

2010005706 VARIANCE \$15.0 02/05/2010 09:53:22A 3 PGS Jennifer J Hayden HAMILTON County Recorder IN Recorded as Presented

RECORD OF APPROVAL OF DEVELOPMENT STANDARDS VARIANCE

On January 27, 2010, the Town of Fishers Board of Zoning Appeals approved

Development Standards Variance, Docket Number 1-V-10, related to the following described real estate (the "Real Estate") located in Hamilton County, Indiana: Section 1. **Description of Real Estate and Common Area:** The Real Estate is described on "Exhibit A" attached hereto. **Description of Variances Approved:** Section 2.

A true and accurate copy of the approved Development Standards Variance is attached hereto as "Exhibit B."

IN WITNESS WHEREOF, Stoeppelwerth & Associates, Inc. has caused this Record of Approval of Development Standards Variance to be executed as of the <u>lst</u> day of <u>February</u> , 2010.
By: Printed: Dennis D. Olmstead Title: Land Surveyor LS #900012
STATE OF INDIANA)
COUNTY OF)
Before me the undersigned, a Notary Public in and for said County and State, personally appeared <u>Dennis D. Olmstead</u> , who having been duly sworn acknowledged the execution of the foregoing Commitments. Witness my hand and Notarial Seal this <u>1st</u> day of <u>February</u> , 2010.
My Commission Expires: 01/05/2013 Notary Public SEAL
Printed Kalynda A. Hamilton Resident in Boone County

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney at Law, Baker & Daniels, LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240.

"EXHIBIT A" LEGAL DESCRIPTION OF REAL ESTATE

A portion of the Belmont Place at Brooks Park, Section 1 Secondary Plat recorded December 20, 2006 as Instrument No. 2006075003 in Plat Cabinet 4, Slide 217 in the Hamilton County, Indiana Recorder's Office, more specifically, Lots 1 through 8 and Lots 20 through 22 (all inclusive) and also Common Area #4 as shown on the aforementioned Plat.

"EXHIBIT B" DEVELOPMENT STANDARDS VARIANCE

The Fishers, Indiana Board of Zoning Appeals (BZA) granted variances from Exhibit H (Area B-3) and Exhibit I of the Town of Fishers Planned Unit Development Ordinance No. 100305E (Southeast Fishers PUD) for Belmont Place at Brooks Park, Section 1 on January 27, 2010 to allow the following:

- 1) A reduction of the minimum lot depths for Lots 1 through 5 (all inclusive) to the lot dimensions shown on the Secondary Plat as it was recorded.
- 2) A reduction of the minimum lot width at building line for Lots 6 through 8 and 20 through 22 (all inclusive) as presented and approved:

Lot 6 − 80.06'	Lot $20 - 87.89$
Lot $7 - 71.43$	Lot $21 - 85.74$
Lot 8 – 83.76°	Lot $22 - 87.82$

- 3) A reduction of the minimum lot area for Lots 2 through 4 (all inclusive) to the lot areas shown on the Secondary Plat as it was recorded.
- 4) A reduction of the minimum buffer yard width along Georgia Road for Common Area 4 to the width and configuration shown on the Secondary Plat as it was recorded.

Richard (Rick) R. Brandau

Asst. Director / Zoning Administrator

BZA Secretary



DATE:

April 2, 2010

LETTER OF TRANSMITTAL

STOEPPELWERTH & ASSOCIATES, INC. 7965 East 106th Street

7965 East 106th Street Fishers, Indiana 46038 Phone (317) 849-5935 FAX (317) 849-5942

JOB NUMBER: 47510DRE-S1

Best regards,

Dennis D. Olmstead



TO:	One M	of Fishers (unicipal Drive s, Indiana 46038 trandau		
ATTENTION:	Rick B	randau		
RE:	Belmon	nt Place at Brooks Park, Section 1 UPS [] Courier [] Other: US Mail		
WE ARE SENDING YOU [] UPS [] Courier [] Other: US Mail				
COPIES	SHEET NO.	DESCRIPTION		
1		Copy of Record of Approval of Development Standards Variance		
THESE ARE TRANSMITTED as checked below:				
[] For	r Approval	[] As Requested [X] For Review and Comment		
[] For	r Your Use	I 1		
REMARKS: Rick, Attached please find your copy of the above-referenced document. If you have any questions, please feel free to give me a call at (317) 570-4700.				