



**CITY OF WESTFIELD, IN**  
**Board of Zoning Appeals Meeting Agenda**

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[IGNORE\_INDENT]

**BOARD OR COMMISSION:** Board of Zoning Appeals Meeting

**MEETING DATE:** Tuesday, December 9, 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](mailto: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 - November 11, 2025

Review Rules of Procedure

**ITEMS OF BUSINESS**

**2512-VS-18 [PUBLIC HEARING]**

**17531 Joliet Road**

*Dmytro Sudak by Direct Homes, LLC*

The Petitioner requests Variances of Development Standard to modify Minimum Lot Area, Minimum Lot Frontage, Minimum Lot Width, and Minimum Front Yard Building Setback for an existing legal nonconforming lot as well as an existing legal nonconforming structure and to encroach twenty-seven (27) feet into the thirty (30) foot Minimum Rear Yard Setback to accommodate a new detached Accessory Structure on 0.5 acres +/- in the AG-SF1:

Agriculture/Single-Family Rural District (Articles 4.2(C), 4.2(D), 4.2(E) & 4.2(F)

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

**2512-VS-19 [PUBLIC HEARING]**

**21204 Freemont Moore Road**

*Scott Daugherty*

The Petitioner requests a Variance of Development Standard to encroach forty (40) feet into the eighty (80) foot Minimum Front Yard Setback Line to accommodate a new agricultural barn on 4.98 acres +/- in the AG-SF1:

Agriculture/Single-Family Rural District (Article 4.2(E)(1).

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

**ITEMS CONTINUED TO A FUTURE MEETING**

**2512-VS-20**

**19900 East Street**

*Community Health Network by Staley Signs, Inc.*

The Petitioner requests a Variance of Development Standard to modify sign Standards on 53 acres +/- in the GB: General Business District

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

**REPORTS/COMMENTS**

Plan Commission Liaison

Community Development Department

**ADJOURNMENT**

Adjourn