



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

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**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](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

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](mailto: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](mailto: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](mailto:Rcollingwood@westfield.in.gov))

**ITEMS CONTINUED TO A FUTURE MEETING**

None.

**REPORTS/COMMENTS**

Plan Commission Liaison

Community Development Department

**ADJOURNMENT**

Adjourn



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, Jake Plummer, Larry Clarino.
BZA Members Present Virtually: None.
BZA Members Absent: Billy Bunkowfst.
City Staff Present In-Person: Lauren Gillingham-Teague, Senior Planner.
City Staff Present Virtually: None.
Legal Counsel Present In-Person: Nicole Buskill, City of Westfield.

Approval of Minutes - November 11, 2025

Motion: Approve BZA Meeting Minutes
By: Larry Clarino
Seconded: Jake Plummer

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen
No: None
Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Gillingham-Teague reviewed the rules and procedures.

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)

Continued to future meeting.

2512-VS-19 [PUBLIC HEARING]

21204 Fremont 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)

[YouTube Time: 2:56](#)

Staff presentation / BZA comments / Staff responses.  
Public Hearing for 2512-VS-19 opened at 7:06 p.m.  
-No public comments.  
Public Hearing for 2512-VS-19 closed at 7:07 p.m.  
BZA comments / Petitioner responses / Staff responses.

Motion: Approve  
By: Jake Plummer  
Seconded: Jeff Boller

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen  
No: None  
Abstain: None

Motion Determination: Passed

Motion: Adopt Staff's Findings of Fact  
By: Jeff Boller  
Seconded: Larry Clarino

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen  
No: None  
Abstain: None

Motion Determination: Passed

## **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**

[YouTube Time: 8:48](#)

**Plan Commission Liaison**

**Community Development Department**

## **ADJOURNMENT**

**Adjourn**

Motion: Adjourn  
By: Jeff Boller  
Seconded: Larry Clarino

Yes: Jake Plummer, Jeff Boller, Larry Clarino, Mark Keen  
No: None  
Abstain: None

Motion Determination: Passed



**Petition Number:** 2512-VS-12

**Subject Site Address:** 19900 East Street (“the Property”)

**Petitioner:** Community Health Network by Staley Signs, Inc. (“the Petitioner”)

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

**Current Zoning:** GB: General Business

**Current Land Use:** Office / Hospital (existing and under construction)

**Approximate Acreage:** 53 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Temporary Signage
5. Wayfinding and Directional Signage
6. Wall and Canopy Signage

**Staff Reviewer:** Daine Crabtree, Current Planning Manager

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## **OVERVIEW**

**Location:** The subject property is 53 acres +/- in size (the “Property”) and located at 19900 East Street (see **Exhibit 2**).

**Requested Variances:** The petitioner is requesting a Variance of Development Standard to modify sign standards for the Community Health Network Hospital Campus currently existing and under construction.

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## **SUMMARY OF VARIANCE**

The Petitioner is requesting modifications to sign standards of the Unified Development Ordinance (UDO). Because of the total number of signs, cumulative size of the signs, the fact that some are temporary in nature and potentially numerous other considerations, the number of variances from the sign standard section of the UDO would be many. As such, Staff recommends that the variance request be so that the Property is effectively exempt from the sign standards of the UDO and that the signage contained in the supplemental exhibits provided (**Exhibits 3** through **6**) control.



Staff recommends that approval of any or all of the above requests is made with a condition that the signs be installed in substantial compliance with the Site Plan (**Exhibit 3**) and supplemental sign exhibits (**Exhibits 4, 5, and 6**) as determined by the Director of Community Development.

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### **PROCEDURAL**

**Public Notice:** The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the January 13, 2026, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

**Conditions:** The UDO<sup>1</sup> and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

**Acknowledgement of Variance:** If the Board of Zoning Appeals approves this petition, then the UDO<sup>2</sup> requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

**Variations of Development Standard:** The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

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<sup>1</sup> Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

<sup>2</sup> Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

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**DEPARTMENT COMMENTS:**

**Recommended Findings for Approval:** If the Board is inclined to approve the Variance of Development Standards (2512-VS-20):

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

**Finding:** It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the requests are strictly related to signage and are commonplace in campus-style office/hospital developments.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

**Finding:** It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property will not change.

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

**Finding:** The UDO does not currently permit signage that is standard for campus-style office/hospital environments; the signage proposed is typical of such. To require otherwise would result in antiquated and/or inappropriate signage for the future use of the building currently under development.

**Recommended Conditions:**

- The locations of signage may be modified as necessary with the Director of Community Development and Director of Engineering's approval; however, the signage shall generally conform with the Site Plan and supplemental signage exhibits (**Exhibits 3 through 6**). In addition, the size, scale, and nature (ie: lighting) of signage may also be modified as necessary with the Director of Community Development's approval; however, the signage shall generally conform with the supplemental signage exhibits (**Exhibits 3 through 6**);



WESTFIELD-WASHINGTON TOWNSHIP  
BOARD OF ZONING APPEALS

January 13, 2026

2512-VS-12

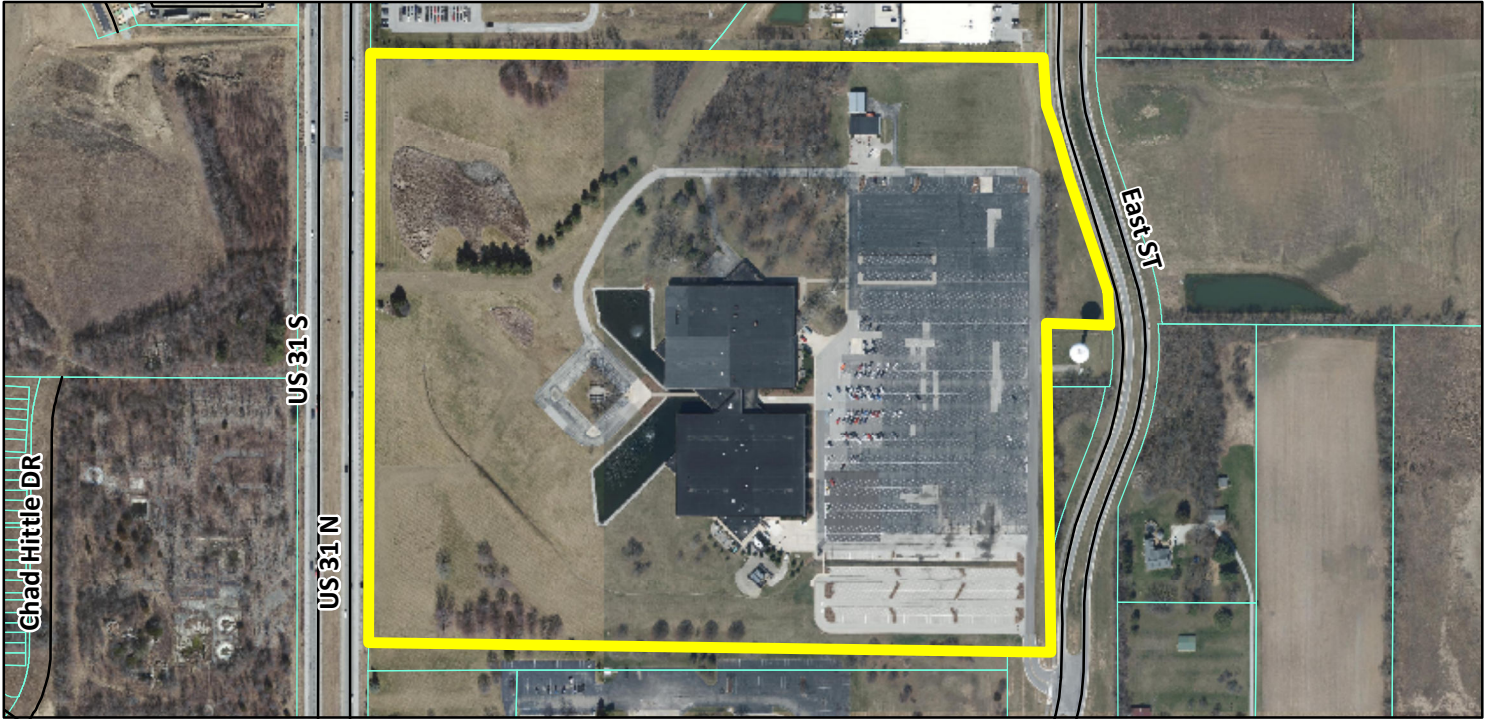
Exhibit 1

- The Director of Community Development may permit additional signage not shown in the supplemental sign exhibits (**Exhibits 3** through **6**) provided that the additional signage is in substantial conformance with the scale and aesthetics those shown in **Exhibits 3** through **6** and is located on a building or upon the ground in a location determined to be acceptable by the Director of Community Development and the Director of Engineering. Permits shall be required for said additional signage when proposed in order to guarantee a review and approval process; and
- That the Petitioner shall record an acknowledgement of this approval with the County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

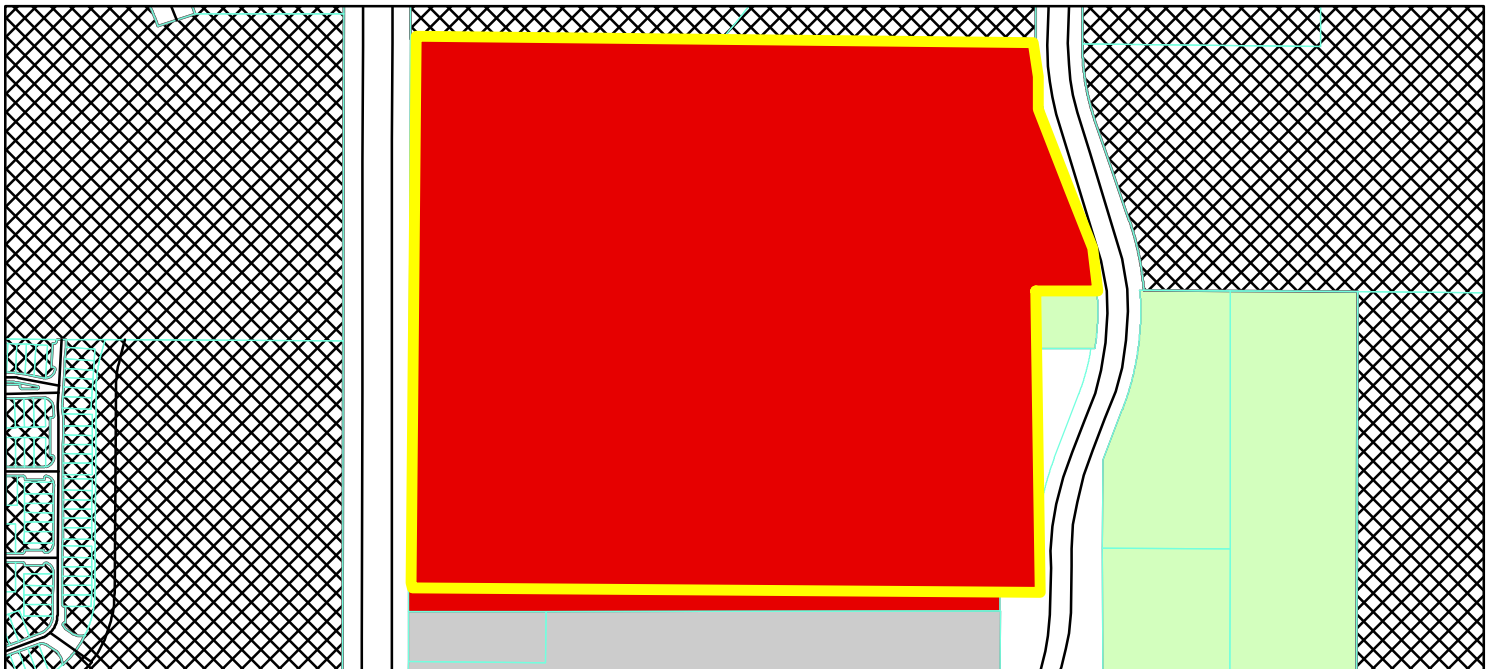
**Denial:** If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW\_Streets Zoning  
Parcel  
Zoning - All  
AG-SF1 (Agriculture - Single Family - 1)  
EI (Enclosed Industrial)  
GB (General Business)  
PUD (Planned Unit Development)

0 0.05 0.1  
Miles

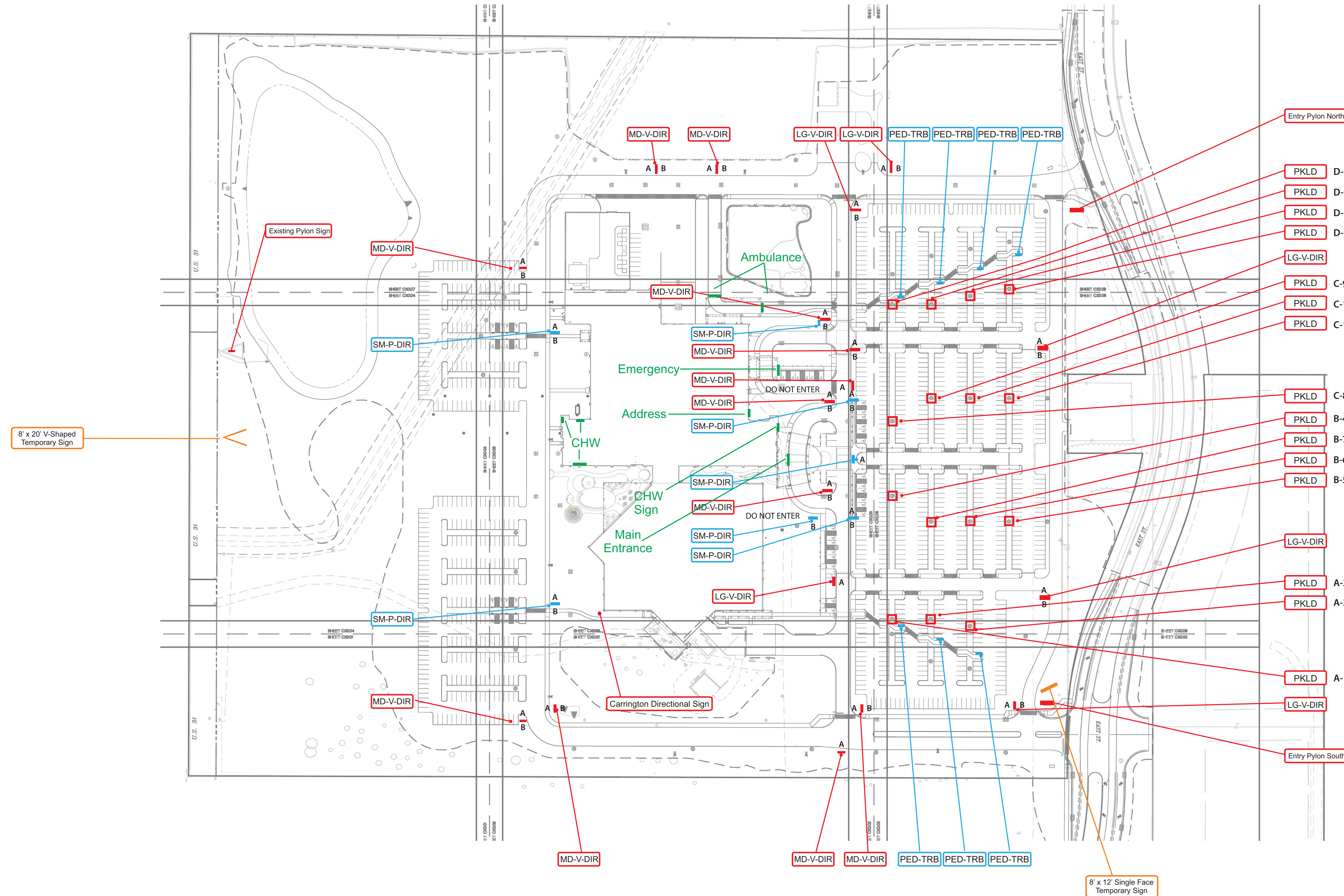




Sign Type List

Blue indicates pedestrian signs.  
 Red indicates vehicle oriented signs.

- LG-V-DIR Large Vehicle Directional
- MD-V-DIR Medium Vehicle Directional
- MD-P-DIR Medium Pedestrian Directional
- SM-P-DIR Small Pedestrian Directional
- PKLD Parking Lot Identification (row markers)
- PED-TRB Pedestrian Trailblazer



12'-0"

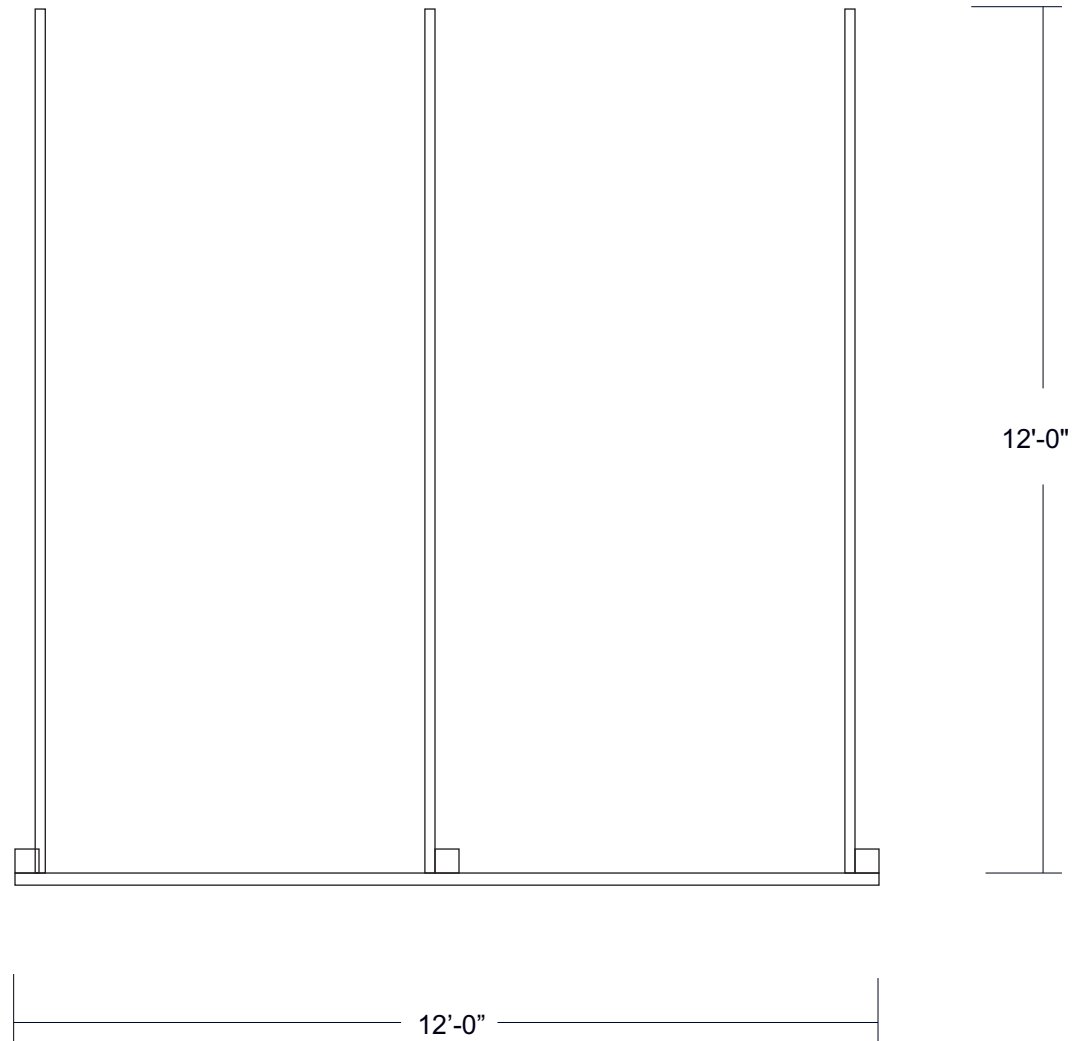


8'-0"

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<http://www.staleysigns.com/>

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Customer:	<b>Community Hospital Westfield</b>		Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.
Project:	<b>East Street Sign</b>		
Date:	12-05-2025	Rep: D. Staley Jr.	Rev: 0: 00-00-0000 / Name
			Page <b>1 of 2</b>
			Option: -
			Scale: 3/32" = 1'-0"

# Top View



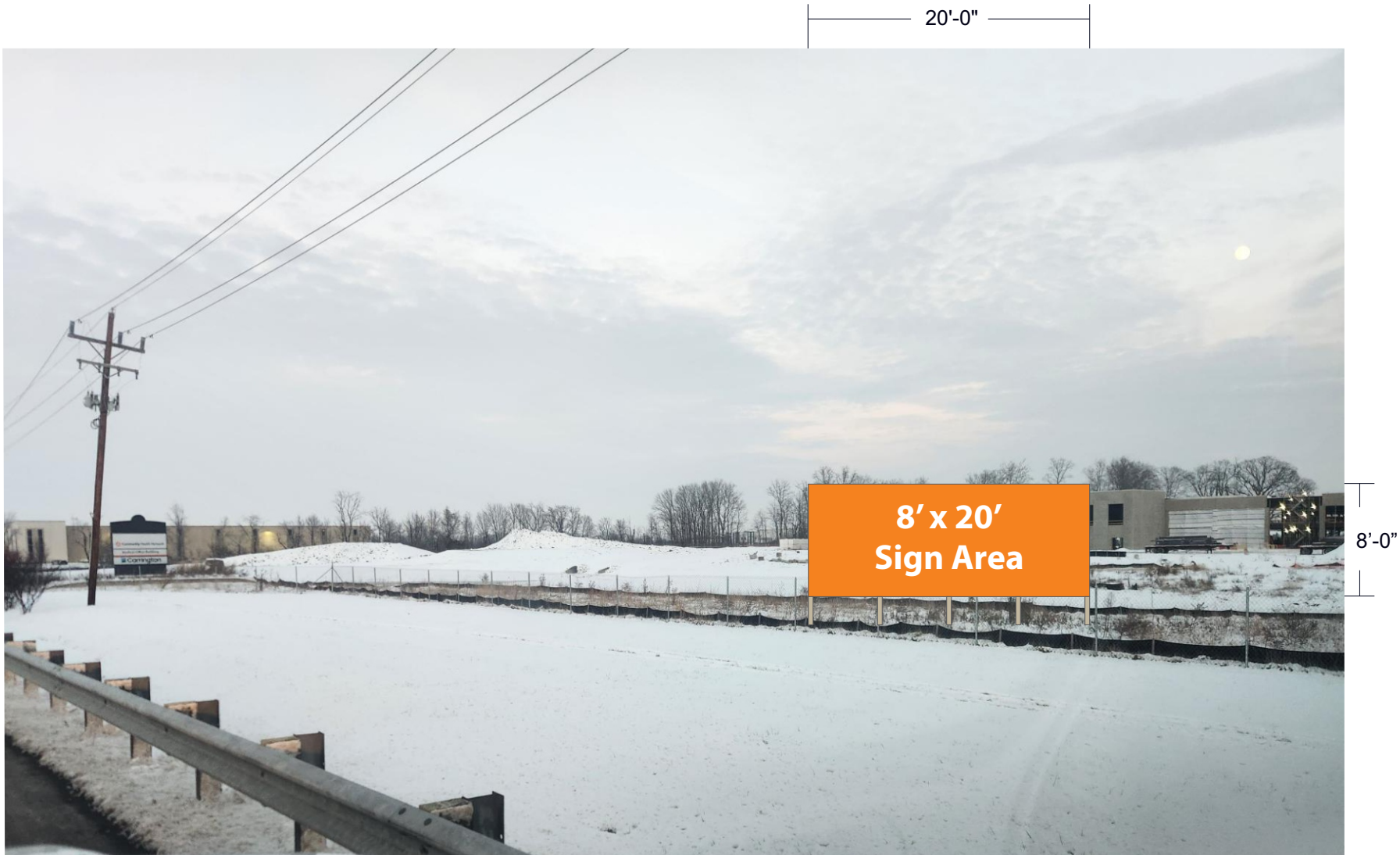
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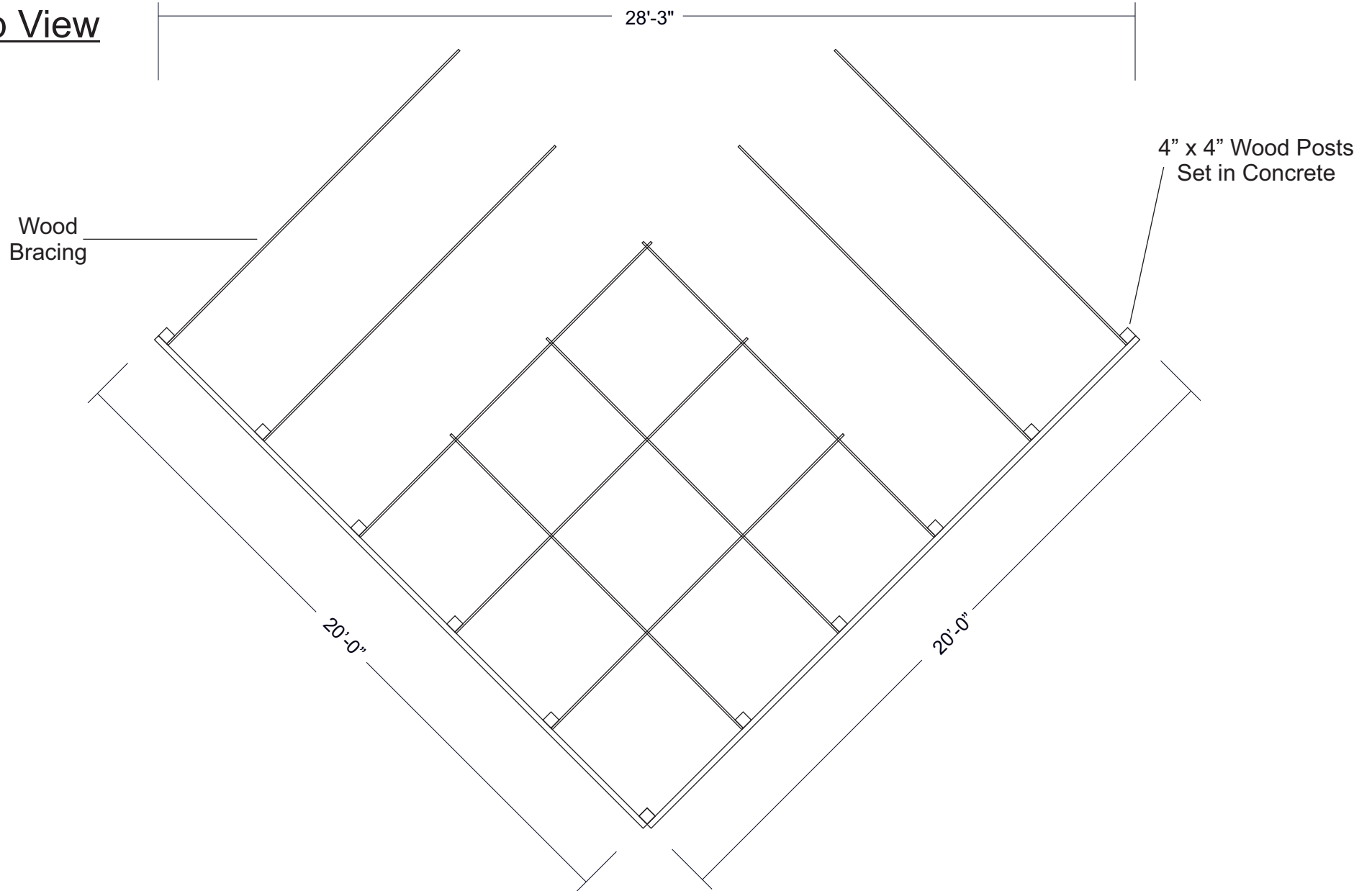
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Customer:	Community Hospital Westfield	Notes:	Page 2 of 2
Project:	East Street Sign	• Colors shown are representative only, and are not intended for purposes of exact matching.	Option: -
Date:	12-05-2025	Rep:	Scale: 3/8"=1'-0"
	D. Staley Jr.	Rev. 0: 00-00-0000 / Name	



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Customer:	<b>Community Hospital Westfield</b>	Notes:	<b>Page 1 of 2</b>
Project:	<b>US 31 Sign</b>	• Colors shown are representative only, and are not intended for purposes of exact matching.	
Date:	12-05-2025	Rep:	Option: -
	D. Staley Jr.	Rev. 0: 00-00-0000 / Name	Scale: 3/32" = 1'-0"

Top View



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Customer:	<b>Community Hospital Westfield</b>	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	<b>Page 2 of 2</b>
Project:	<b>US 31 Sign</b>		Option: -
Date:	12-05-2025	Rep: D. Staley Jr.	Scale: 1/4" = 1'-0"
		Rev: 0: 00-00-0000 / Name	



# Community Health Network

Westfield Hospital

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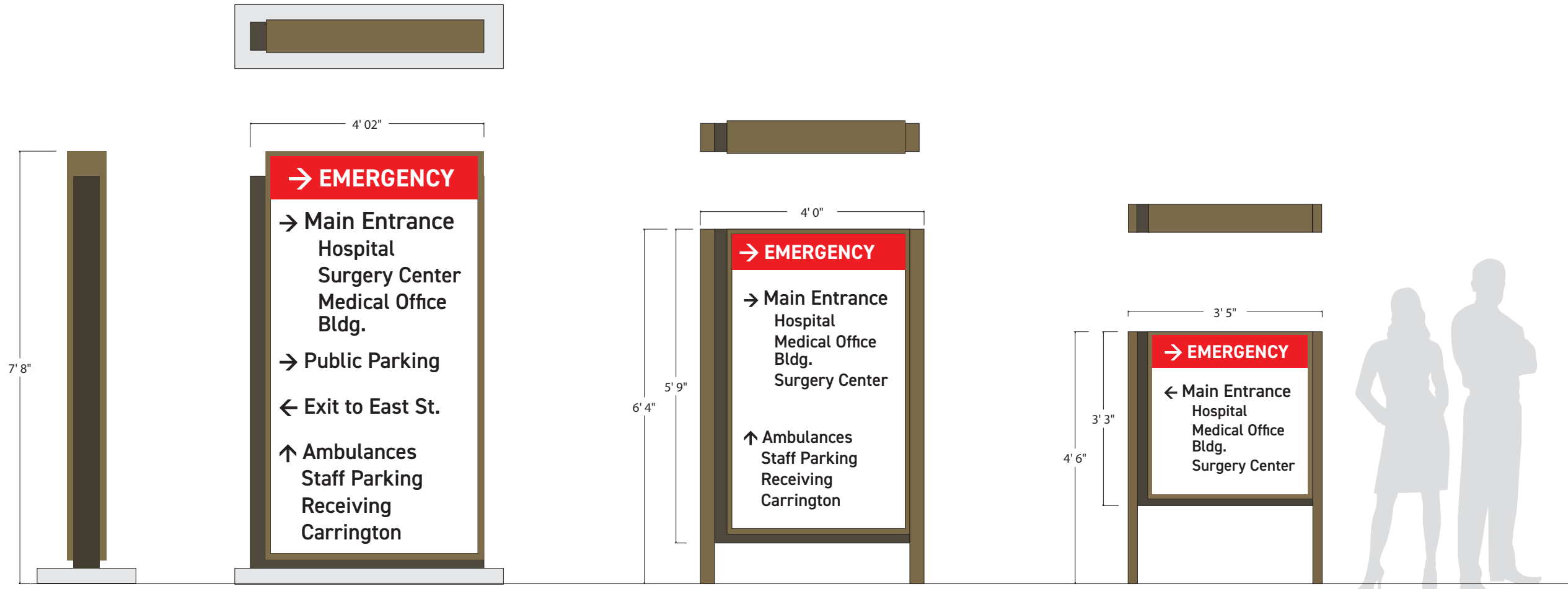
Exterior Wayfinding Signage Design Revision 1

8-24-2025



NICOLSON ASSOCIATES INC

Exterior Sign Design  
 Revision 1  
 8-8-25



Large Vehicle Directional-EX-1049-LG-V-DIR

Letters glow white at night, red glows red at night. 3.25" letters. Horizontal bar near the top is anodized aluminum. The area below the bar is a single cabinet with a sheet of acrylic for the face, the horizontal rectangles are printed leaving the letters blank to allow the white acrylic to show through.

The base can be concrete with dimensional graphics or can be simulated concrete fabricated from aluminum with vinyl graphics.

QTY-6

Medium Vehicle Directional-EX-1028-MD-V-DIR

Letters glow white at night, red glows red at night. 2.5" letters.

Post and panel construction with 3" X 6" posts.

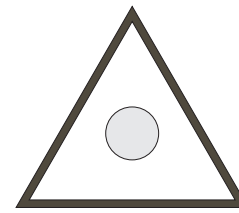
QTY-7

Small Pedestrian Directional-EX-1042-SM-P-DIR

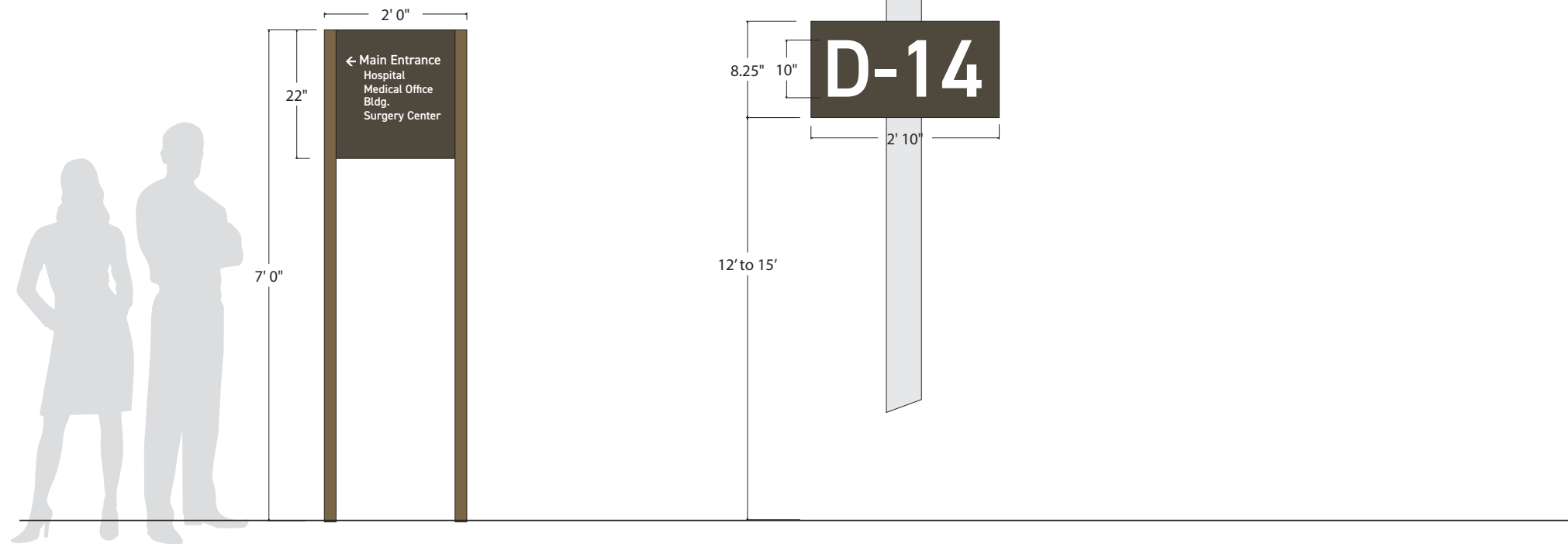
Can be illuminated or non-illuminated depending on the ambient light and the budget. 2.0" letters.

Post and panel construction with 2" X 3" posts.

QTY-5



Top View



**PED-TBR Pedestrian Trailblazers**

These are used to direct people through the zig-zag pattern in the parking lot. They should be tall enough to be seen over a van.

Post and panel, non-illuminated, 2" x 3" posts.

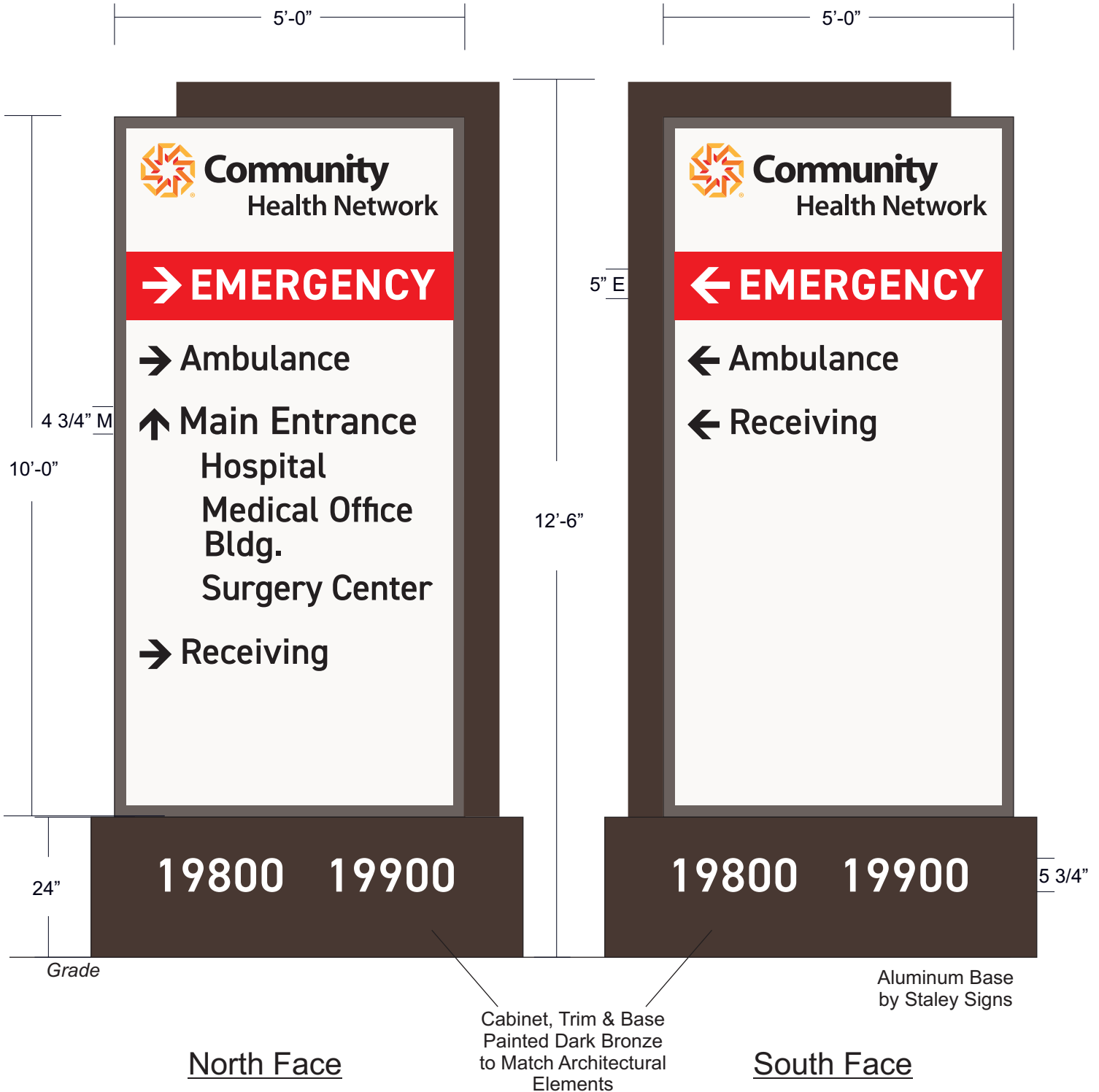
QTY-15

**PKLD-Parking Row Markers**

Three face signs attach to the light poles. Sign fabricator to determine attachment system. Attachment should not penetrate the pole.

Fabricator must provide shop drawings to the lighting manufacturer to get signed approval to attach these signs. Not getting this approval could void warranties and could potentially cause the pole to fail.

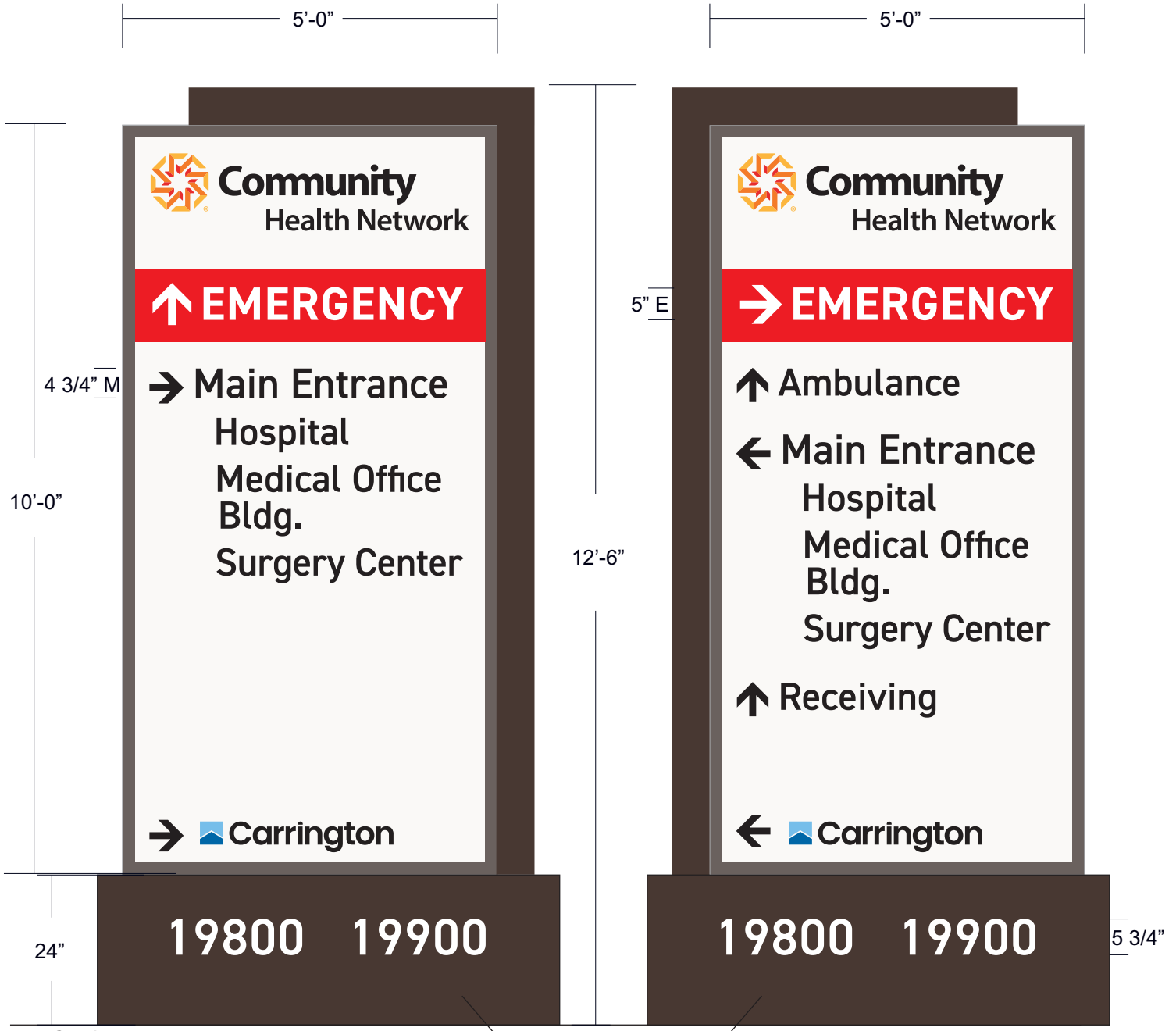
QTY-15



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Customer:	<b>Community Westfield</b>	Page <b>1 of 1</b>
Project:	<b>North Entry Pylon Sign</b>	
Date: 09-08-2025	Rep: D. Staley Jr.	Option: -
	Rev: 0: 00-00-0000 / Name	Scale: 1/2" = 1'-0"



North Face

Cabinet, Trim & Base  
Painted Dark Bronze  
to Match Architectural  
Elements

South Face

Aluminum Base  
by Staley Signs

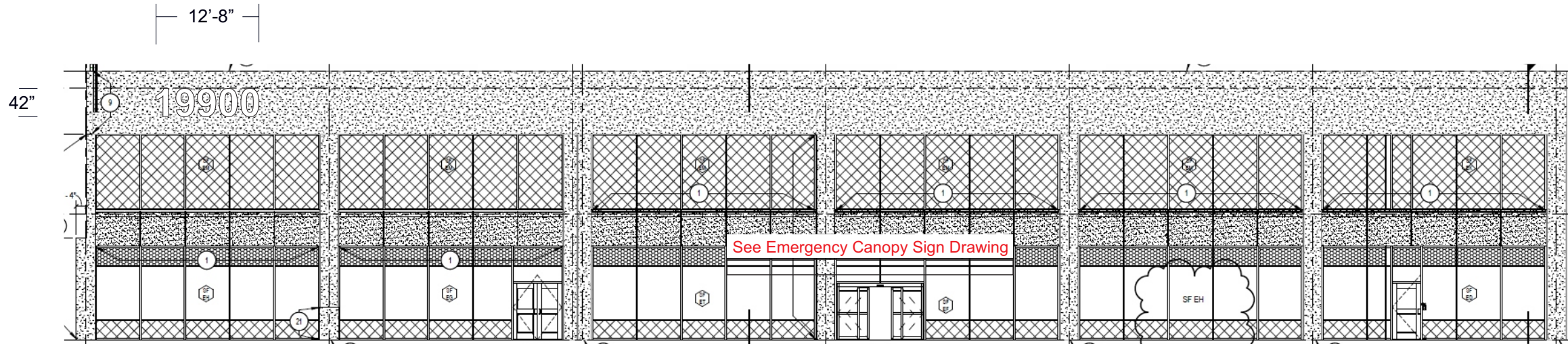
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Customer:	<b>Community Westfield</b>	Page <b>1 of 1</b>
Project:	<b>South Entry Pylon Sign</b>	
Date: 09-08-2025	Rep: D. Staley Jr.	Option: -
	Rev: 0: 00-00-0000 / Name	Scale: 1/2"=1'-0"



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Customer:	<b>Carrington</b>		Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.
Project:	<b>Post &amp; Panel Sign</b>		
Date:	09-23-2025	Rep: D. Staley Jr.	Rev: 0: 00-00-0000 / Name
Option:	-		
Scale:	1" = 1'-0"		



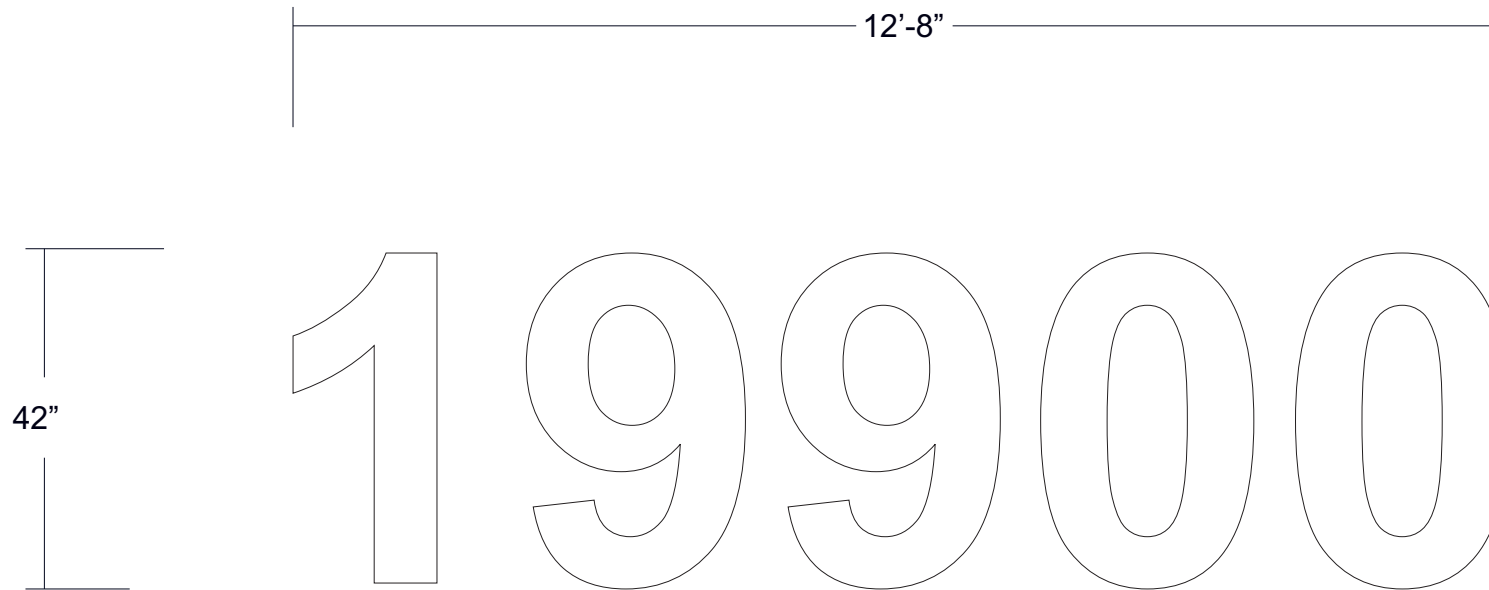
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Customer: **Community Health Network**  
 Project: **East Elevation Existing Building**  
 Date: **08-21-2025** Rep: **D. Staley Jr** Rev: 0: 00-00-0000 / Name

Notes:  
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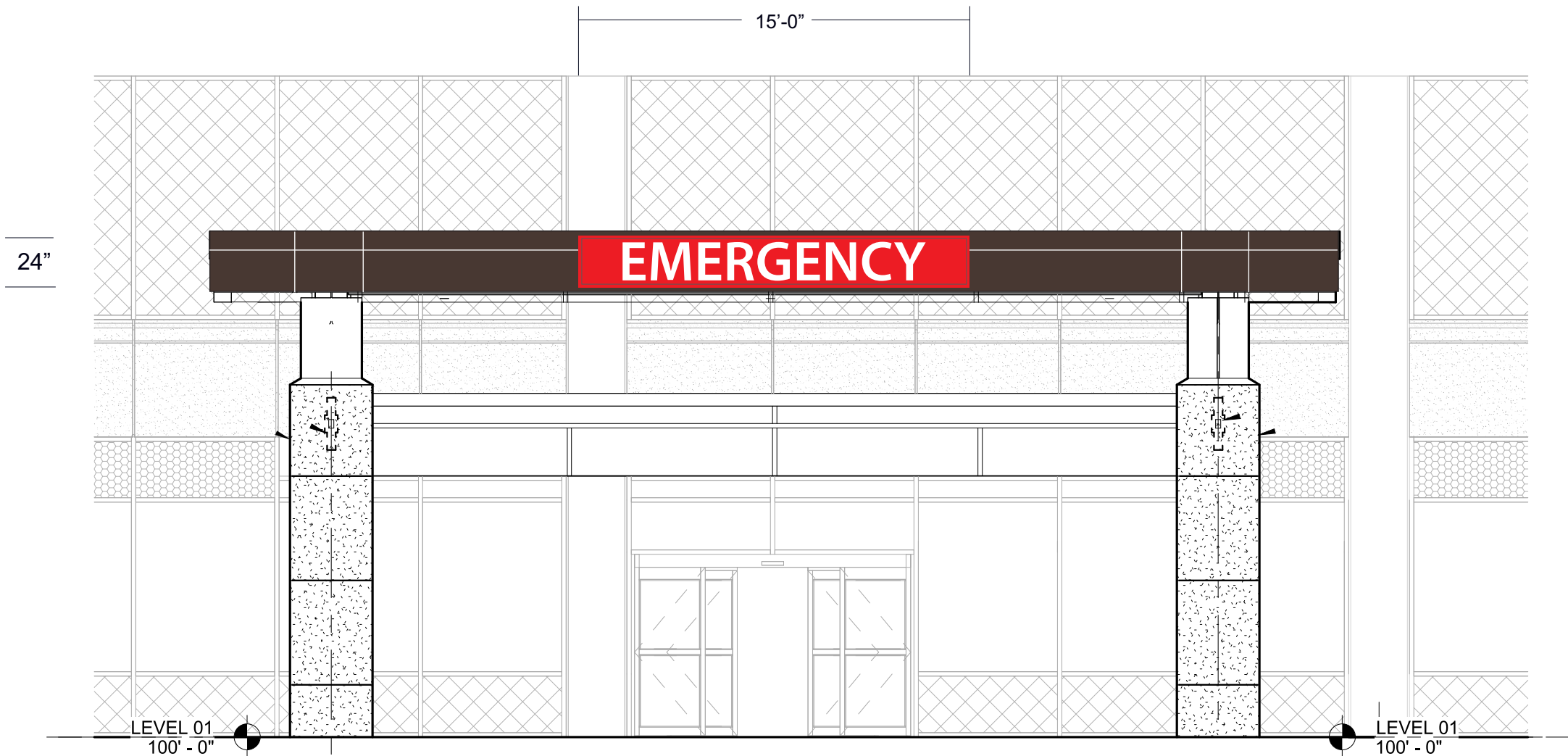
**Page 1 of 7**  
 Option: -  
 Scale: 1/16"=1'-0"



Internally Illuminated Channel Letters  
 Translucent White Acrylic Faces  
 Matches Existing Address on MOB



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Customer:	<b>Community Health Network</b>	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	<b>Page 2 of 7</b>
Project:	<b>East Elevation Existing Building</b>		
Date:	08-21-2025	Rep: D. Staley Jr	Option: -
		Rev: 0: 00-00-0000 / Name	Scale: 1/2"=1'-0"



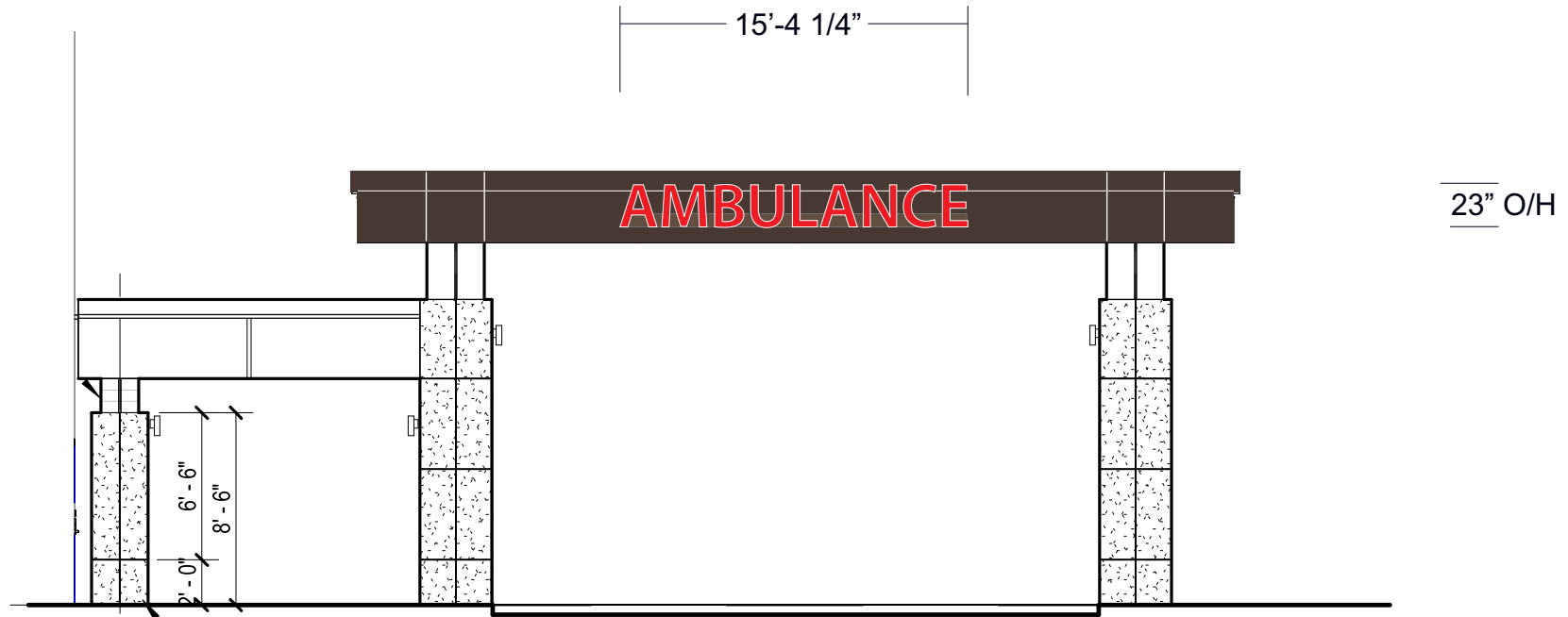
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Customer: **Community Health Network**  
 Project: **Emergency Canopy Sign**  
 Date: **08-21-2025** Rep: **D. Staley Jr** Rev: 0: 00-00-0000 / Name

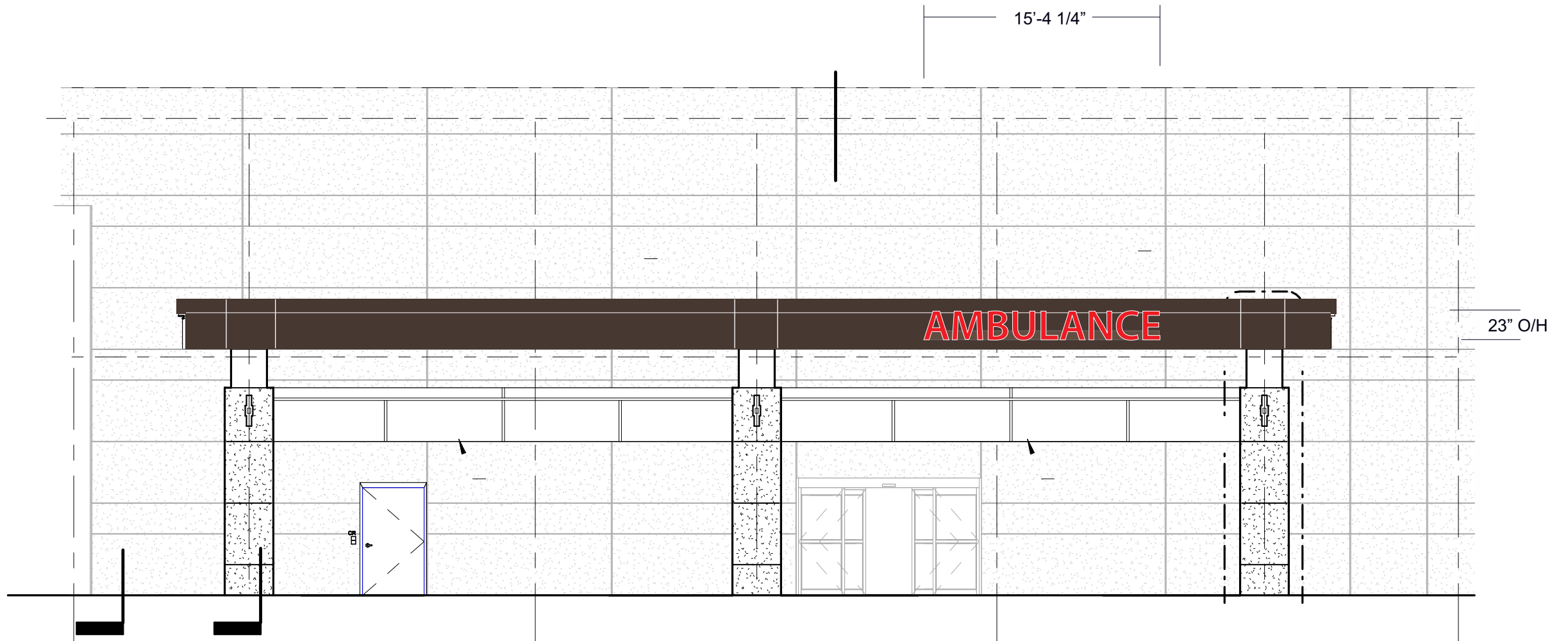
Notes:  
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Page **3 of 7**  
 Option: **-**  
 Scale: **3/16"=1'-0"**



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Customer:	<b>Community Health Network</b>	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.
Project:	<b>Ambulance Canopy Sign East Elevation</b>	
Date:	08-21-2025	Rep: D. Staley Jr
		Rev: 0: 00-00-0000 / Name
		Option: -
		Scale: 1/8" = 1'-0"



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Customer:	<b>Community Health Network</b>	
Project:	<b>Ambulance Canopy Sign North Elevation</b>	
Date:	08-21-2025	Rep: D. Staley Jr
	Rev: 0: 00-00-0000 / Name	

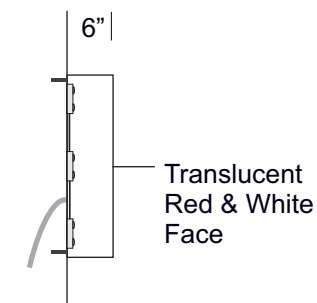
Notes:
• Colors shown are representative only, and are not intended for purposes of exact matching.

Page	<b>5 of 7</b>
Option:	-
Scale:	1/8" = 1'-0"

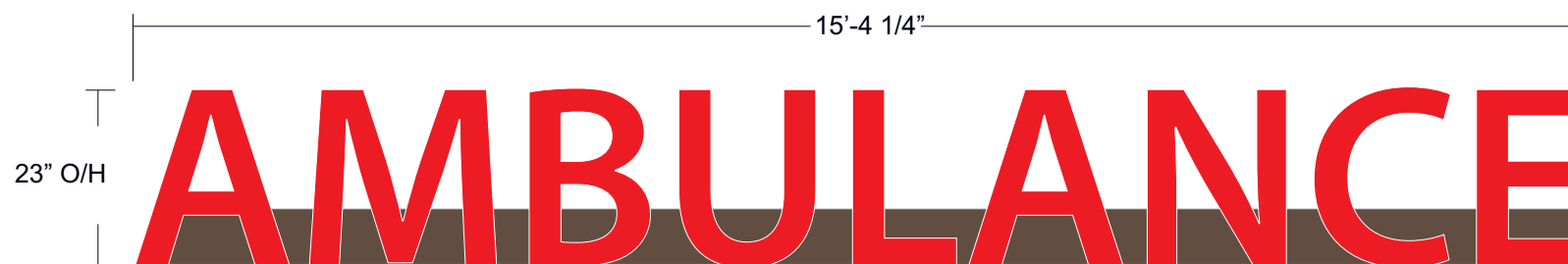
Internally Illuminated Sign Cabinet



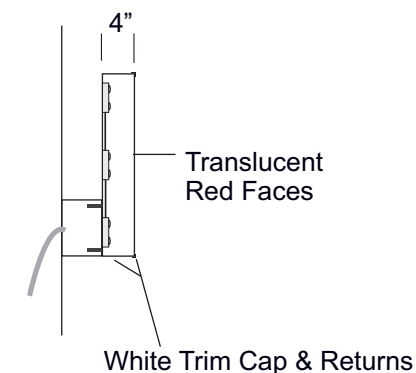
End View



Internally Illuminated Channel Letters with Translucent Red Acrylic Faces



(Ambulance Quantity: 2)



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Customer:	<b>Community Health Network</b>	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	<b>Page 6 of 7</b>
Project:	<b>Emergency and Ambulance Sign Drawings</b>		
Date:	08-21-2025	Rep: D. Staley Jr	Option: -
		Rev: 0: 00-00-0000 / Name	Scale: 1/2"=1'-0"

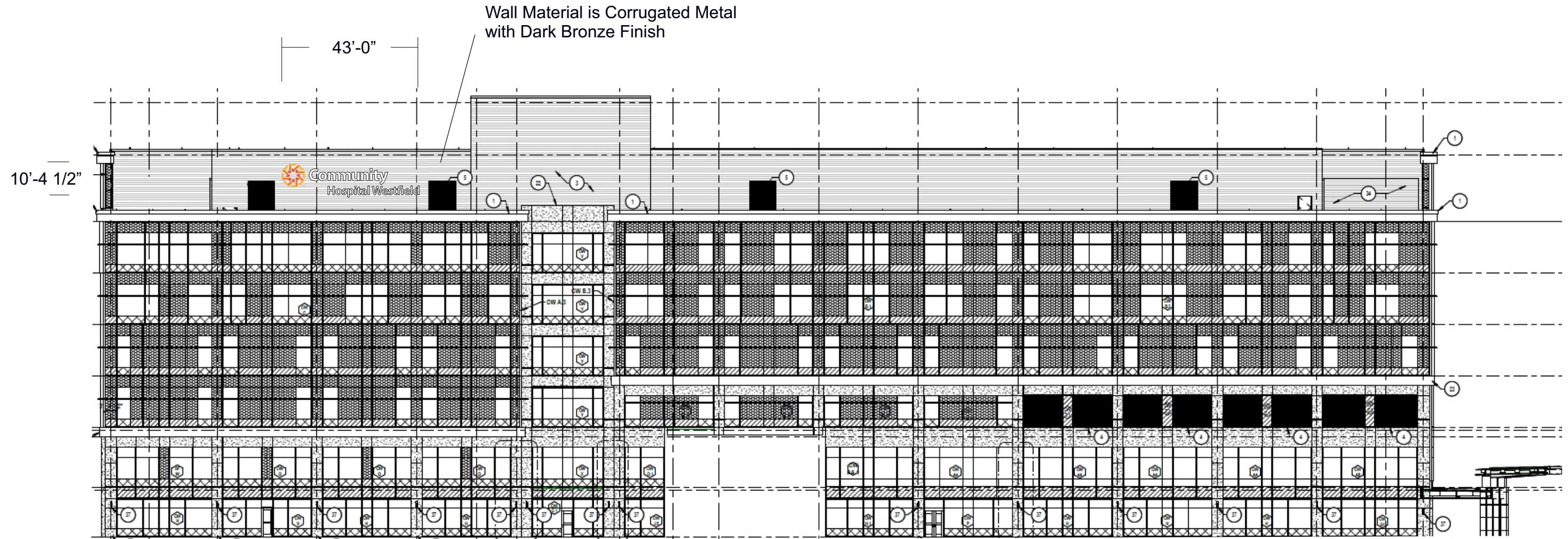


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Customer:	<b>Community Health Network</b>	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	<b>Page 7 of 7</b>
Project:	<b>Perspective Renderings</b>		
Date:	<b>08-21-2025</b>	Rep: <b>D. Staley Jr</b>	Option: <b>-</b>
		Rev: 0: 00-00-0000 / Name	Scale: <b>NTS</b>

# Individual Channel Letters with Translucent White Acrylic Faces



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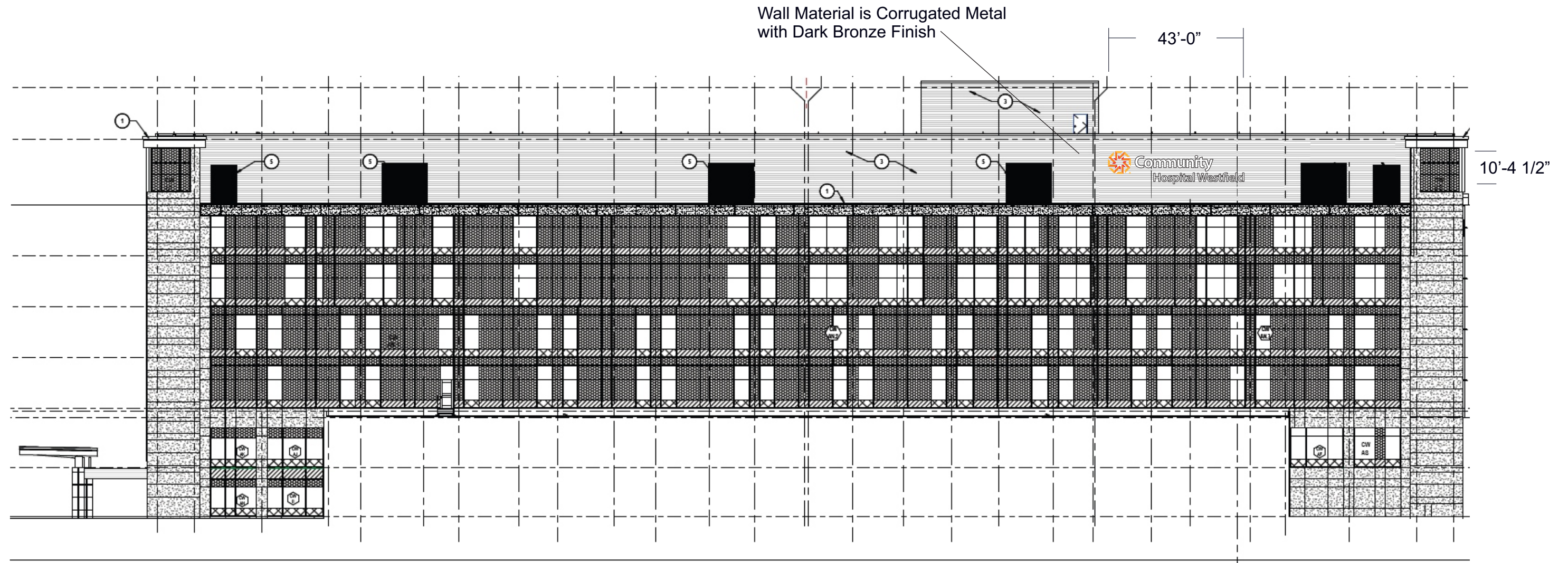
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Customer:	<b>Community Health Network</b>	
Project:	<b>South Elevation Tower</b>	
Date:	08-21-2025	Rep: D. Staley Jr
		Rev. 0: 00-00-0000 Name

Notes:  
• Colors shown are representative only, and are not intended for purposes of exact matching.

<b>Page 1 of 4</b>
Option: -
Scale: 1/32"=1'-0"

# Individual Channel Letters with Translucent White Acrylic Faces

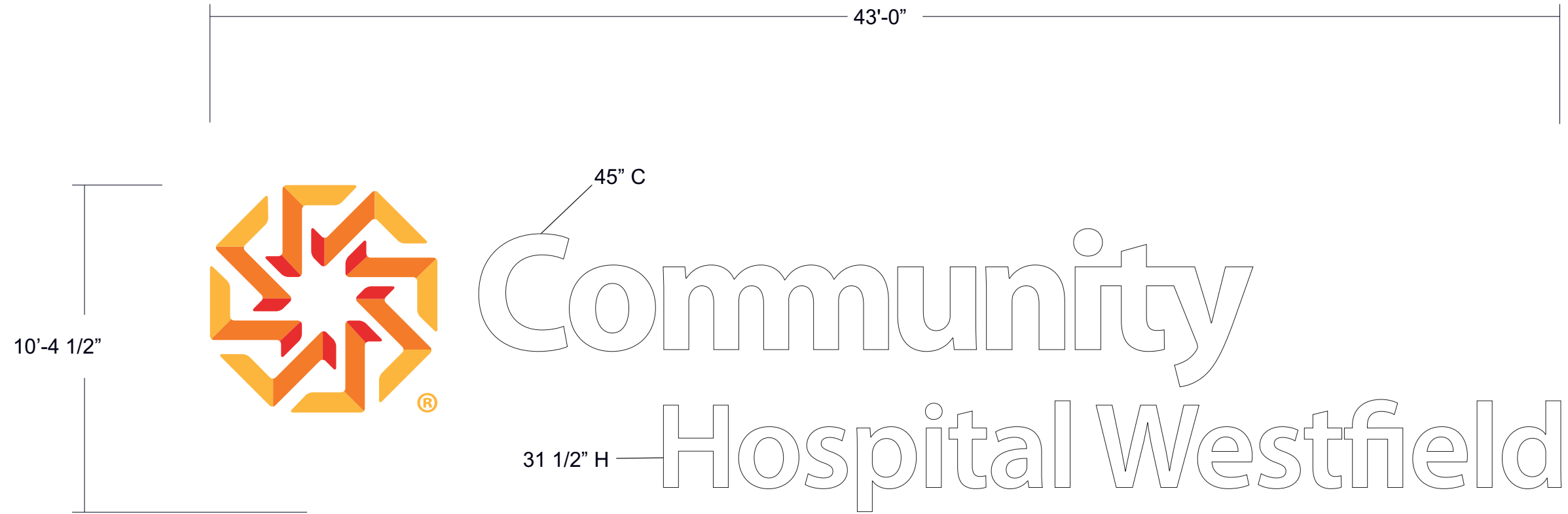


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Customer: <b>Community Health Network</b>	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	<b>Page 2 of 4</b>
Project: <b>North Elevation Tower</b>		Option: -
Date: 08-21-2025 Rep: D. Staley Jr Rev. 0: 00-00-0000 Name		Scale: 1-32"=1'-0"



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Customer: <b>Community Health Network</b>	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	<b>Page 3 of 4</b>
Project: <b>North &amp; South Elevation Tower</b>		
Date: <b>08-21-2025</b> Rep: <b>D. Staley Jr</b> Rev. 0: 00-00-0000 / Name	Option: <b>-</b>	Scale: <b>1/4"=1'-0"</b>



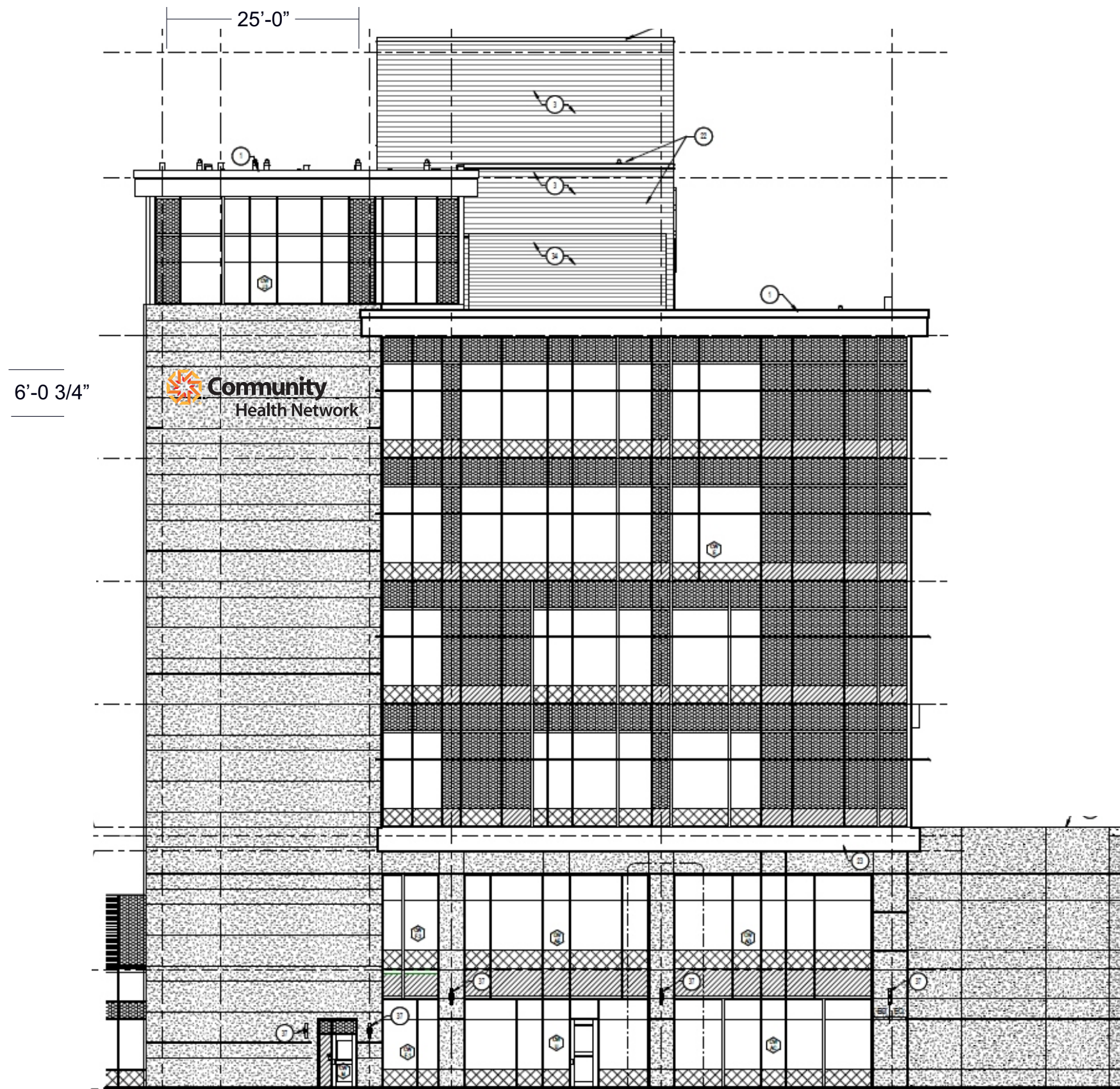
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Customer:	<b>Community Health Network</b>	
Project:	<b>Perspective Elevation</b>	
Date:	08-21-2025	Rep: D. Staley Jr
		Rev. 0: 00-00-0000 Name

Notes:  
 • Colors shown are representative only, and are not intended for purposes of exact matching.

Page	<b>4 of 4</b>
Option:	-
Scale:	NTS



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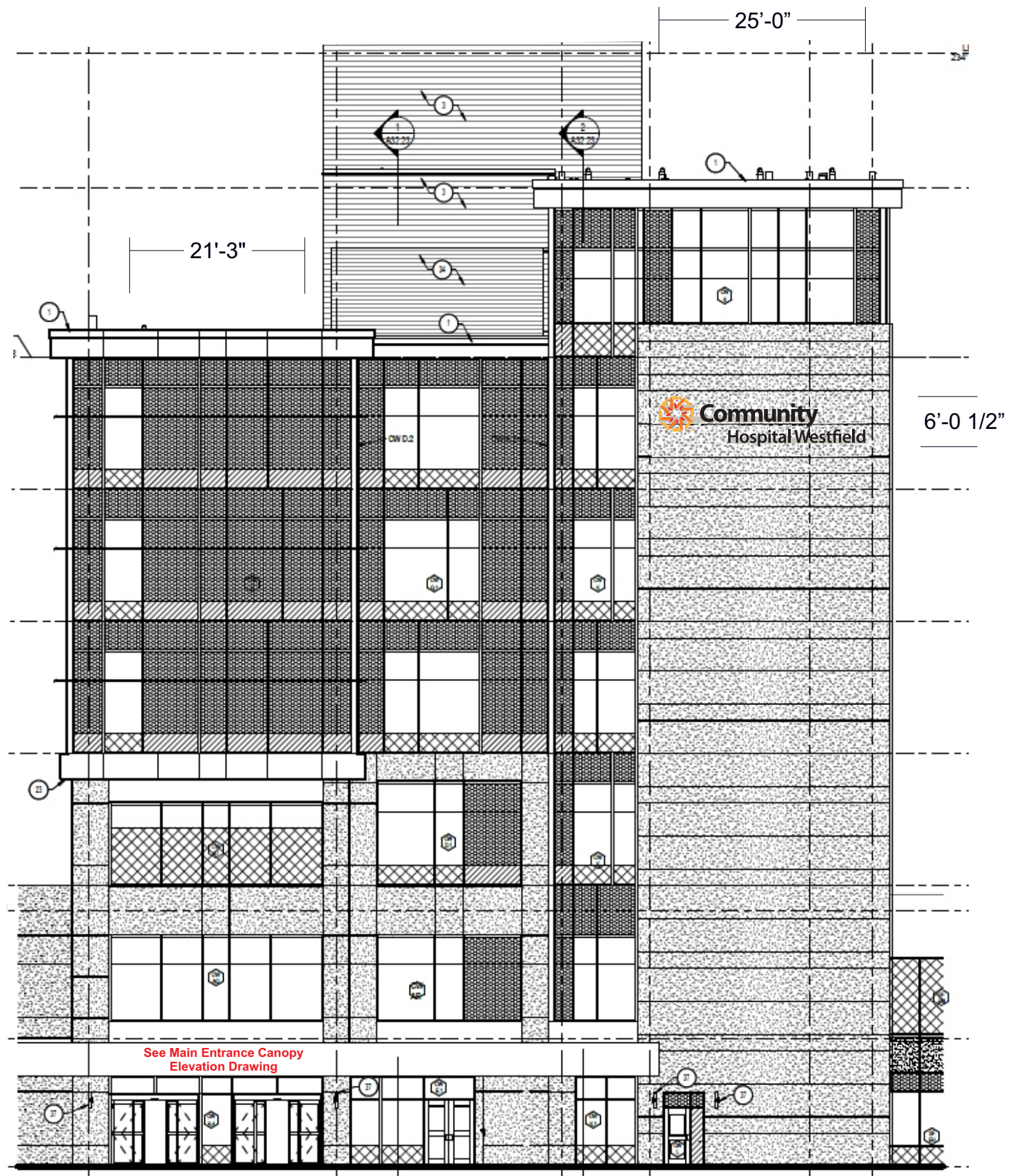
Customer: **Community Health Network**

Project: **West Elevation Tower**

Date: 08-21-2025 Rep: D. Staley Jr Rev. 0: 00-00-0000 Name

Notes:  
 • Colors shown are representative only, and are not intended for purposes of exact matching.

Page  
**1 of 5**  
 Option: -  
 Scale: 1/16"=1'-0"



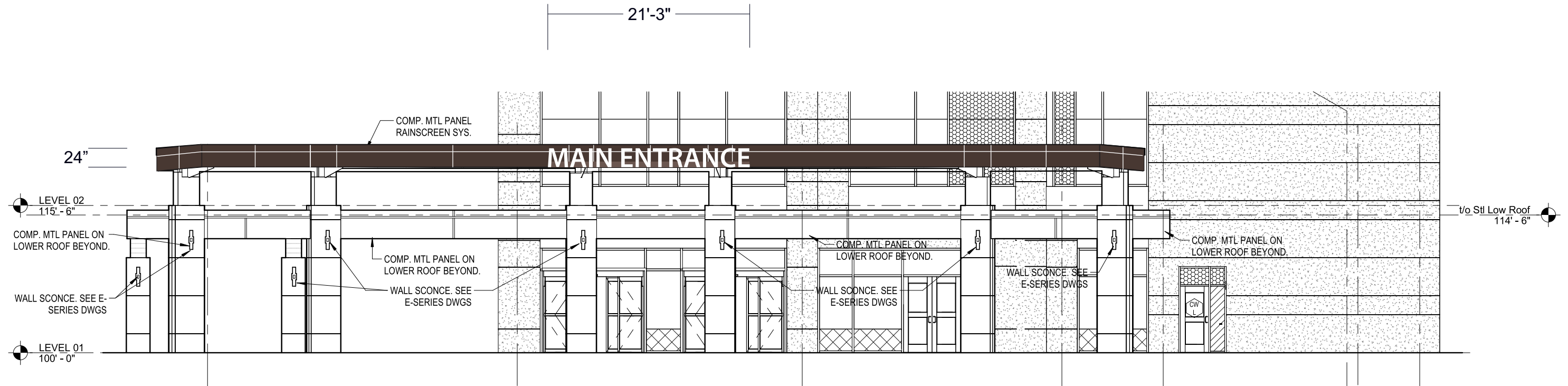
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Customer:	<b>Community Health Network</b>
Project:	<b>East Elevation Tower</b>
Date:	08-21-2025
Rep:	D. Staley Jr
Rev:	0: 00-00-0000 Name

Notes:  
 • Colors shown are representative only, and are not intended for purposes of exact matching.

Page	<b>2 of 5</b>
Option:	-
Scale:	1/16"=1'-0"



2  
A23.04  
**MAIN ENTRANCE CANOPY - ELEVATION**

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Customer:	<b>Community Health Network</b>
Project:	<b>East Elevation Tower</b>
Date:	08-21-2025
Rep:	D. Staley Jr
Rev. 0:	00-00-0000 / Name

Notes:	• Colors shown are representative only, and are not intended for purposes of exact matching.
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Page	<b>3 of 5</b>
Option:	-
Scale:	3/32"=1'-0"



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Customer:	<b>Community Health Network</b>	
Project:	<b>East Elevation Tower</b>	
Date:	08-21-2025	Rep: D. Staley Jr
		Rev. 0: 00-00-0000 / Name

Notes:
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Page	<b>4 of 5</b>
Option:	-
Scale:	3/8"=1'-0"





**Petition Number:** 2601-VS-01

**Subject Site Address:** East side of Shelbourne Road, approximately 0.2 miles south of Little Eagle Creek Avenue (The “Property”)

**Petitioner:** Hidden Pines Land Development, LLC by Old World Development Co. Inc. (The “Petitioner”)

**Request:** The Petitioner is requesting a Variance of Development Standard to reduce the Minimum Lot Frontage requirement 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)).

**Current Zoning:** AG-SF1 Agricultural / Single-Family Rural District

**Current Land Use:** Agricultural / Vacant

**Approximate Acreage:** 20.8 acres+/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Copper Beech Farms Variance/Plat

**Staff Reviewer:** Daine Crabtree, Current Planning Manager

**OVERVIEW**

Location: The subject Property is 20.8 acres +/- in size and is located on Shelbourne Road approximately 0.2 miles south of Little Eagle Creek Avenue (see **Exhibit 2**). The Property is currently zoned the AG-SF1 District. The surrounding properties to the east, north and south are also zoned AG-SF1 zoning district while the adjacent property to the east is zoned the Claiborne Farms (Kimblewick) – Phase III Planned Unit Development (PUD) district.

Variance Request: The Petitioner is requesting a Variance of Development Standard to reduce the Minimum Lot Frontage from two hundred and fifty (250) feet to zero (0) feet (Article 4.2(D)) for five (5) of the six (6) lots proposed of a Minor Subdivision (see **Exhibit 3**).

**SUMMARY OF VARIANCE**

The Petitioner is requesting to reduce the Minimum Lot Frontage from 250 feet to zero (0) feet for Lots 2 through 6 of a Minor Subdivision (see **Exhibit 3**). All lots in the proposed subdivision would be 3 acres or greater, the minimum lot size for AG-SF1 properties.



To accommodate for this reduced road frontage, the Petitioner will establish an Access Easement throughout Lots 1 through 6 that will contain a shared Driveway.

If the requested Variance of Development Standard is approved, the Property would be subdivided through the Minor Subdivision process which includes review by the Technical Advisory Committee (TAC) and sign-off by the Directors of Community Development and Engineering.

The proposed variance is similar to the variance previously granted (2002-VS-01) at the February 11, 2020, BZA meeting for the Copper Beech Farms minor subdivision (see **Exhibit 5**) which is located immediately south of the Property. The developer of Copper Beech Farms, Dave Museck of Old World Development, is the same for Hidden Pines, and the Character Exhibits (**Exhibit 4**) for which substantial compliance is required, are the same that were used for 2002-VS-01. As such, though the names of the developments are different, one could logically call Hidden Pines a continuation of Copper Beech Farms.

---

### **COMPREHENSIVE PLAN**

The Westfield-Washington Township Comprehensive Plan (The "Plan") identifies the Property within the "Existing Rural Southwest" land use classification. The Existing Rural Southwest contemplates Single-Family detached houses on large lots or in a Rural or Conservation Subdivision, Accessory Dwellings, Equestrian Uses, Agriculture, and Institutional Uses such as Schools, Churches, and Public Safety Facilities as appropriate uses. The Comprehensive Plan envisions the Existing Rural Southwest to remain rural for the foreseeable future, stating that anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the General Policies. If development is to happen it should be in the form of Rural or Conservation Subdivisions with substantial open space and up to one unit per acre with the denser Conservation Subdivisions. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

---

### **PROCEDURAL**

**Public Notice:** The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the January 13, 2026, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

**Conditions:** The UDO and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon



public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

**Acknowledgement of Variance:** If the Board of Zoning Appeals approves this petition, then the UDO requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

**Variations of Development Standard:** The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

- 1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- 2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- 3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

---

### **DEPARTMENT COMMENTS**

**Approval:** If the Board is inclined to approve the Variance of Development Standard (2601-VS-01), then the Department recommends the following conditions and written findings of fact related to the Variance of Development Standard:

**Recommended Conditions:**

1. The lots shall be subdivided in substantial compliance with the Concept Plan (**Exhibit 3**) as determined by the Director of Community development;
2. That any new construction on the lots be substantially similar to the Character Exhibits (**Exhibit 4**); and
3. In order to preserve the rural character of the site and area, all existing trees on the Real Estate shall be preserved in accordance with Article 8.6(E), unless determined to be within the construction limits of a new home, accessory structure, or Driveway.



Recommended Findings for Approval:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

**Finding:** It is unlikely that approving the requested variance(s) would be injurious to the public health, safety, morals, and general welfare of the community. The proposed use of the new lots would be compliant with all other standards of the AG-SF1 District.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

**Finding:** It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The use of the Property would not change from its current use as residential and the continued use will stay consistent with the quality and character of the surrounding area as designated in the Comprehensive Plan.

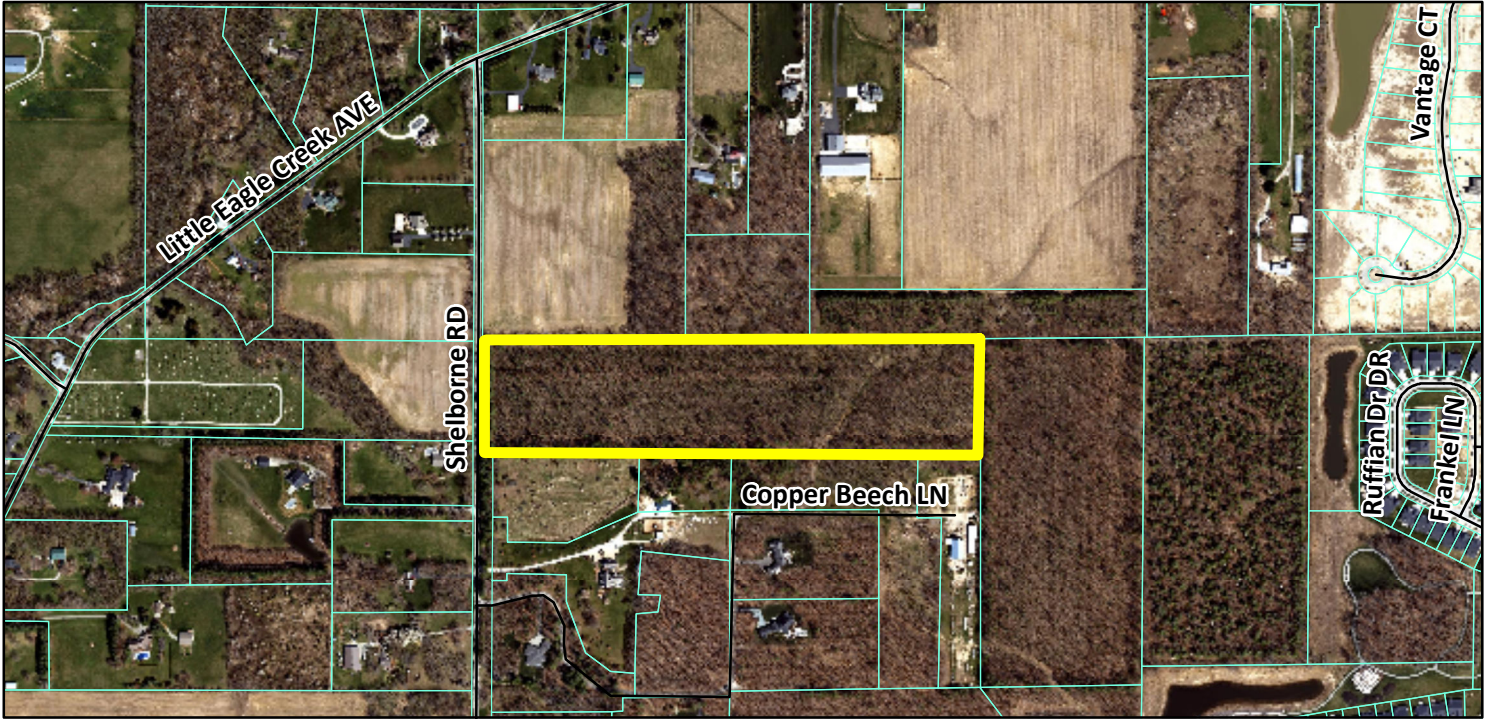
- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

**Finding:** Strict adherence to the zoning ordinance would result in the inability to properly subdivide and improve the property, as proposed.

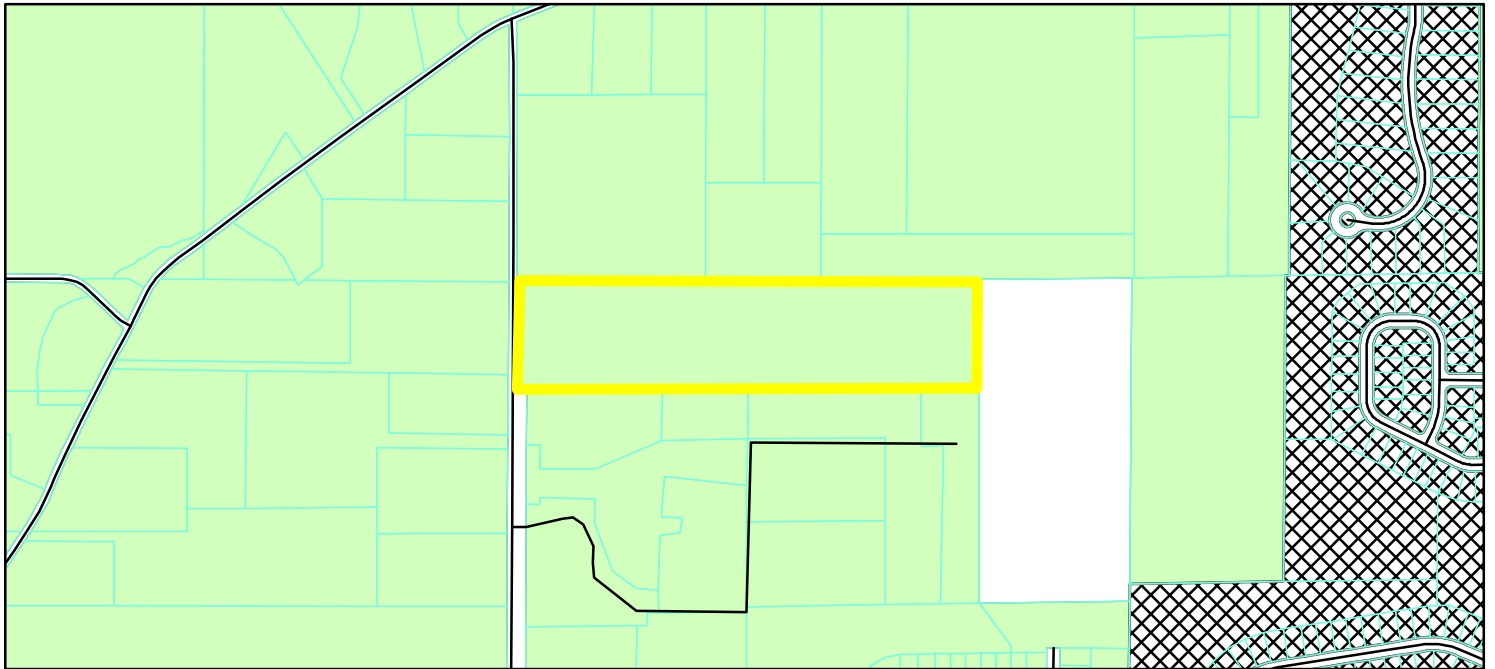
**Denial:** If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.





**Aerial Location Map**


 Site



**Zoning Map**



 GIS.DBO.PW\_Streets  
 Parcel  
**Zoning - All**  
 AG-SF1 (Agriculture - Single Family - 1)  
 PUD (Planned Unit Development)

0 0.1 0.2  
 Miles













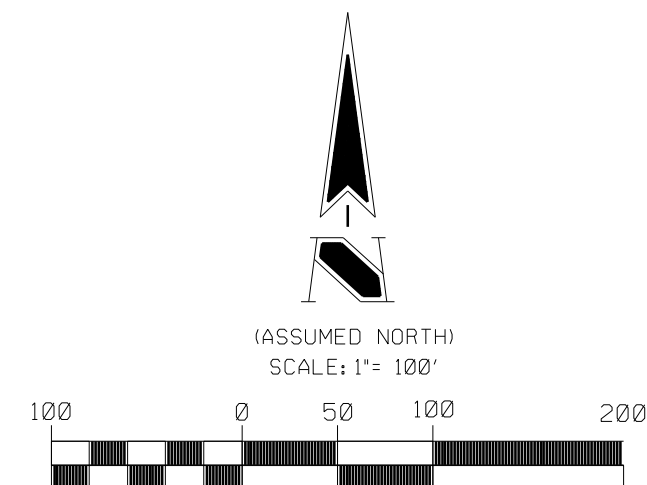
# HIDDEN PINES MINOR RESIDENTIAL PLAT

## SECTION ONE CITY OF WESTFIELD, WASHINGTON TOWNSHIP HAMILTON COUNTY, IN PART OF THE NW 1/4 SEC 17, T-18-N, R-3-E

(93367 SFT)  
(21433 AC)

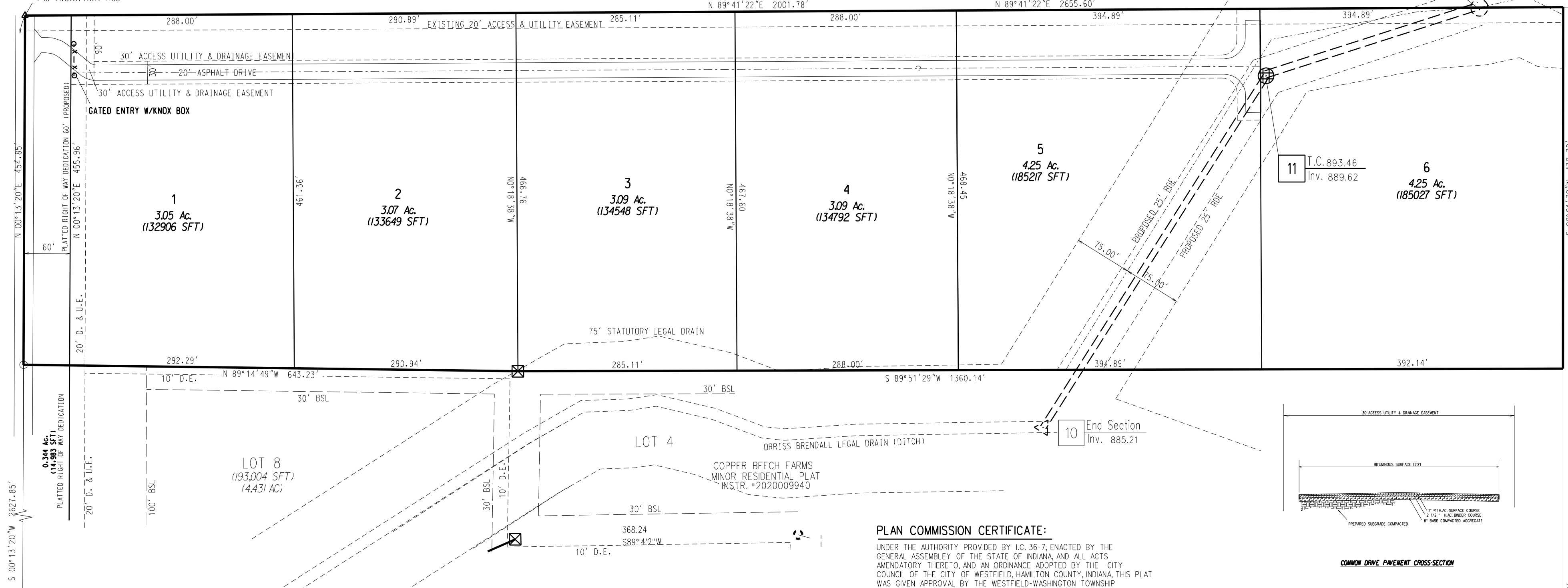
### LEGEND

- SECTION CORNER 
- SECTION CORNER  4" X 4" X 30" CONCRETE MON.
- 5/8" REBAR W/CAP  STAMPED "S0251"
- 5/8" REBAR W/CAP FOUND 
- MAG NAIL FOUND 
- MAG NAIL SET 
- DEEDED 
- CALCULATED 
- BUILDING SETBACK LINE  BSL
- REGULATED DRAINAGE EASEMENT  RDE



NE Corner NW 1/4  
Section 17, T-18-N, R-3-E  
Harrison mon. found in 1"  
concrete cylinder  
Per H.C.S. Ref. Ties  
N 89°41'22"E 653.82'

P.O.B.  
NW Corner NW 1/4  
Section 17, T-18-N, R-3-E  
Harrison mon. found flush  
Per H.C.S. Ref. Ties



SW Corner NW 1/4  
Section 17, T-18-N, R-3-E  
Harrison mon. found flush  
Per H.C.S. Ref. Ties

**LAND DESCRIPTION** INSTR. PT. OF INSTR. \* 2022010239  
A part of the Northwest quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, described as follows:  
Beginning at the Northwest Corner of said Northwest Quarter, Thence along the North line of said quarter section North 89 degrees 41 minutes 22 seconds East 2001.78 feet; Thence South 00 degrees 01 minutes 30 seconds West 470.78 feet; Thence South 89 degrees 51 minutes 29 seconds West 1360.14 feet; Thence North 89 degrees 14 minutes 49 seconds West 643.23 feet to a point on the West line of said Northwest quarter; Thence along said West line North 00 degrees 13 minutes 20 seconds East 454.85 feet to the POINT OF BEGINNING containing 21.433 acres, more or less.

THIS PLAT AND THE ACCEPTANCE OF ANY PUBLIC RIGHTS-OF-WAY DEDICATED HEREIN IS HEREBY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE DIRECTOR OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF WESTFIELD, IN, ON BEHALF OF THE BOARD OF PUBLIC WORKS AND SAFETY, PURSUANT TO RESOLUTION 25-120 ENACTED BY THE BOARD OF PUBLIC WORKS AND SAFETY ON AUGUST 26, 2015, AND ARTICLE 7.4 (B) OF THE UNIFIED DEVELOPMENT ORDINANCE.

BY: \_\_\_\_\_  
JEREMY LOLLAR, DIRECTOR  
PUBLIC WORKS DEPARTMENT

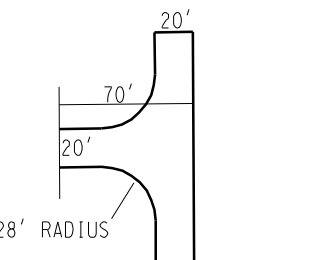
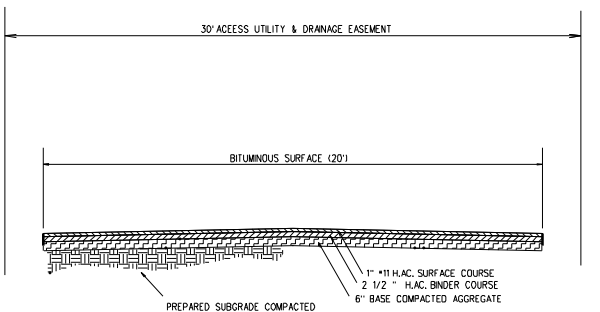
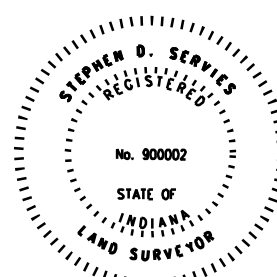
**DEDICATION CERTIFICATE**  
THE UNDERSIGNED, OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLAT AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.  
THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HIDDEN PINES SECTION ONE MINOR RESIDENTIAL SUBDIVISION, A SUBDIVISION IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA. THE RIGHTS-OF-WAY SHOWN ON THIS PLAT, BETWEEN WHICH LINES, AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.  
THERE ARE STRIPS OF GROUND ON THIS PLAT MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES; AND TO THE EASEMENT HEREIN RESERVED, NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.  
IN WITNESS WHEREOF, WE HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

XXXX \_\_\_\_\_ XXXX

STATE OF INDIANA |  
COUNTY OF HAMILTON |  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_  
WHO ACKNOWLEDGE THE EXECUTION OF THE SIGNING, SEALING AND DELIVERY OF THIS INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED AND THAT THE REPRESENTATION CONTAINED THEREIN ARE TRUE.  
WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
SIGNATURE OF NOTARY \_\_\_\_\_  
PRINTED NAME OF NOTARY \_\_\_\_\_

**PLAN COMMISSION CERTIFICATE:**  
UNDER THE AUTHORITY PROVIDED BY I.C. 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION AS FOLLOWS:  
APPROVED BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA PURSUANT TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE, IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
PURSUANT TO THE REQUIREMENTS OF INDIANA CODE 36-7-3 ET SEQ AS AMENDED OR SUPPLEMENTED, AND AN ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS, HAMILTON COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL AS FOLLOWS:  
WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION:  
BY: \_\_\_\_\_  
KEVIN M. TODD, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT

**CERTIFICATE OF SURVEYOR**  
I, STEPHEN D. SERVIES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA.  
THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON AUGUST 27, 2024, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS, AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.  
WITNESS MY SIGNATURE THIS 11TH DAY OF NOVEMBER, 2020.



OWNER(S)  
XXXXXX

**PREPARED BY:**  
CROSS COUNTY  
CONSULTING LLC  
RESIDENTIAL - COMMERCIAL  
COMPLETE SITE DEVELOPMENT SERVICES  
599 CADILLAC DRIVE  
INDIANAPOLIS, INDIANA 46224  
TELEPHONE (317) 963-0300  
EMAIL CROSSCOUNTY@GMAIL.COM

**Title:**  
**SECONDARY PLAT**  
FIELD SURVEY COMPLETED: 6-30-25  
DATE: 09-08-25  
PREPARED FOR: OLD WORLD DEVELOPMENT  
SCALE: 1" = 100'  
SHEET 1 OF 1













# COPPER BEECH FARMS MINOR RESIDENTIAL PLAT

## CITY OF WESTFIELD, WASHINGTON TOWNSHIP HAMILTON COUNTY, IN PART OF THE SW 1/4 SEC 30, T-18-N, R-1-E

### LAND DESCRIPTION

A part of the Northwest quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of said Northwest Quarter, Thence North 00 Degrees 31 Minutes 20 Seconds East along the West line of said quarter section 871.20 feet to the POINT OF BEGINNING; Thence continuing North 00 Degrees 31 Minutes 20 Seconds East along said Section Line 829.53 feet; Thence North 88 Degrees 30 Minutes 33 Seconds East 355.80 feet; Thence South 00 Degrees 37 Minutes 49 Seconds East 107.23 feet; Thence South 20 Degrees 36 Minutes 32 Seconds East 216.78 feet; Thence South 53 Degrees 09 Minutes 01 Seconds East 124.95 feet; Thence South 84 Degrees 58 Minutes 32 Seconds East 95.85 feet; Thence North 01 Degree 29 Minutes 53 Seconds East 236.92 feet; Thence North 83 Degrees 27 Minutes 59 Seconds East 85.98 feet; Thence North 09 Degrees 55 Minutes 50 Seconds East 65.30 feet; Thence North 87 Degrees 09 Minutes 47 Seconds West 89.40 feet; Thence 03 Degrees 54 Minutes 49 Seconds East 174.29 feet; Thence South 83 Degrees 43 Minutes 11 Seconds East 354.47 feet; Thence North 01 Degree 18 Minutes 05 Seconds East 197.68 feet; Thence South 89 Degrees 22 Minutes 02 Seconds West 368.24 feet; Thence North 01 Degree 13 Minutes 08 Seconds East 218.81 feet; Thence South 89 Degrees 13 Minutes 49 Seconds East 218.81 feet; Thence South 89 Degrees 50 Minutes 31 Seconds East 1360.14 feet; Thence South 00 Degrees 19 Minutes 30 Seconds West 919.69 feet; Thence South 89 Degrees 48 Minutes 03 Seconds West 998.63 feet; Thence South 00 Degrees 31 Minutes 20 Seconds West 360.00 feet; Thence South 89 Degrees 50 Minutes 37 Seconds West 1008.00 feet to the POINT OF BEGINNING containing 40.342 acres, more or less.

### DEDICATION CERTIFICATE

THE UNDERSIGNED, OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAD OFF, PLAT AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS COPPER BEECH FARMS MINOR RESIDENTIAL SUBDIVISION, A SUBDIVISION IN WASHINGTON TOWNSHIP TOWNSHIP, HAMILTON COUNTY, INDIANA. THE RIGHTS-OF-WAY SHOWN ON THIS PLAT, BETWEEN WHICH LINES, AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND ON THIS PLAT MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

WILLIAM KOSS, AMERICAN TREE & LANDSCAPE, LLC SLAGLE, ROLAND W. III & VICKI L.

STATE OF INDIANA  
COUNTY OF HAMILTON  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

WHO ACKNOWLEDGE THE EXECUTION OF THE SIGNING, SEALING AND DELIVERY OF THIS INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED AND THAT THE REPRESENTATION CONTAINED THEREIN ARE TRUE.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SIGNATURE OF NOTARY

PRINTED NAME OF NOTARY

S 88°30'33"E 355.80'

NW Corner NW 1/4  
Section 17, T-18-N, R-3-E  
(Harrison Monument found  
Per HCSR)

S 00°31'20"W 926.78'

S 00°31'20"W 554.53'

S 00°31'20"E 829.53'

S 00°31'20"E 554.53'











S 00°31'20"E 829.53'

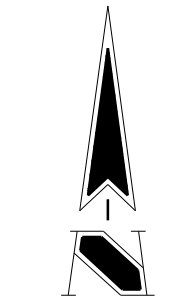
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S 00°31'20"E 829.53'

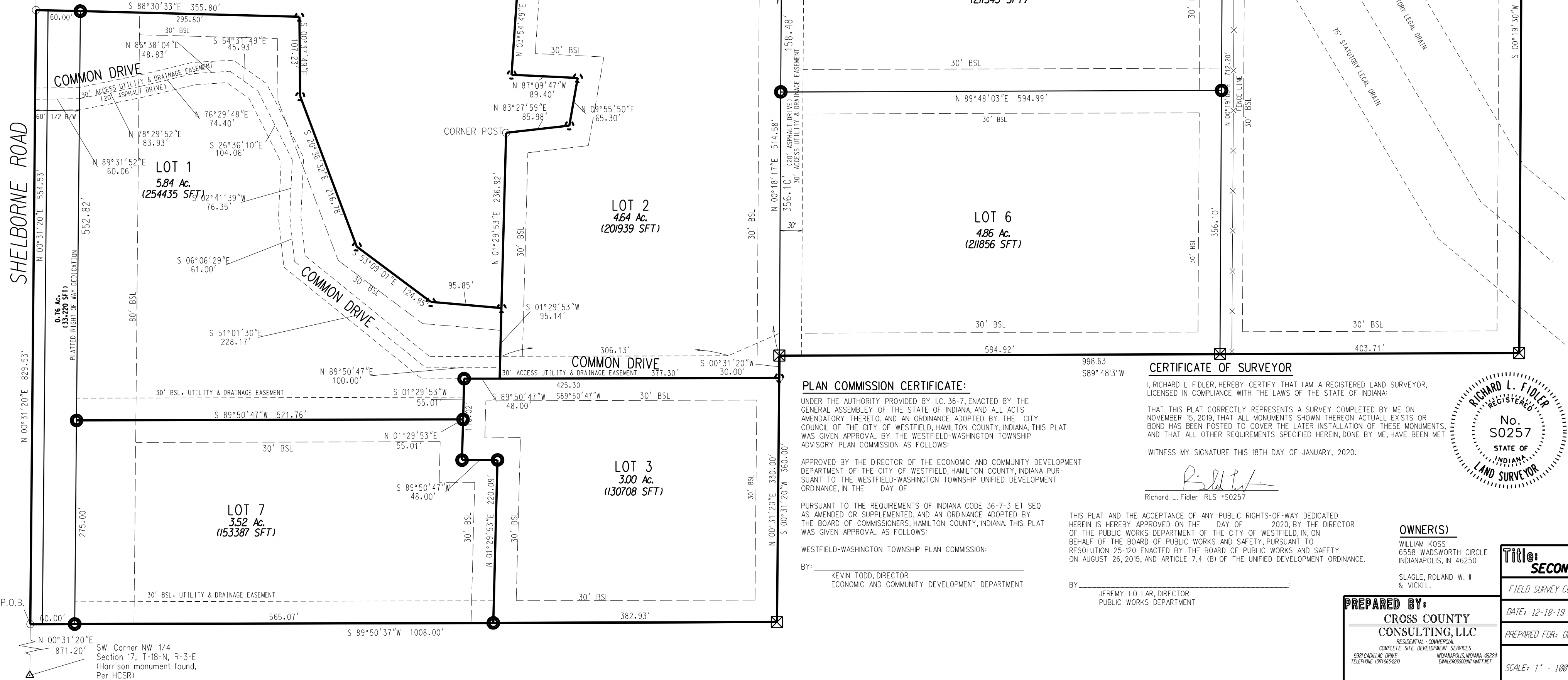
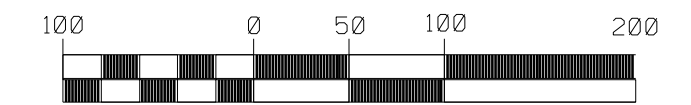
S 00°31'20"E 829.53'

### LEGEND

- SECTION CORNER 
- SECTION CORNER 
- 4" X 4" X 30" CONCRETE MON. 
- 5/8" REBAR W/CAP 
- STAMPED "S0251" 
- 5/8" REBAR W/CAP FOUND 
- MAG NAIL FOUND 
- DEEDED 
- CALCULATED 
- BUILDING SETBACK LINE BSL 



(ASSUMED NORTH)  
SCALE: 1" = 100'



### PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY I.C. 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION AS FOLLOWS:

APPROVED BY THE DIRECTOR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA PURSUANT TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE, IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_

PURSUANT TO THE REQUIREMENTS OF INDIANA CODE 36-7-3 ET SEQ AS AMENDED OR SUPPLEMENTED, AND AN ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS, HAMILTON COUNTY, INDIANA. THIS PLAT WAS GIVEN APPROVAL AS FOLLOWS:

WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION:


BY: KEVIN TODD, DIRECTOR  
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

### CERTIFICATE OF SURVEYOR

I, RICHARD L. FIDLER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON NOVEMBER 15, 2019, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS, AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET

WITNESS MY SIGNATURE THIS 18TH DAY OF JANUARY, 2020.

  
Richard L. Fidler RLS #50257



### OWNER(S)

WILLIAM KOSS  
6558 WADSWORTH CIRCLE  
INDIANAPOLIS, IN 46250

SLAGLE, ROLAND W. III  
& VICKI L.

Title: **SECONDARY PLAT**

FIELD SURVEY COMPLETED: 11-5-19

DATE: 12-18-19

PREPARED FOR: OLD WORLD DEVELOPMENT

SCALE: 1" = 100'

SHEET 1 OF 1

PREPARED BY:  
**CROSS COUNTY CONSULTING, LLC**  
RESIDENTIAL-COMMERCIAL COMPLETE SITE DEVELOPMENT SERVICES  
580 CADLAC DRIVE INDIANAPOLIS, INDIANA 46204  
TELEPHONE: 317-562-5200 EMAIL: CROSSCOUNTY@GMAIL.COM



**Petition Number:** 2512-VS-18

**Subject Site Address:** 17531 Joliet Road (the “Property”)

**Petitioner:** Dmytro Sudak, represented by Alyona Tellez

**Request:** The Petitioner requests approval of multiple Variance of Development Standards including Minimum Lot Acreage, Minimum Lot Frontage, Minimum Lot Width, and Minimum Front Yard Setback for a legal nonconforming lot and existing structure, and to encroach twenty-seven (27) feet into the thirty (30) foot Side Yard Setback to accommodate an attached addition on 0.5 acres +/- in the AG-SF1: Agricultural / Single-family Rural District.

**Current Zoning:** AG-SF1: Agricultural / Single-family Rural District

**Current Land Use:** Residential

**Approximate Acreage:** 0.5 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan

**Staff Reviewer:** Ryan Collingwood, Senior Associate Planner

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## **PROPERTY INFORMATION & BACKGROUND**

The subject Property is approximately 0.5 acres +/- in size and generally located at 17531 Joliet Road, as seen in the Location Map (**Exhibit 2**). The Property is zoned as part of the AG-SF1: Agricultural / Single-family Rural District.

A home addition to the south of the existing footprint began construction last year & was given a building permit in April 2025.

A County-regulated legal drain exists on the parcel to the Property’s immediate south. A 75-foot easement exists on either side of the drain, in which has helped solidify the location of the proposed addition.

This item was Continued from the December BZA meeting due to ongoing conversations with the Petitioner in regards to exhibit compilation and accuracy.

The item is slated for a public hearing with the Board of Zoning Appeals (the “BZA”) on January 13, 2026.



## **REQUEST FOR VARIANCE**

The Petitioner is requesting a Variance of Development Standard to encroach as much as twenty-seven (27) feet into the thirty (30) foot Side Yard Minimum Building Setback to accommodate an attached addition to the home.

Due to various characteristics of the subject parcel, there are numerous additional Variances being sought in order to bring the parcel up to compliance with controlling AG-SF1 regulations such as Minimum Lot Acreage, Minimum Lot Frontage, Minimum Lot Width, and Minimum Front Yard Setback.

Since this lot is zoned within the AG-SF1: Agricultural / Single-family Rural District, which is traditionally the City's largest & most agricultural-based zoning district, the lot does not align with the traditional AG-SF1 lot regulations of today.

In order to legally construct the addition in the proposed location as seen within the provided Site Plan (**Exhibit 3**), a successful Variance approval of the listed regulations must be granted by the Board of Zoning Appeals (BZA).

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## **PROCEDURAL**

**Public Notice:** The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the January 13, 2026, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

**Conditions:** The UDO and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefitted by variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

**Acknowledgment of the Variance:** If the Board of Zoning Appeals approves this petition, then the UDO requires the approval of the variance shall be memorialized in an acknowledgment of variance instrument prepared by Department. The acknowledgment shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than the Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgment shall be provided to the



Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variance of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

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## **DEPARTMENT COMMENTS**

If the Board is inclined to approve 2512-VS-18, The Department recommends the following findings and conditions:

### **Recommended Conditions:**

- The improvements be developed in substantial compliance with the Site Plan (**Exhibit 3**), and
- That the Petitioner record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.



**Recommended Findings for Variance of Development Standards (2512-VS-18):**

- 1) ***The approval will not be injurious to the public health, safety, morals, and general welfare of the community:***

**Finding:** It is unlikely that approving the requested variances would be injurious to the public health, safety, morals, and general welfare of the community because the proposed use will remain unchanged and the improvements will otherwise comply with the applicable standards of the AG-SF1: Agricultural / Single-family Rural District.

- 2) ***The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:***

**Finding:** It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property as a residence is not changing. The proposed improvement is only for personal storage purposes and will be an addition to the already existing home.

- 3) ***The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.***

**Finding:** Strict adherence to the zoning ordinance would result in the Petitioner not being able to provide personal storage to the existing home in the form of a home addition, due to the AG-SF1 regulations applicable to the Property regarding side yard setbacks.

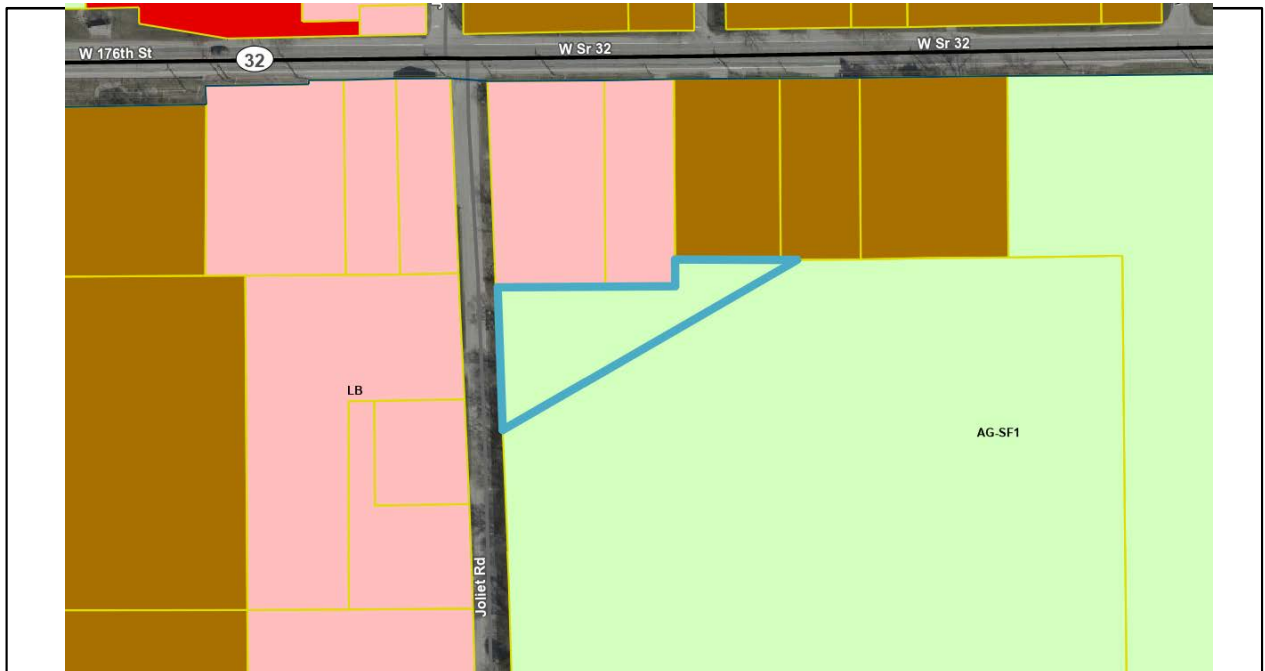
**Denial:** If the Board is inclined to reject or deny the Variance of Development Standard, then the Department recommends denying the Variances of Development Standard, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.




**Aerial Location Map**

 Site



**Zoning Map**



-  AG-SF1: Agricultural / Single Family Rural District
-  LB: Local Business
-  SF-5: Single-family High Density (Village)

0 0.0275 0.055  
Miles



