



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Agenda - 2/11/2025
Tuesday, February 11, 2025 at 7:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals Meeting
MEETING DATE: Tuesday, February 11, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

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

Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

OPENING OF REGULAR MEETING

Note the presence of a quorum

Election of Officers

Approval of Minutes - December 10, 2024

Review Rules & Procedures

ITEMS OF BUSINESS

2501-VS-01

17233 Joliet Road

Hass Jackson

The Petitioner requests Variances of Development Standard to modify Building Setback, Minimum Lot Size, and Minimum Road Frontage Standards to make a 1.0 acre +/- legal, nonconforming lot compliant and to encroach thirteen (13) feet into the thirty (30) foot Minimum Side Yard Building Setback and two (2) feet into the thirty (30) foot Minimum Rear Yard Building Setback to accommodate a new detached garage in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(C), (D) & (E)(2))
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2502-VU-01 & 2502-VS-02 [PUBLIC HEARING]

421 S. Union Street

Dunville & Associates

The Petitioner requests a Variance of Use to make the existing legal, nonconforming Single-Family Dwelling a permitted use in the MF-1: Multi-Family Low-Density District and Variances of Development Standard to modify Minimum Lot Width to bring an existing nonconforming lot into compliance and for a new accessory building to encroach seventeen (17) feet and a new building addition to encroach ten (10) feet into the twenty (20) foot Minimum Side Yard Setback on 0.20 acres +/- (Article 4.10(H)(2), Article 4.10(I)(2), Article 9.5(B)(2) and Article 13)
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2502-VS-03 [PUBLIC HEARING]

20565 Six Points Road

City of Westfield by StudioAXIS

The Petitioner requests Variances of Development Standard to modify Landscape Standards and Building Orientation Standards in order to construct a new fire station on 8.3 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Articles 6.3(D)(1)(a), Article 6.8(M)(2), and Article 6.8(N)).

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

2502-VS-04 [PUBLIC HEARING]

KidCity USA

William Tres Development, LLC by Church, Church, Hittle + Antrim

The Petitioner requests a Variance of Development Standard to permit a playground fence to be located within the Established Front Yard on 1.54 acres +/- in the Springmill Trails Planned Unit Development (PUD) District (Article 5.3(M)(3)(c))

(Planner: Weston Rogers – wrogers@westfield.in.gov)

2502-VS-05 [PUBLIC HEARING]

18425 Wheeler Road

Stakkd Storage, LLC by Nelson & Frankenberger, LLC

The Petitioner requests Variances of Development Standard to modify Minimum Lot Width and Maximum Lot Coverage standards required by the US Highway 31 Overlay District for the development of a self-storage facility on 5.9 acres +/- in the Grand Park Village Planned Unit Development (PUD) District (Article 5.2(E)(7) and Article 5.2(E)(9)(c)).

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

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT