____ FILING DATE: _____
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i. A minimum of one (1) tree per thirty (30) linear feet of Parking Area length.
ii. A minimum of one (1) shrub per three (3) feet of Parking Area length.

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

The goal of the proposed plan is to provide trees where possible and reduce the number of shrubs in order to improve school safety, utility/easement conflicts, provide necessary parking improvements and provide a clear view of the parking areas and remove linear obstructions/areas to hide. Additionally, the proposed plan avoids planting conflicts with utilities and utility easements.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)APPLICANT: Westfield Washington Schools

DOCKET #: _____

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

The approval of the reduction of plant material along perimeter parking landscaping will not be injurious to the welfare of the community since the reduction of the material promotes greater safety within the school parking lot and around the school. Additionally, reduction of plant material will result in minimizing impacts to existing and rerouted utilities associated with the new building addition.

- 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 value of the adjacent areas will not be adversely affected due to the reduction of plant material along the perimeter parking areas. Plant material is being provided elsewhere on site in open space areas and trees are being provided in landscaped islands to the best extent possible.

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

The strict application of the terms of the ordinance results in areas of plantings where visibility is difficult and may result in increased safety risks throughout the site. Additionally, several locations have existing utilities or utility easements along the parking perimeter where tree are discouraged or not permitted.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

VARIANCE APPLICATION

OFFICE
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ADDRESS OR PROPERTY LOCATION: 18250 N Union StreetCOUNTY PARCEL ID #(S): 09-05-36-00-00-009.000, 09-05-36-00-00-009.001EXISTING ZONING DISTRICT(S): GB-PD EXISTING LAND USE(S): Public School

VARIANCE REQUEST

☐ VARIANCE OF LAND USE CODE CITATION: _____☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: 6.3(F)(5)(b)FINDINGS OF FACT: (PLEASE SEE ATTACHED)STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY): The building design contains one location where the exterior wall length exceeds the maximum 90'-0" without a building setback by 4'-4" due to the programming of the interior space. Placing the required 4'-0" setback within this wall would negatively impact the use of the interior space.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)APPLICANT: Westfield Washington Schools

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 interior space required for the schools needed use will contribute positively to the student experience and their futures. By
exceeding the requirement by 4'-4" there is minimal impact to the surrounding community while making a large contribution to the
future students of Westfield High School.

- 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: Adjacent areas to the property will not be affected in any way as the setback distance from the right of way is in nearly 200' at its closest point. The minimum overage from the stated ordinance requirement will likely go unnoticed by the average person, especially at the distance from the right of way.

- C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
the program of the interior space requires a large open space, a set back in any exterior wall of 4'-0" would impact its use, size,
and flexibility.

VARIANCE APPLICATIONOFFICE
USE ONLYDOCKET #: _____ FILING DATE: _____
FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____**PRE-FILING CONFERENCE**PRE-FILING CONFERENCE WITH: Kevin Todd (STAFF NAME) DATE: 5/31/18**PRIOR OR RELATED DOCKET NUMBERS**

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

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

APPLICANT INFORMATIONAPPLICANT'S NAME: Joe Montalone, Westfield Washington Schools TELEPHONE: 317-867-8045ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.usPROPERTY OWNER'S NAME: Westfield High School 1995 Building Corp. TELEPHONE: 317-867-8045ADDRESS: 1143 E 181st Street, Westfield, IN 46074 EMAIL: montalonej@wws.k12.in.usREPRESENTATIVE'S NAME: Jennifer Lasch, PE TELEPHONE: 317-706-6346COMPANY: Cripe EMAIL: jlasch@cripe.bizADDRESS: 3939 Priority Way S Drive, Suite 200, Indianapolis, IN 46240**PROPERTY AND PROJECT INFORMATION**ADDRESS OR PROPERTY LOCATION: 18250 N Union StreetCOUNTY PARCEL ID #(S): 09-05-36-00-00-009.000, 09-05-36-00-00-009.001EXISTING ZONING DISTRICT(S): GB-PD EXISTING LAND USE(S): Public School**VARIANCE REQUEST**☐ VARIANCE OF LAND USE CODE CITATION: _____☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: 6.3(F)(2)(c)FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY): The building design provides (2) overhead sectional (garage) doors in a recessed area on the Southeast side of the building qualifying as a loading zone. In order to meet the screening requirements for a 'loading area' the functionality and maneuverability of this area would be significantly compromised. This loading area would be utilized sporadically for programs housed directly adjacent to this loading area and will not be utilized for the day to day deliveries of the whole building, this will remain at the Northeast end of the building. With the limited area available for development on the site and significant need for appropriate bus and car drop-off drives, meeting this requirement would be further burdensome.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)APPLICANT: Westfield Washington Schools

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: _____
removing such screening will improve the operational safety of the 'loading area'. Removing screening allows an easier area
for drivers to maneuver large trucks and lifts as well as improves site lines increasing the ability to see students or
staff who may be in the direct vicinity during delivery times.

- 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: Adjacent areas to the property will not be affected in any way as the setback distance from the right of way is in excess of 200' at its closest point. Additionally the 'loading area' is placed in a building recess, screening it from view in all directions except directly in front of it. Finally, the aesthetic of this area will be kept in line with the rest of the building to ensure it does not have the appearance of a 'service area'.

- C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
The limited available area for parking and appropriate drop-off drives for buses and cars would be negatively impacted by occupying valuable space with screening elements. Additionally, the functionality and access of the 'loading area' will be diminished with such screening in place.

