



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Minutes - 10/14/2025
Tuesday, October 14, 2025 at 7:00 PM

OPENING OF REGULAR MEETING

7:00PM

[YouTube Time: 0:00](#)

Note the presence of a quorum

BZA Members Present In-Person: Jake Plummer, Larry Clarino, Jeff Boller, Billy Bunkowfst.

BZA Members Present Virtually: None.

BZA Members Absent: Mark Keen.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager; Ryan Collingwood, Senior Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present In-Person: Nicole Buskill, City of Westfield.

Approval of Minutes - September 9, 2025

Motion: Approve

By: Jake Plummer

Seconded: Larry Clarino

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino

No: None

Abstain: None

Motion Determination: Passed

Approval of 2026 BZA Meeting Dates

[YouTube Time: 0:43](#)

Motion: Approve 2026 BZA Meeting Dates

By: Larry Clarino

Seconded: Jeff Boller

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Crabtree reviewed the rules and procedures.

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)

[YouTube Time: 2:50](#)

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2510-VS-14 opened at 7:05 p.m.
-No public comments.
Public Hearing for 2510-VS-14 closed at 7:05 p.m.
BZA comments / Petitioner responses / Staff responses.

Motion: Approve 2510-VS-14 (Birch Street)
By: Jake Plummer
Seconded: Jeff Boller

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino
No: None
Abstain: None

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact for 2510-VS-14 (Birch Street)
By: Jeff Boller
Seconded: Jake Plummer

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino
No: None
Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 7:18](#)

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2510-VS-15 opened at 7:08 p.m.
-No public comments.
Public Hearing for 2510-VS-15 closed at 7:10 p.m.
BZA comments / Petitioner responses / Staff responses.

Motion: Approve 2510-VS-15 (3802 East 196th Street)
By: Larry Clarino
Seconded: Jeff Boller

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino
No: None
Abstain: None

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact 2510-VS-15 (3802 East 196th Street)
By: Larry Clarino
Seconded: Jake Plummer

Yes: None
No: None
Abstain: None

Motion Determination: Passed

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)**

[YouTube Time: 11:28](#)

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2510-VS-16 opened at 7:13 p.m.
-No public comments.
Public Hearing for 2510-VS-16 closed at 7:13 p.m.
BZA comments / Petitioner responses / Staff responses.

Motion: Approve 2510-VS-16 (4411 West 176th Street)
By: Jeff Boller
Seconded: Jake Plummer

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino
No: None
Abstain: None

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact 2510-VS-16 (4411 West 176th Street)
By: Larry Clarino
Seconded: Jeff Boller

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino
No: None
Abstain: None

Motion Determination: Passed

REPORTS/COMMENTS

[YouTube Time: 15:52](#)

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn

7:16pm

Motion: Adjourn
By: Jeff Boller

Seconded: Jake Plummer

Yes: William Bunkowfst, Jake Plummer, Jeff Boller, Larry Clarino

No: None

Abstain: None

Motion Determination: Passed

Signature Page for BZA Minutes for October 14, 2025



Mark Keen
Chairperson



Secretary
Kevin M. Todd, AICP
Director