



CITY OF NOBLESVILLE
BOARD OF ZONING APPEALS
VARIANCE OF DEVELOPMENT STANDARD APPLICATION

Application Number: BZNA-1009-2016

The undersigned requests a Variance of Development Standards as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Flagstone Woods; Flagstone Ridge

Common Address Summer Road, South of 166th Street.

Applicant Name: Summerwood, LLC

Applicant Address: 10200 Lantern Road

Applicant City/State/Zip: Fishers, IN 46037 E-mail: rlkessler@earthlink.net

Applicant Phone #1: (317) 570-7250 Phone #2: (317) 590-7890 Fax: (317) 570-7251

Owner Name: Same as above.

Owner Address: _____

Owner City/State/Zip: _____ E-mail: _____

Owner Phone #1: _____ Phone #2: _____ Fax: _____

Property Location: Not located in a recorded subdivision, see legal description attached.

Subdivision Name: Flagstone Woods; Flagstone Ridge

Subdivision Section: Common Area on Summer Road
Lot Number: _____ Last Deed of Record Number _____

Existing Land Use: Single family subdivision; Farmland

Common Description of Request: Column Height exceeds maximum allowed of six (6) Feet.

Zoning District of Property: PD Code Section(s) Appealed: UDO § Ordinance 43-09-14
Sec 10; UDO Article 11, Section 1 (B) (5).

Date: 10/3/16 Applicant's Signature: _____

Robert L. Kessler
Authorized Member
Summerwood, LLC

Summerwood, LLC.

10200 Lantern Road, Fishers, IN 46037
(317) 570-7250 FAX 570-7251

Variance of Development Standard Application

1. The Approval will not be injurious to the public health, safety, morals and general welfare of the community. Explain why this statement is true in this case:

The proposed entry columns will be an asset to the community. They will be more to "scale" for the length of the subdivision abutting Summer Road. The subdivision will have over 2,600 lineal feet of frontage total on both sides of Summer Road.

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 by the approval of this variance request. Explain why this statement is true in this case:

The entry monument columns will enhance the value of the area adjacent to the property and provide a sense of community for the area.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property. Explain why this statement is true in this case:

The design of the landscape amenities on Summer Road have been designed as a whole. The strict application of the Zoning Ordinance will result in practical difficulties regarding the aesthetic appearance of the Entry Plans. The landscape amenities have been designed with the entire frontage of Summer Road as one palette.