



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Agenda

BOARD OR COMMISSION: Board of Zoning Appeals Meeting
MEETING DATE: Tuesday, August 12, 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

Mark Keen, Chairman | Advisory Plan Commission Appointed | 2-year term | 1/6/25-1/4/27
William Bunkowfst, Vice Chairman | Mayoral Appointed | 4-year term | 1/1/24-1/3/28
Jeff Boller, Pro-Tempore | Mayoral Appointed | 4-year term | 1/4/22-1/5/26
Larry Clarino | Mayoral Appointed | 4-year term | 1/5/21-1/6/25
Jacob Plummer | Council Appointed | 4-year term | 1/3/23-1/4/27

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

OPENING OF REGULAR MEETING

Note the presence of a quorum

Approval of Minutes - July 8, 2025

Review Rules of Procedure

ITEMS OF BUSINESS

2506-VS-08 [PUBLIC HEARING]

2045 West 166th Street

Timothy Hunter

The Petitioner requests a Variance of Development Standard to permit two (2) Principal Buildings for residential purposes to be located on one (1) Lot and to encroach fifteen (15) feet into the thirty (30) foot Minimum Side Yard Building Setback in order to construct a Dwelling within an existing Accessory Building on 3.50 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Articles 6.4(B) and 4.2(E)(2)).

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

2508-VU-03 [PUBLIC HEARING]

223 Jersey Street

Jon & Kate Kneifel

The Petitioner requests to make permanent an existing Temporary Variance of Use permitting a Professional Office (Counseling) use on 0.24 acres +/- in the MF1: Multi-Family Low-Density District (Article 13.2)

(Planner: Lauren Gillingham-Teague – lgillingham@westfield.in.gov)

2508-VS-10 [PUBLIC HEARING]

19536 Justin Morgan Drive

Todd Walker

The Petitioner requests Variances of Development Standard to modify the Minimum Lot Size for an existing legal, nonconforming lot from 3 acres to 0.9 acres +/-, to encroach fifteen (15) feet into the 30-foot southeast Side Yard Building Setback, to encroach five (5) feet into the 30-foot southwest Side Yard Building Setback, and to make the US 31 Overlay inapplicable to the AG-SF1: Agriculture/Single-Family-zoned Property so that an Accessory Building may be constructed.

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

2508-VS-11 [PUBLIC HEARING]

1030 East 169th Street

Central Indiana Insulation

The Petitioner requests to encroach four (4) feet into the eastern forty (40) foot Front Yard Building Setback on 1.77 acres +/- in the EI: Enclosed Industrial District to accommodate a proposed building expansion (Article 4.24(E)(1)(b)).

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

REPORTS/COMMENTS

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

Adjourn