



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Minutes - 11/11/2025
Tuesday, November 11, 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: Mark Keen, Jeff Boller, Billy Bunkowfst.

BZA Members Present Virtually: None.

BZA Members Absent: Jake Plummer, Larry Clarino.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager.

City Staff Present Virtually: None.

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

Approval of Minutes - October 14, 2025

Motion: Approve October 14, 2025 Meeting Minutes

By: Jeff Boller

Seconded: William Bunkowfst

Yes: William Bunkowfst, Jeff Boller, Mark Keen

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Crabtree reviewed the rules and procedures.

ITEMS OF BUSINESS

2511-VS-17 [PUBLIC HEARING]

3917 Abbotsford Drive

Thomas & Sherry Strauss by K.D. Landscaping, Inc.

The Petitioner requests a Variance of Development Standard to encroach thirteen (13) feet into the twenty (20) foot Rear Yard Minimum Building Setback to accommodate a covered porch on 0.2 acres +/- in the Oak Manor Planned Unit Development (PUD) District.

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

[YouTube Time: 1:16](#)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2511-VS-17 opened at 7:03 p.m.

-No public comments.

Public Hearing for 2511-VS-17 closed at 7:04 p.m.

BZA comments / Petitioner responses / Staff responses.

Motion: Approve 2511-VS-17

By: William Bunkowfst

Seconded: Jeff Boller

Yes: William Bunkowfst, Jeff Boller, Mark Keen

No: None
Abstain: None

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact for 2511-VS-17
By: Jeff Boller
Seconded: William Bunkowfst

Yes: William Bunkowfst, Jeff Boller, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

[YouTube Time: 4:49](#)

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

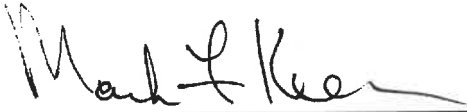
Adjourn

Motion: Adjourn
By: Jeff Boller
Seconded: William Bunkowfst

Yes: William Bunkowfst, Jeff Boller, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

Signature Page for BZA Minutes for November 11, 2025



Mark Keen
Chairperson



Secretary
Kevin M. Todd, AICP
Director