



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Agenda

BOARD OR COMMISSION: Board of Zoning Appeals Meeting

MEETING DATE: Tuesday, January 13, 2026 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

Election of Officers

Approval of Minutes - December 9, 2025

Review Rules of Procedure

ITEMS OF BUSINESS

2512-VS-20 [PUBLIC HEARING]

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)

2601-VS-01 [PUBLIC HEARING]

Hidden Pines

East Side of Shelbourne Road, approximately 0.2 miles south of Little Eagle Creek Avenue.

The Petitioner requests approval of a Variance of Development Standard to modify Minimum Lot Frontage from 250 feet to zero (0) feet for five (5) of six (6) proposed lots of a Minor Subdivision on 20.8 acres +/- in the AG-SF1:

Agricultural / Single-family Rural District (Article 4.2(D)).

(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

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 Side Yard Setback to accommodate a new attached garage 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)

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn