



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Agenda

BOARD OR COMMISSION: Board of Zoning Appeals Meeting
MEETING DATE: Tuesday, October 14, 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 - September 9, 2025

Approval of 2026 BZA Meeting Dates

Review Rules of Procedure

ITEMS OF BUSINESS

2510-VS-14

Birch Street Variance

Zachary Rosenberg

The Petitioner requests a Variance of Development Standard to modify the Minimum Front Yard Building Setback from eighty (80) feet to thirty (30) feet and the Minimum Side Yard Building Setback(s) from thirty (30) feet to twelve (12) feet on 1.30 acres +/- in the SF-2: Single-Family Low-Density District (Articles 4.5(E)(1)(b) and 4.5(E)(2)(b)).

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

2510-VS-15

3802 E. 196th Street

Kelly Foster by Old Town Design Group

The Petitioner requests a Variance of Development Standard to permit an Accessory Building in the Established Front Yard on 18.45 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 6.1(D)(2)(a)).

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

2510-VS-16

4411 W. 176th Street

Joseph and Rose Garrett

The Petitioner requests Variances of Development Standard to permit an Accessory Building in the Established Front Yard that would bring the cumulative square footage of Accessory Buildings on the Property to be greater than the Principal Building, on 3.58 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 6.1(B)(2) and 6.1(D)(2)(a)).

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

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn