



**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, April 14, 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 | 2/11/25-1/4/27  
William Bunkowfst, Vice Chairman | Mayoral Appointed | 4-year term | 1/23/24-1/3/28  
Jeff Boller, Pro-Tempore | Mayoral Appointed | 4-year term | 1/23/24-1/5/26  
Larry Clarino | Mayoral Appointed | 4-year term | 1/23/24-1/3/28  
Jacob Plummer | Council Appointed | 4-year term | 1/23/24-1/4/27

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 - March 10, 2026

Review Rules of Procedure

**ITEMS OF BUSINESS**

**2604-VS-03**

**225 South 1200 East**

*Greg and Lora Bankert*

The Petitioners request a Variance of Development Standard to modify the Minimum Lot Frontage from 250 feet to 35 feet on an existing legal, nonconforming lot on 9 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(D)).

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

**2604-VS-04**

**16311 Canterwood Court**

*The Smart Pergola*

The Petitioner requests a Variance of Development Standard to encroach two (2) feet into the five (5) foot Side Yard Setback to accommodate a smart pergola on 0.16 acres +/- in the Courtyards of Cielo Ranch Planned Unit Development (PUD) District

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

**REPORTS/COMMENTS**

Plan Commission Liaison

Economic and 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, Jake Plummer, Larry Clarino.
BZA Members Present Virtually: Billy Bunkowfst, Jeff Boller.
BZA Members Absent: None.
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 - January 13, 2026

Motion: Approve January 13, 2026 BZA Meeting Minutes
By: Larry Clarino
Seconded: Jake Plummer

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

Motion Determination: Passed

Review Rules of Procedure

Crabtree reviewed the rules and procedures.

ITEMS OF BUSINESS

2603-VS-02
1808 Dan Patch Lane
Zach Goldsberry

The Petitioner requests multiple Variances of Development Standard to waive US 31 Overlay standards for the Property, modify the Minimum Lot Size for an existing legal nonconforming lot, and to encroach eight (8) feet into the forty (40) foot northern Front yard Setback to accommodate the expansion of an existing detached accessory building on 1.26 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (UDO Articles 4.2(C), 4.2(E)(1) as superseded by the Morgan Woods Plat (1972) and 5.2.

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

YouTube Time: 2:52

Staff presentation / BZA comments / Staff responses.
Public Hearing for 2603-VS-02 opened at 7:05 p.m.
-No public comments.
Public Hearing for 2603-VS-02 closed at 7:06 p.m.
BZA comments / Petitioner responses / Staff responses.

Motion: Approve 2603-VS-02  
By: Jake Plummer  
Seconded: Larry Clarino

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

Motion Determination: Passed

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Motion: Adopt Staff's Findings of Fact 2603-VS-02  
By: Larry Clarino  
Seconded: Jake Plummer

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

Motion Determination: Passed

## **REPORTS/COMMENTS**

[YouTube Time: 8:10](#)

### **Plan Commission Liaison**

### **Community Development Department**

## **ADJOURNMENT**

### **Adjourn**

Motion: Adjourn  
By: Larry Clarino  
Seconded: Jake Plummer

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

Motion Determination: Passed



**Petition Number:** 2604-VS-03

**Subject Site Address:** 225 S 1200 E (the "Property")

**Petitioner:** Greg and Lora Bankert (the "Petitioners")

**Request:** The Petitioners request a Variance of Development Standard to modify Minimum Lot Frontage from 250 feet to 35 feet on an existing legal, nonconforming lot on 9 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(D))

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

**Current Land Use:** Residential

**Approximate Acreage:** 9 acres +/-

**Exhibits:**

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

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

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## **PROPERTY INFORMATION & BACKGROUND**

The subject Property is approximately 9 acres in size and located 225 S 1200 E (also known as N Hamilton Boone Road at the west perimeter of Washington Township as seen in the Location Map (**Exhibit 2**)).

The building permit for the home on the property to the south was obtained by the Petitioners on August 18, 1995. Within the plans for this permit, the subject Property was shown in with its current dimensions. As such, the Property has been nonconforming since, at least, 1995. The Petitioner has stated that they did not subdivide the property at that time; it was purchased along with the Property to the south as they both exist today.

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## **REQUEST FOR VARIANCE**

The Petitioner intends to construct a new residence on the subject property. However, because the Property is considered illegal, nonconforming due to the road frontage being less than 250 feet in length, a variance of development standard is necessary.

While the Petitioner does own adjacent properties, which are legal conforming, in order to make the subject Property and adjacent properties legal, at least 750 feet of frontage would be required. The cumulative road frontage between these two properties is only 635 +/- feet.

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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 April 14, 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 2604-VS-03, The Department recommends the following findings:

### **Recommended Findings for Variance of Development Standards (2604-VS-03):**

- 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 proposed use and improvements will otherwise comply with the applicable 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 proposed variance should not have a negative impact on adjacent surrounding properties because the proposed use of the Property as a residence would not be changing.

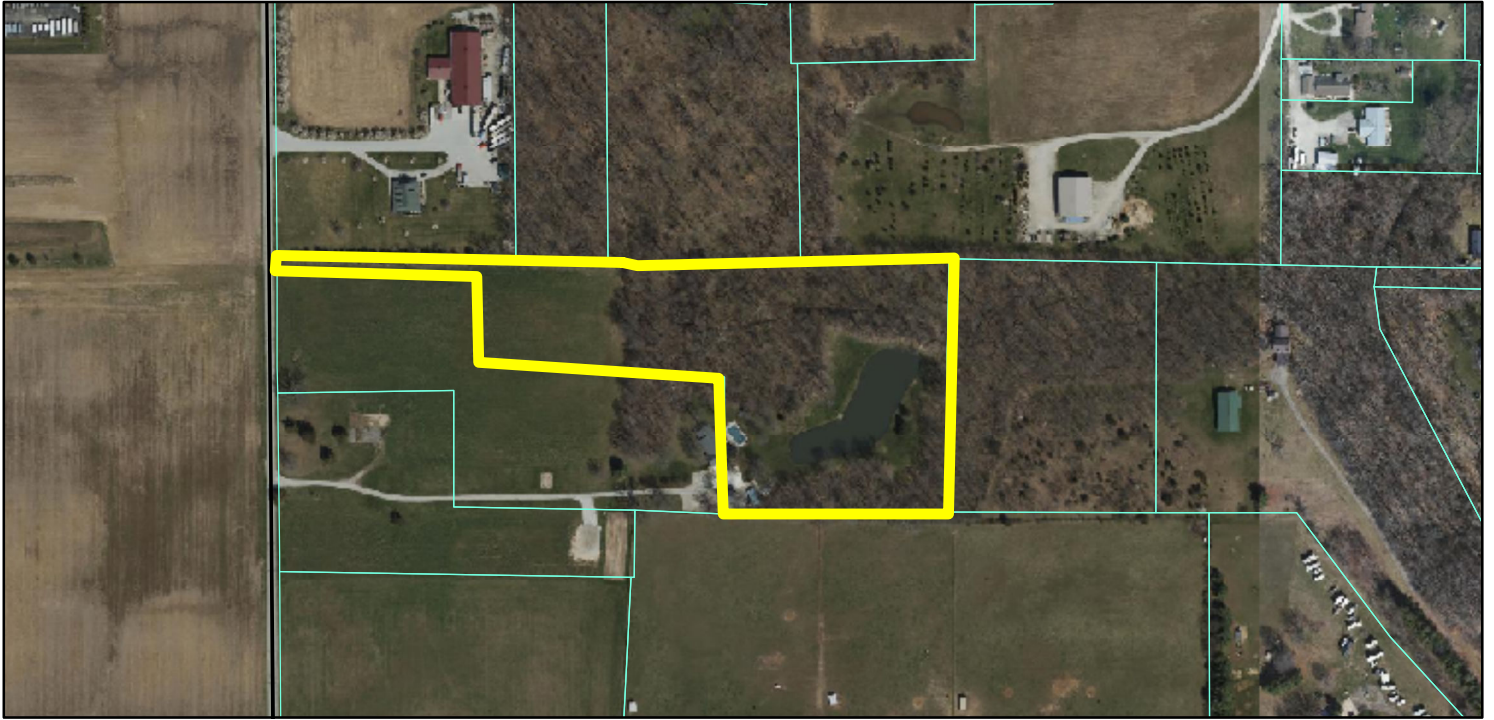
- 3) ***The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.***

**Finding:** Strict adherence to the zoning ordinance would result in the Petitioner not being permitted to develop the property. While the Petitioner does own adjacent properties, the cumulative frontage between the three (3) properties would not be sufficient for all properties to meet the AG-SF1 frontage standards, even if split evenly.

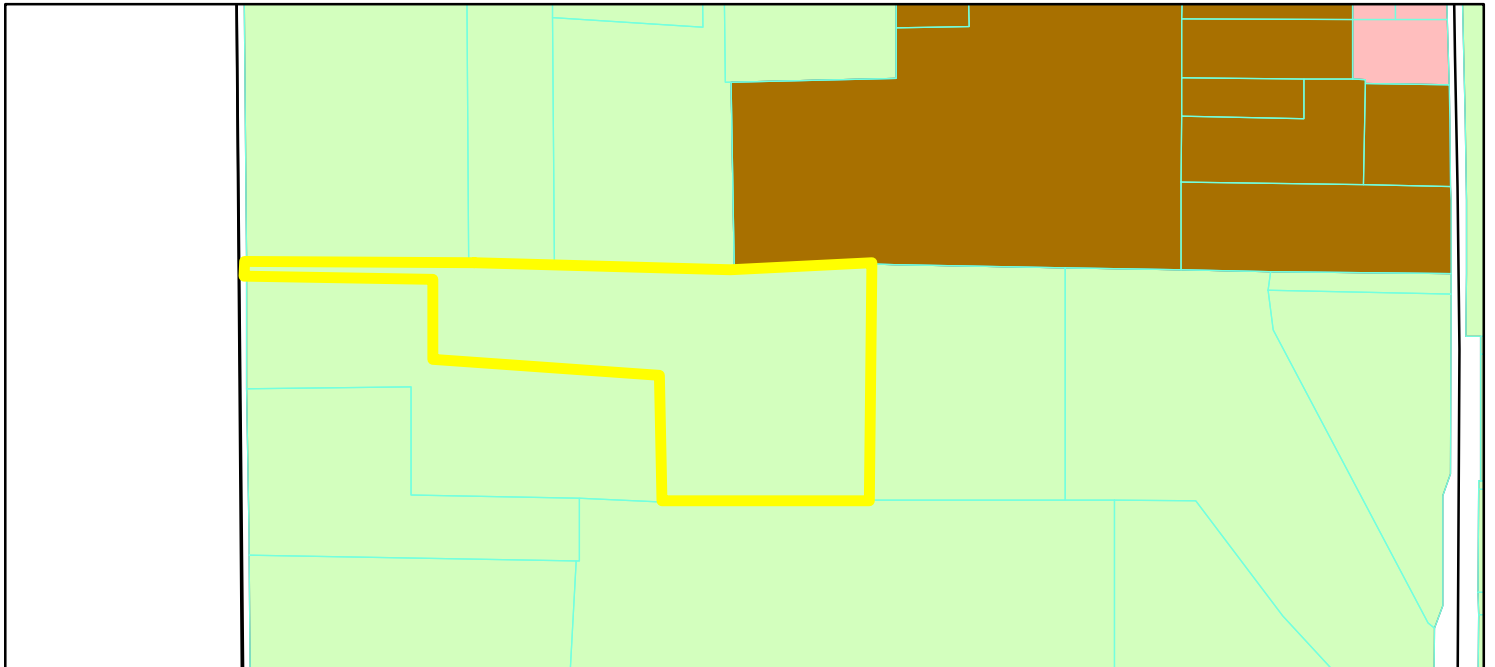
**Denial:** If the Board is inclined to reject or deny the Variance of Development Standard, then the Department recommends denying the Variances of Development Standard, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings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






**Aerial Location Map**


 Site



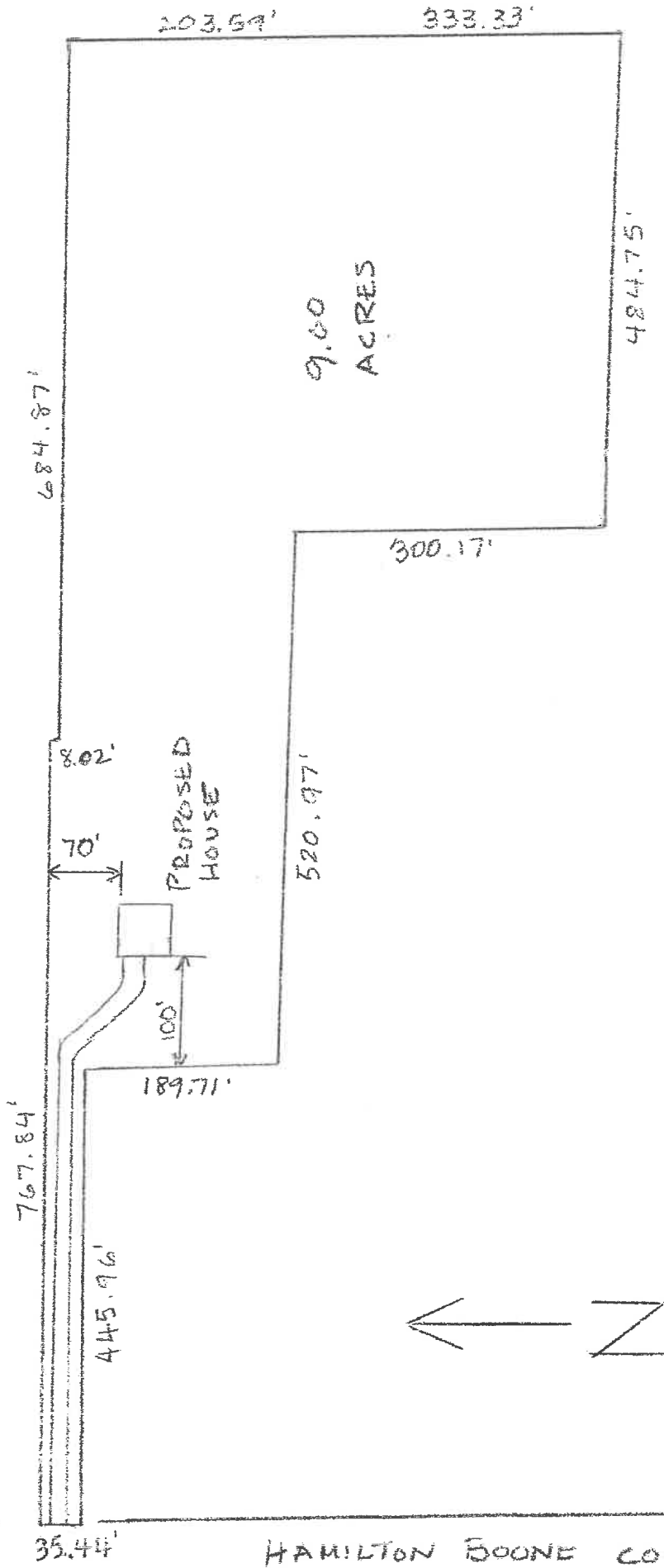
**Zoning Map**



 GIS.DBO.PW\_Streets  
 Parcel  
**Zoning - All**  
 AG-SF1 (Agriculture - Single Family - 1)  
 LB (Local Business)  
 SF-5 (Single Family - 5)

0 0.05 0.1  
 Miles





BANKERT PROPERTY  
 PARCEL # 08-09-06-00-00-006.002



HAMILTON BOONE COUNTY LINE ROAD



**Petition Number:** 2604-VS-04

**Subject Site Address:** 16311 Canterwood Court (the "Property")

**Petitioner:** The Smart Pergola (the "Petitioner")

**Request:** The Petitioner requests approval of a Variance of Development Standard to encroach two (2) feet into the five (5) foot Side Yard Setback to accommodate a pergola on 0.16 acres +/- in the Courtyards of Cielo Ranch Planned Unit Development (PUD) District.

**Current Zoning:** Courtyards of Cielo Ranch Planned Unit Development (PUD) District ([Ord. 24-37](#))

**Current Land Use:** Residential (Under-construction)

**Approximate Acreage:** 0.16 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Pergola Details

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

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## **PROPERTY INFORMATION & BACKGROUND**

The subject Property is approximately 0.16 acres in size and generally located at 16311 Canterwood Court as seen in the Location Map ([Exhibit 2](#)).

The Courtyards of Cielo Ranch PUD was approved at the September 9, 2024 City Council meeting, in which established the zoning for a single-family subdivision. Single-family residences are currently being constructed in and around the subject Property.

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## **REQUEST FOR VARIANCE**

The Petitioner intends to construct & utilize a smart pergola on the Property, on top of the existing patio. The Courtyards of Cielo Ranch PUD calls for 5-foot Side Yard Setbacks. Since the patio encroaches, legally, into the Side Yard Setback, the pergola would then by result also encroach into the 5-foot Side Yard Setback.



In order to legally construct & place the smart pergola in the proposed location on top of the existing patio space, a Side Yard Setback encroachment of two (2) feet into the five (5)-foot Side Yard Setback must be enacted.

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## **PROCEDURAL**

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**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.

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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 2604-VS-04, The Department recommends the following findings:

### **Recommended Findings for Variance of Development Standards (2604-VS-04):**

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

**Finding:** The proposed installation of The Smart Pergola at the Wehrli home will be located on the existing poured concrete patio of the home. The concrete patio installed by the developer already extends 2' into the same easement in question here. We are coordinating with the homebuilder and they've confirmed there is no conflict with underground lines in that area. This is private property and will not affect the public health, safety, morals and general welfare of the community as it is not open and available to the general public.

- 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:** The proposed installation of The Smart Pergola at the Wehrli home will be located on the existing poured concrete patio of the home. The installation of the pergola will not affect the footprint size or dimensions of the home as it will be installed directly on the existing poured patio. The homes in the community are designed so that the viewing windows are all oriented in the same direction so the neighbor's patio space is on the opposite side of the neighbor's house, so they will have almost no view of this installation, despite the distance.



- 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 applicable zoning ordinance would result in the Petitioner not being permitted to use the property as intended. Since a patio space is on the Property already, a pergola implementation would not alter the utilization of the patio space, as existing.

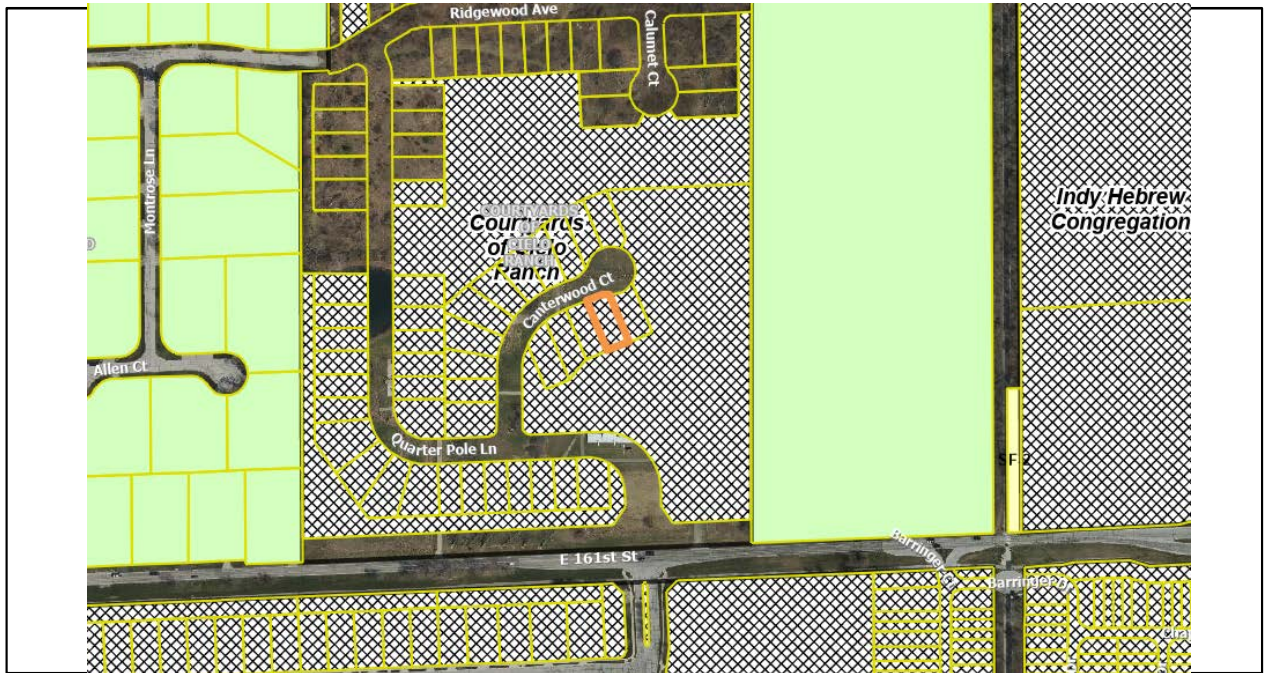
**Denial:** If the Board is inclined to reject or deny the Variance of Development Standard, then the Department recommends denying the Variances of Development Standard, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings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


**Aerial Location Map**


 Site



**Zoning Map**



 AG-SF1: Agricultural / Single Family Rural District

0 0.0275 0.055  
 Miles



# PLOT PLAN

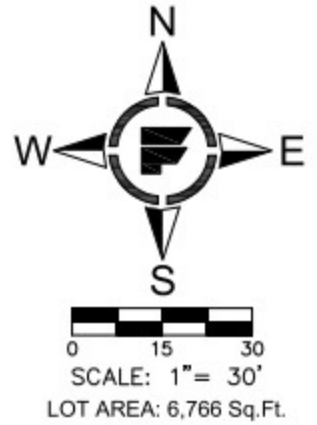
THIS DOCUMENT HAS BEEN PREPARED AND BASED UPON THE CONSTRUCTION DOCUMENTS, RECORD DRAWINGS AND ADDITIONAL INFORMATION PREPARED FOR THIS DEVELOPMENT BY OTHERS. THIS DOCUMENT IS NOT A FIELD SURVEY AND FOREFRONT SURVEYING AND ENGINEERING DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

16311 CANTERWOOD COURT  
WESTFIELD, IN 46074  
WASHINGTON TOWNSHIP  
HAMILTON COUNTY

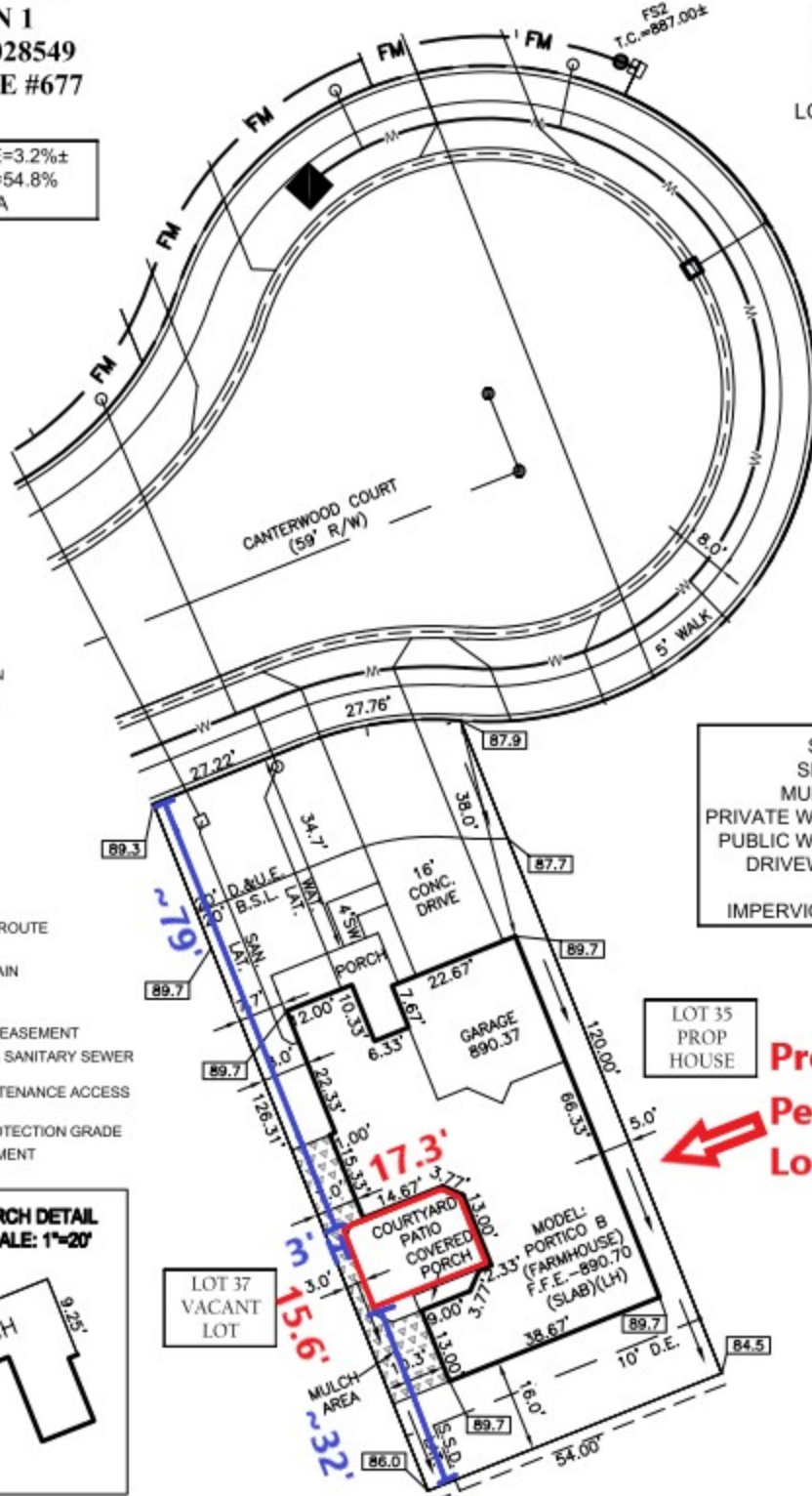
**LOT 36**  
**THE COURTYARDS OF**  
**CIELO RANCH**  
**SECTION 1**  
**INST.#2025028549**  
**P.C.#6, SLIDE #677**

BUILDING SETBACK LINES:  
20' MINIMUM FRONT YARD  
15' MINIMUM REAR YARD  
5' MINIMUM SIDE YARD

FLOOD HAZARD STATEMENT: This Parcel DOES NOT lie in a special Flood Hazard Zone per the Flood Insurance Rate Map, Community Panel Number 18057C0120 G, dated November 19, 2014.



DRIVEWAY SLOPE=3.2%±  
LOT COVERAGE=54.8%  
M.F.P.G.=N/A

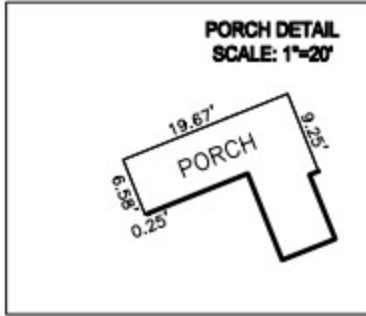


SOD:	3,076 Sq.Ft.
SEED:	N/A Sq.Ft.
MULCH:	301 Sq.Ft.
PRIVATE WALK:	54 Sq.Ft.
PUBLIC WALK:	193 Sq.Ft.
DRIVEWAY:	936 Sq.Ft.
IMPERVIOUS:	3,711 Sq.Ft.

**Proposed Pergola Location**

**LEGEND**  
AS APPLICABLE

- MULCH AREA
- ELEVATION PER PLAN
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM STRUCTURE
- CURB INLET
- END SECTION
- EMERGENCY FLOOD ROUTE
- FM ——— FORCE MAIN
- B.L. ——— BUILDING LINE
- D.&U.E. ——— DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. ——— DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- L.M.A.E. ——— LANDSCAPING, MAINTENANCE ACCESS EASEMENT
- M.F.P.G. ——— MINIMUM FLOOD PROTECTION GRADE
- L.O.S.E. ——— LINE OF SIGHT EASEMENT



Certified this 18th day of August, 2025

*Dewey L. Witte*

Dewey Witte  
Professional Land Surveyor  
Indiana No. LS29800022



PREPARED FOR: EPCON COMMUNITIES  
JOB #: 258E-824

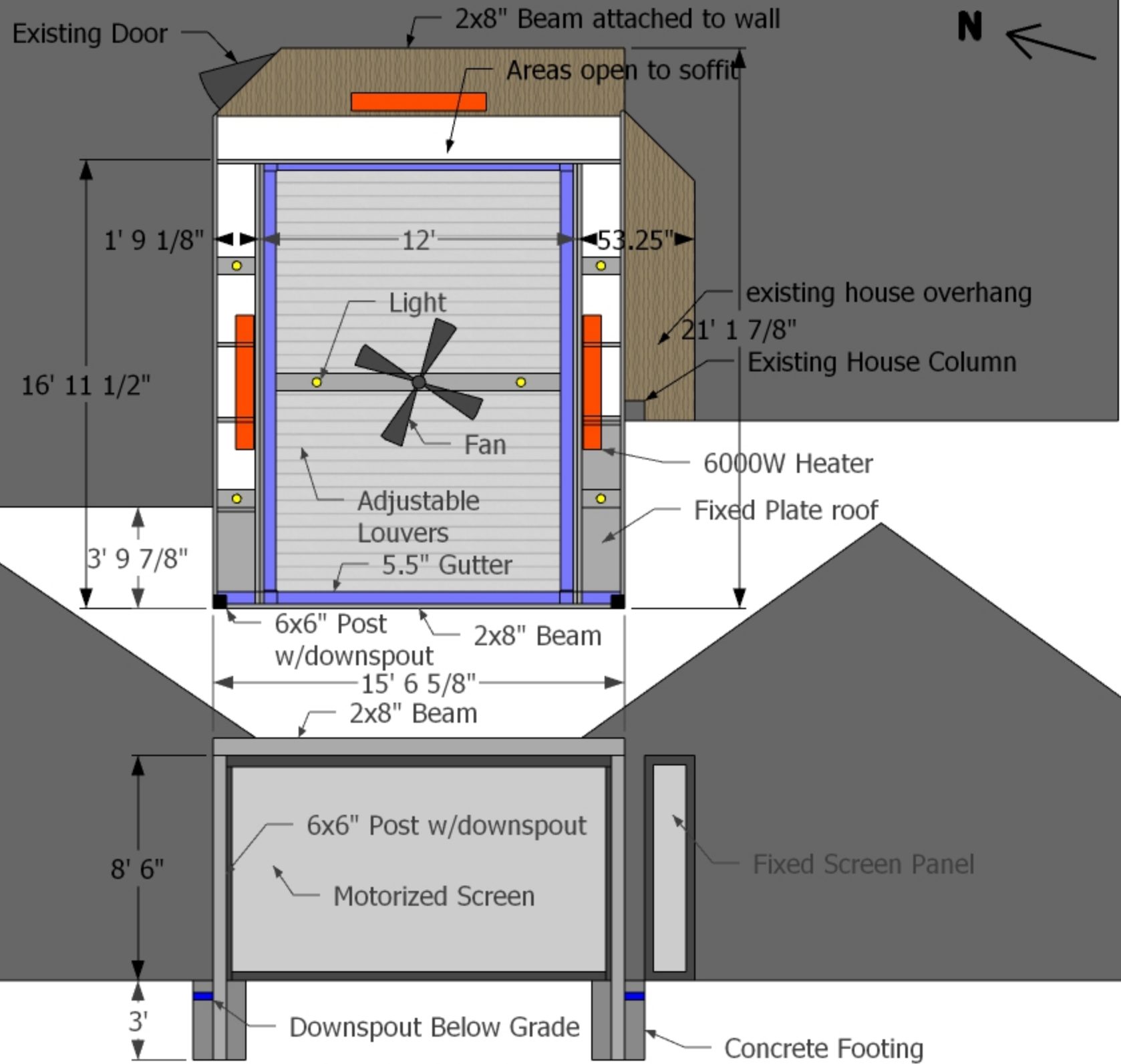


17241 Foundation Pkwy, Westfield, IN 46074  
requests@forefrontse.com

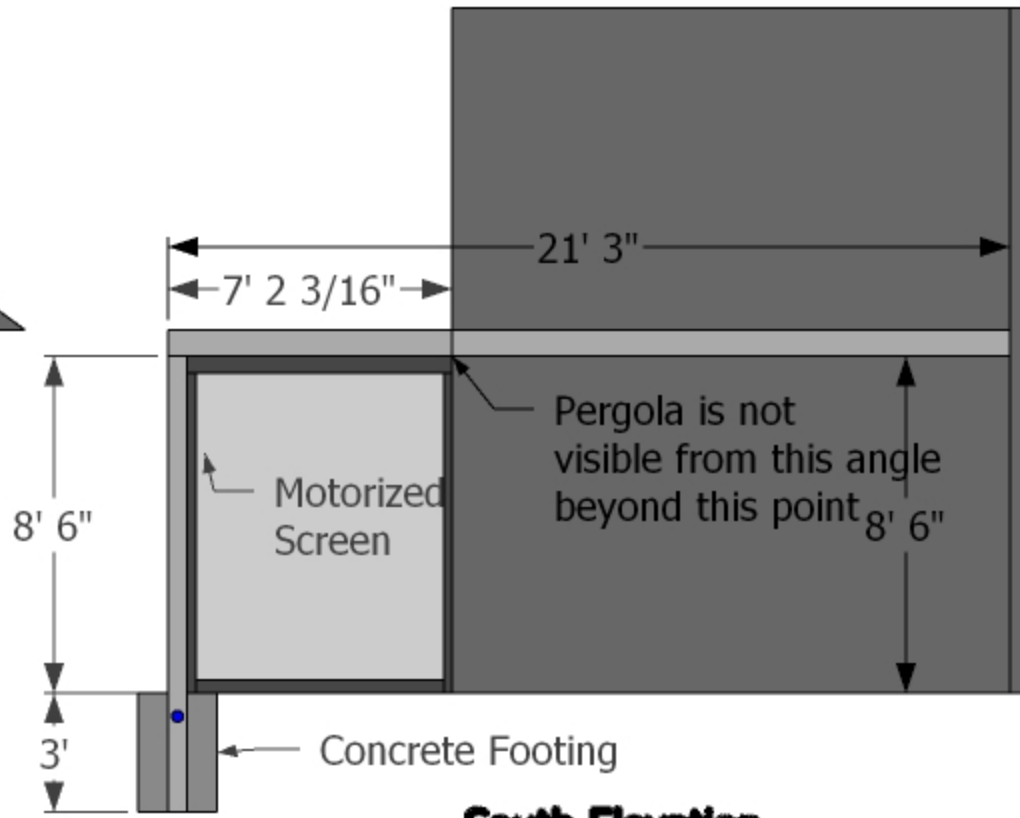
REV. NO.	DATE	REVISIONS	DRAWN BY: CML
			CHECKED BY: DLW
			DATE: 08/19/2025
			PAGE 1 OF 1

# Wehrli Residence 16311 Canterwood Ct. Westfield, IN 46074

**Frame--White  
Louvers--Black**



**West Elevation**



**South Elevation**