



CITY OF WESTFIELD, IN
BoardofZoningAppeals_Meeting_Agenda_03_12_2019

Tuesday, March 12, 2019 at 07:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals (BZA)

MEETING DATE: Tuesday, March 12, 2019 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE BOARD OF ZONING APPEALS

OPENING OF REGULAR MEETING

Note the presence of a quorum

Approval of Minutes - February 12, 2019

Documents: [BZA Minutes - February 12, 2018](#)

Review Rules & Procedures

ITEMS OF BUSINESS:

1902-VS-04[ADOPTION OF FINDINGS OF FACT]

16708 Dean Road

GEFT Outdoor, LLC

Adoption of Findings of Fact for Variance of Development Standard that was denied on February 12, 2019.

(Planner: Pam Howard - PHoward@westfield.in.gov)

1902-VU-03 & 1903-VS-05[PUBLIC HEARING]

15010 Bridlewood Drive

Jonathan Dosmann

The petitioner is requesting a Variance of Use to permit an addition to a Single-Family Dwelling and a Variance of Development Standard to reduce the Minimum Front Yard Setback in the SB-PD: Special Business / Planned Development District. (Articles 13.2 and 4.22).

(Planner: Caleb Ernest - CErnest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan Exhibit](#) | [Exhibit 4: Proposed Addition Exhibit](#)

ITEMS CONTINUED TO A FUTURE MEETING:

1803-AA-01[CONTINUED]

16708 Dean Road (Bob's Garage)

Esler Properties, LLC by Morse & Bickel, P.C.

The petitioner is appealing an Administrative Determination (1712-AD-04) regarding the revocation of a variance (1603-VU-03).

(Planner: Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS:

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

January 8, 2019
1901-VU-01 & 1901-VS-02
Exhibit 1

Petition Number: 1903-VU-03 & 1903-VS-05

Subject Site Address: 15010 Bridlewood Dr. (the "Property")

Petitioner: Jonathan Dosmann (the "Petitioner")

Request: The petitioner is requesting a Variance of Use to permit an addition to a Single-Family Dwelling and a Variance of Development Standard to reduce the Minimum Front Yard Setback in the SB-PD: Special Business / Planned Development District (Article 13.2 & 4.22(B)).

Current Zoning: SB-PD: Special Business / Planned Development District

Current Land Use: Residential

Approximate Acreage: 0.38 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan Exhibit
4. Proposed Addition Exhibit

Staff Reviewer: Caleb Ernest, Associate Planner

OVERVIEW

Location: The subject property is 0.38 acres +/- in size and located at 15010 Bridlewood Drive, within the Bridlewood Subdivision (see **Exhibit 2**). The Property is zoned the SB-PD: Special Business / Planned Development District. The Property currently contains a single-family home and Accessory Building¹. All surrounding properties are also zoned the SB-PD District and are part of the Bridlewood Subdivision.

Variance Requests: The Petitioner is requesting these variances to allow an addition to be constructed, as generally illustrated on the Site Plan Exhibit (see **Exhibit 3**) and Proposed Addition Exhibit (see **Exhibit 4**).

¹ Chapter 12 of the UDO defines "Building, Accessory" as "[a] subordinate building or structure, the use of which is incidental to and customary in connection with the Principal Building or use and which is located on the same Lot with such Principal Building or use and is under the same ownership. Buildings which are portable and do not have permanent foundations are also classified as Accessory Buildings, but shall not require an Improvement Location Permit."

SUMMARY OF VARIANCES

The Petitioner is requesting these variances to allow an addition to the side and front of the home, as illustrated on the Site Plan Exhibit (see **Exhibit 3**) and Proposed Addition Exhibit (see **Exhibit 4**).

Variance of Use: The existing home is located within the Bridlewood Subdivision, which is zoned the SB-PD District. The subdivision received Primary Plat approval on November 23, 1987. At that time, it was determined that Single-Family Residential was permitted in the SB-PD District, though the rationale for making this determination is unclear. In order to formally memorialize the rationale behind permitting Single-Family Residential, we have asked the Petitioner to include a Variance of Use as part of their request. The Department is looking into ways to address this issue on a more global scale to alleviate the issue in future instances.

Variance of Development Standard: The Minimum Front Yard Setback for the SB-PD District is sixty (60) feet². The proposed side addition will be approximately thirty-six (36) feet from the east property line, requiring a reduction in the Minimum Front Yard Setback.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this property within the “Suburban Residential” land use classification.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of Variances of Use and Development Standard. This petition is scheduled to receive its public hearing at the March 12, 2019, 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 UDO³ 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 UDO⁴ 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;

² Article 4.22(B) SB-PD: Special Business / Planned Development; General Standards

³ Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

⁴ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

(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.

Variances of Use: The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.4 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 need for the variance arises from some condition peculiar to the property involved;
- 4) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property; and
- 5) The approval does not interfere substantially with the Comprehensive Plan.

Variances 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.

[SEE FOLLOWING PAGES FOR DEPARTMENT COMMENTS]

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the variances, then the Department recommends the following conditions and findings:

Recommended Condition:

1. The addition shall be built as shown on the Site Plan Exhibit (**Exhibit 3**) and Proposed Addition Exhibit (**Exhibit 4**) attached to the Staff Report.

Recommended Findings for Approval of the Variance of Use:

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

Finding: It is unlikely that allowing an addition to the existing Dwelling would have any effect on public health and safety, and general welfare as the use of the property will not change.

- 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 dwelling will retain its use as a Single-Family Dwelling which is consistent with the surrounding properties.

- 3) *The need for the variance of use arises from some condition peculiar to the property involved.*

Finding: The unique approval history of the Bridlewood Subdivision has created challenges for every property located in the platted area.

- 4) *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 being unable to obtain any new permits for the property, including but not limited to the permits required for the proposed addition.

- 5) *The approval does not interfere substantially with the comprehensive plan:*

Finding: Approval will not interfere with the comprehensive plan because the comprehensive plan identifies this area as Suburban Residential, and the use of the property will remain Single-Family Residential.

Recommended Findings for Approval of the Variance of Development Standard:

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 as the existing use and proposed improvements are consistent with other properties in the Bridlewood Subdivision.

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 surrounding properties because: (i) the proposed improvement will enhance the value of the subject property; (ii) the improvement will otherwise comply with or exceed the applicable standards; and (iii) the approval of the variance will allow for the continued use and improvement of the property in a manner substantially consistent with the quality and character of the surrounding area and Comprehensive Plan.

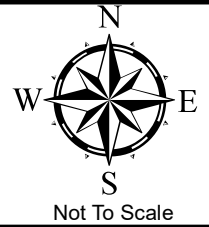
3. *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.*

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property, as proposed, in accordance with the Unified Development Ordinance. The primary residential use of the property is consistent with surrounding properties and the proposed improvements would otherwise comply with the Unified Development Ordinance.

Denial: If the Board is inclined to deny either of the requested variances, 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 consistent with the public hearing evidence and Board discussion.



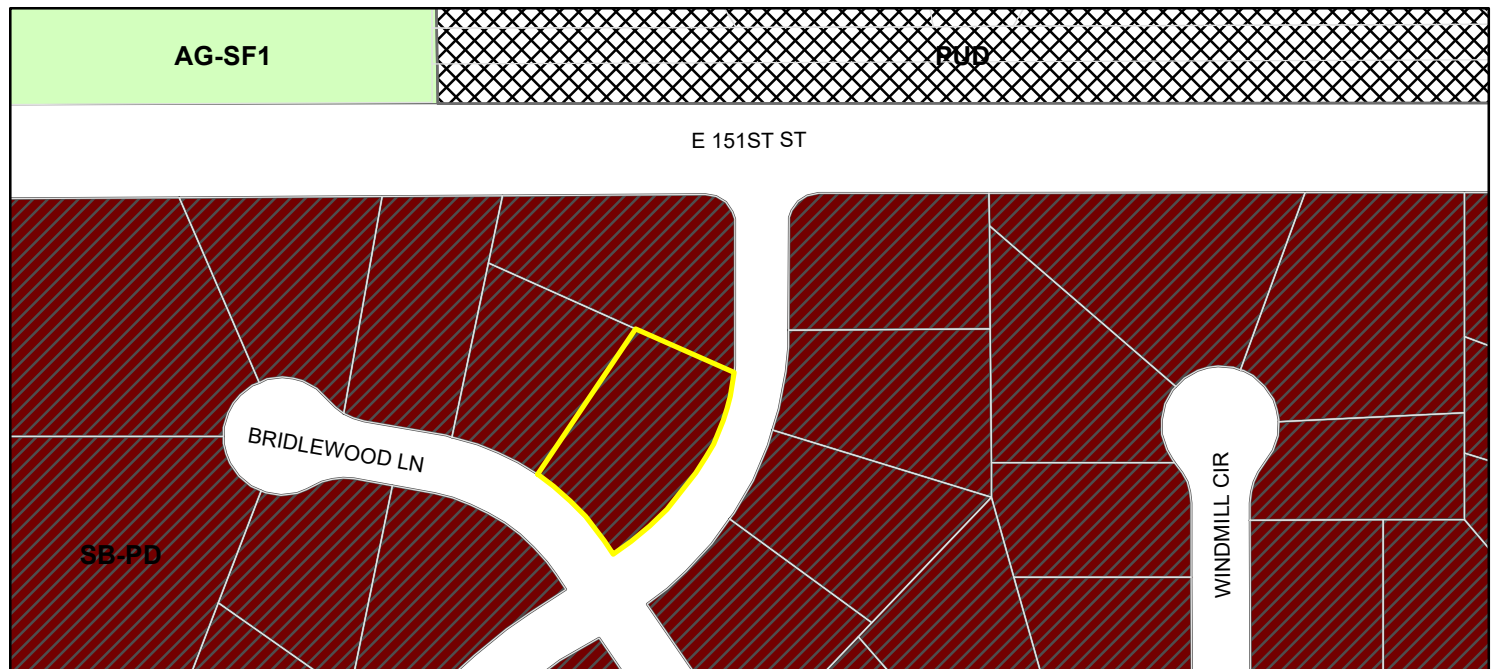
Property Location Map
Jonathan Dosmann Variance
Variance of Use & Variance of Development Standard
1903-VU-03 & 1903-VS-05



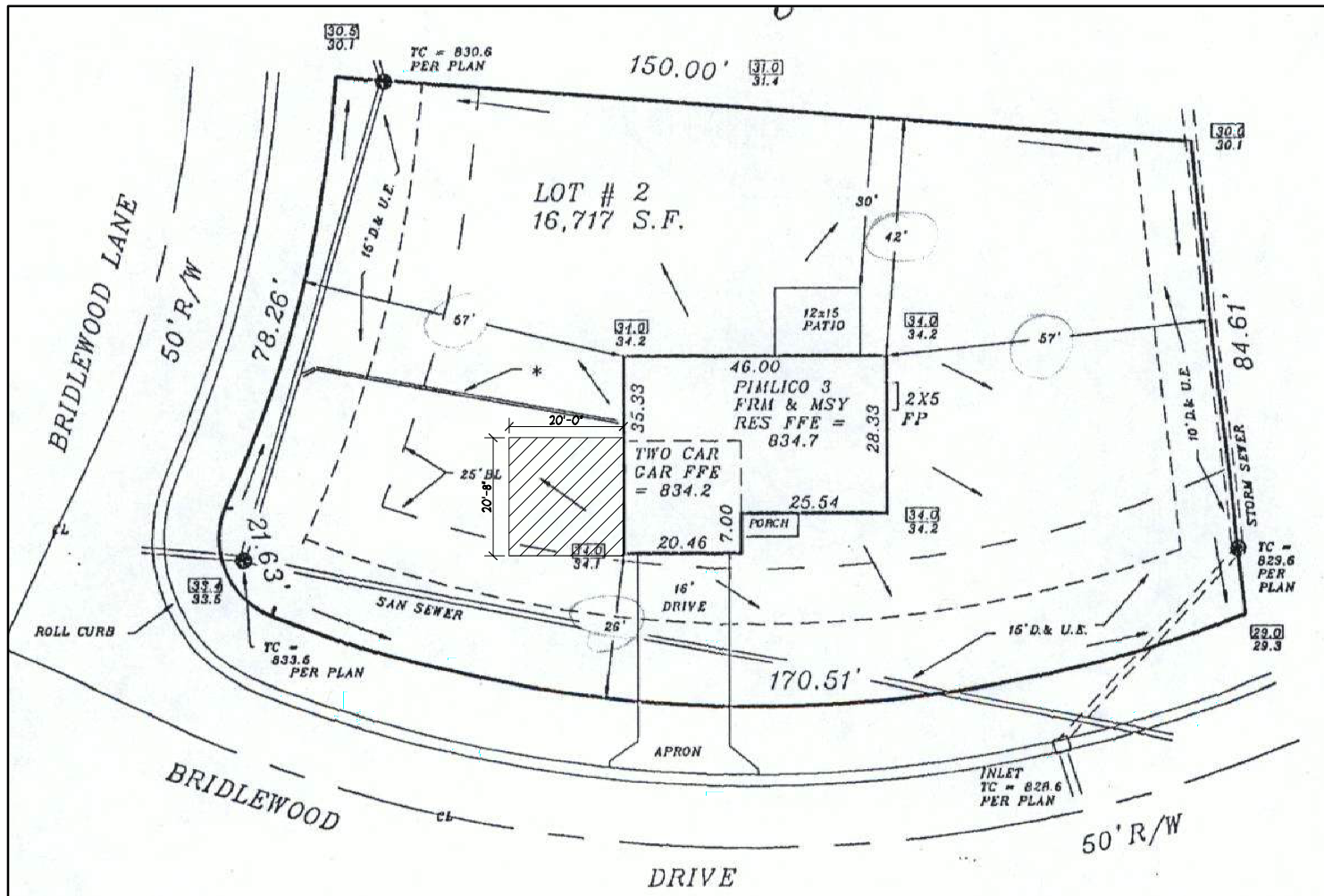
Aerial Location Map

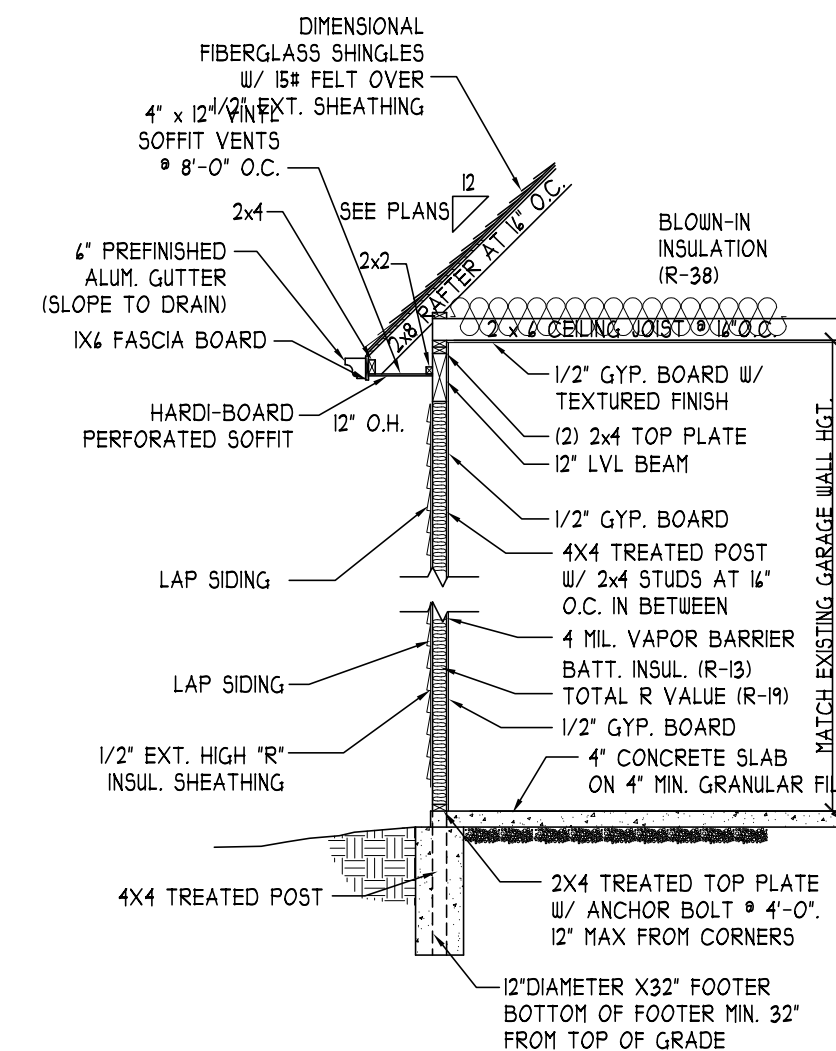
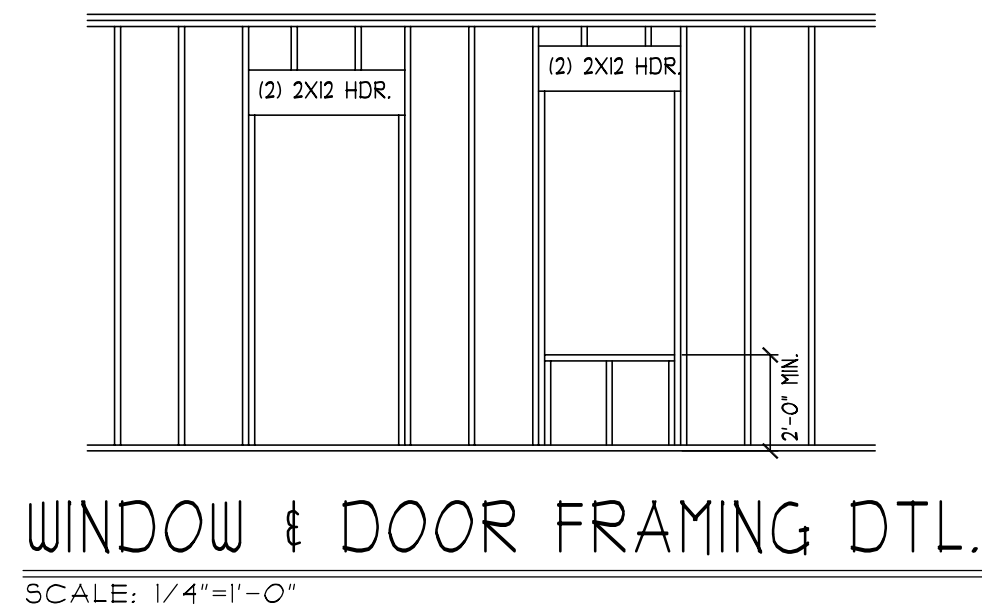
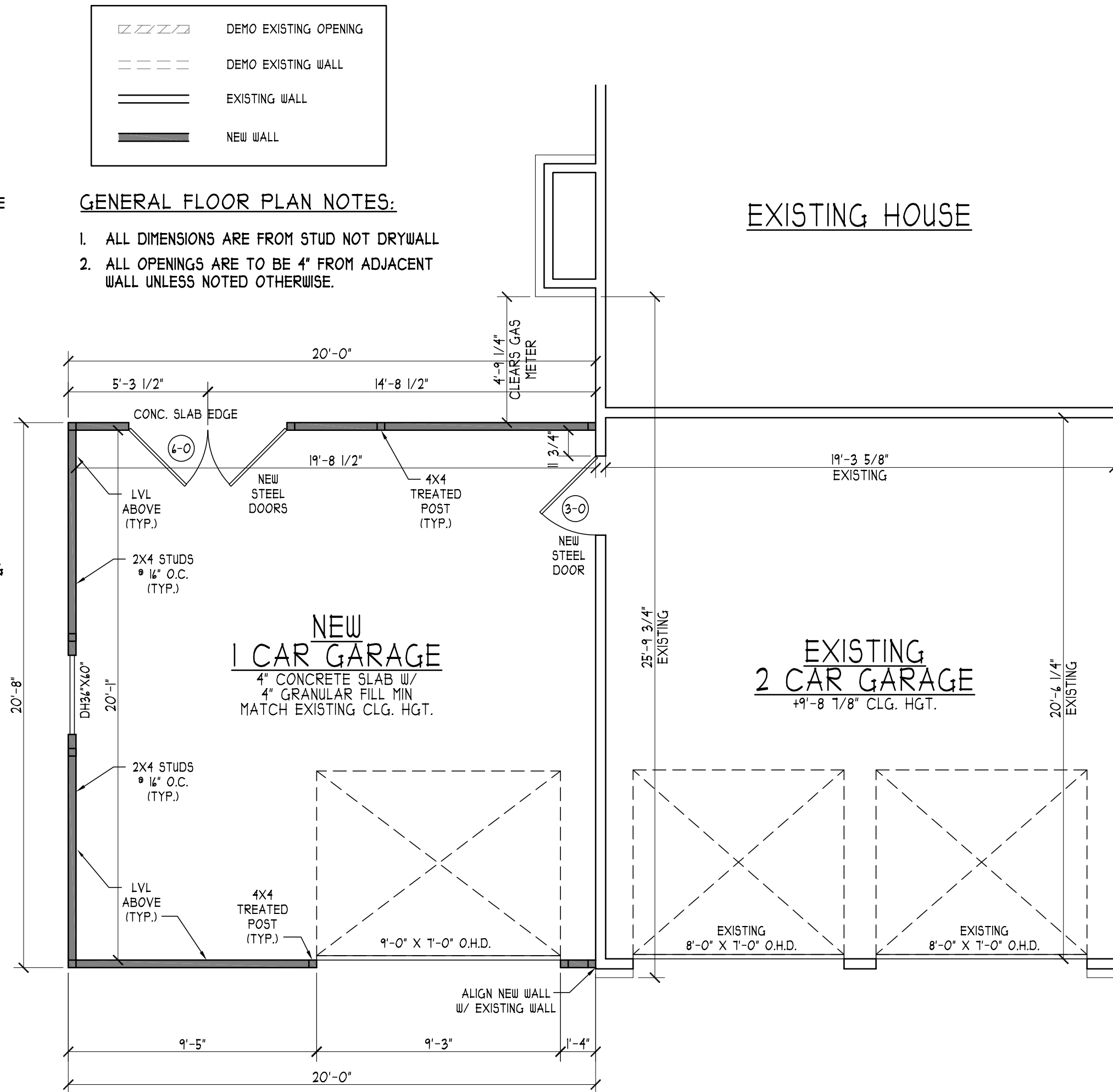
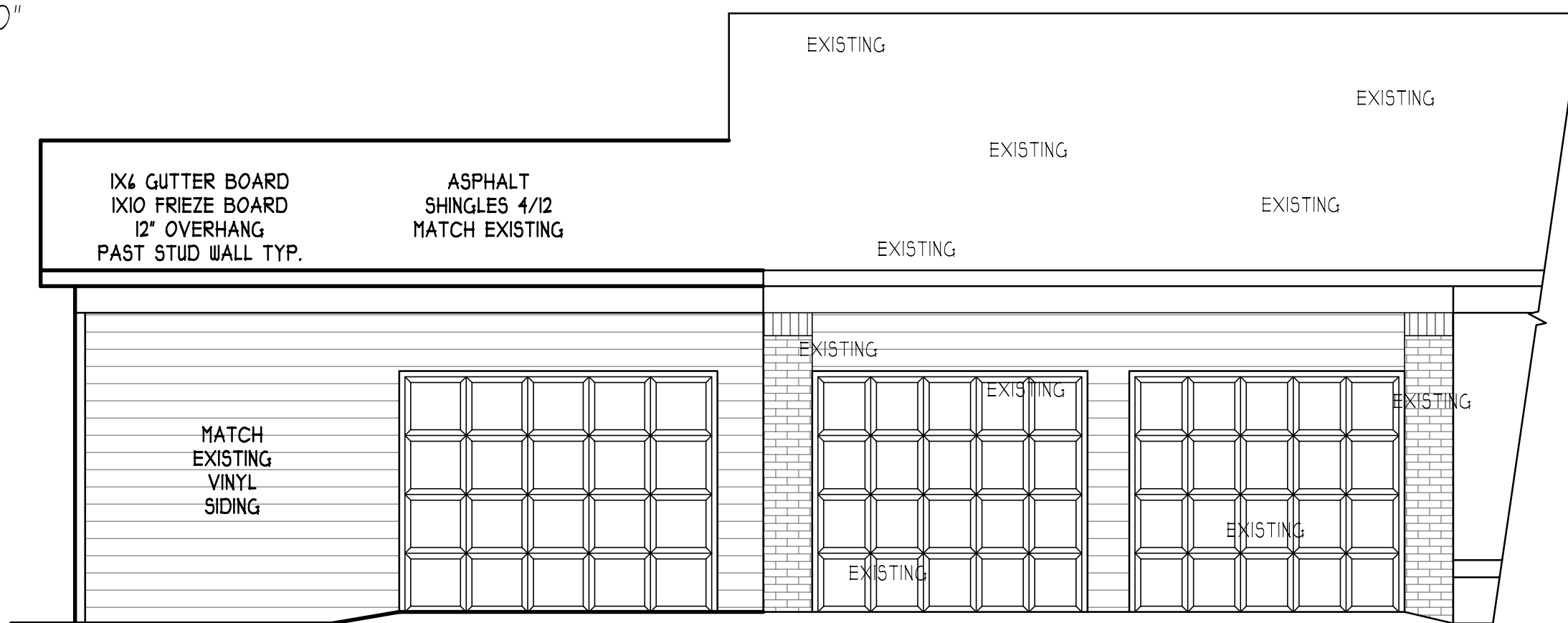
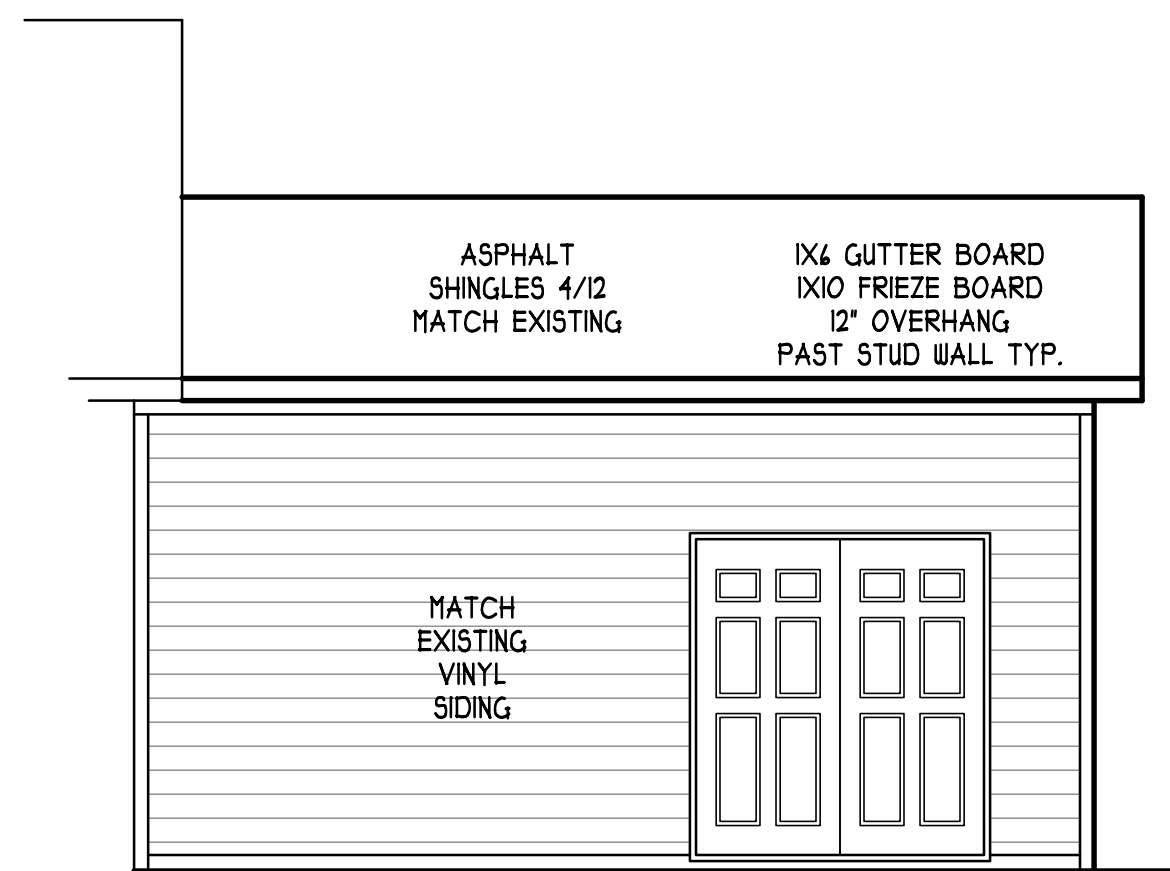
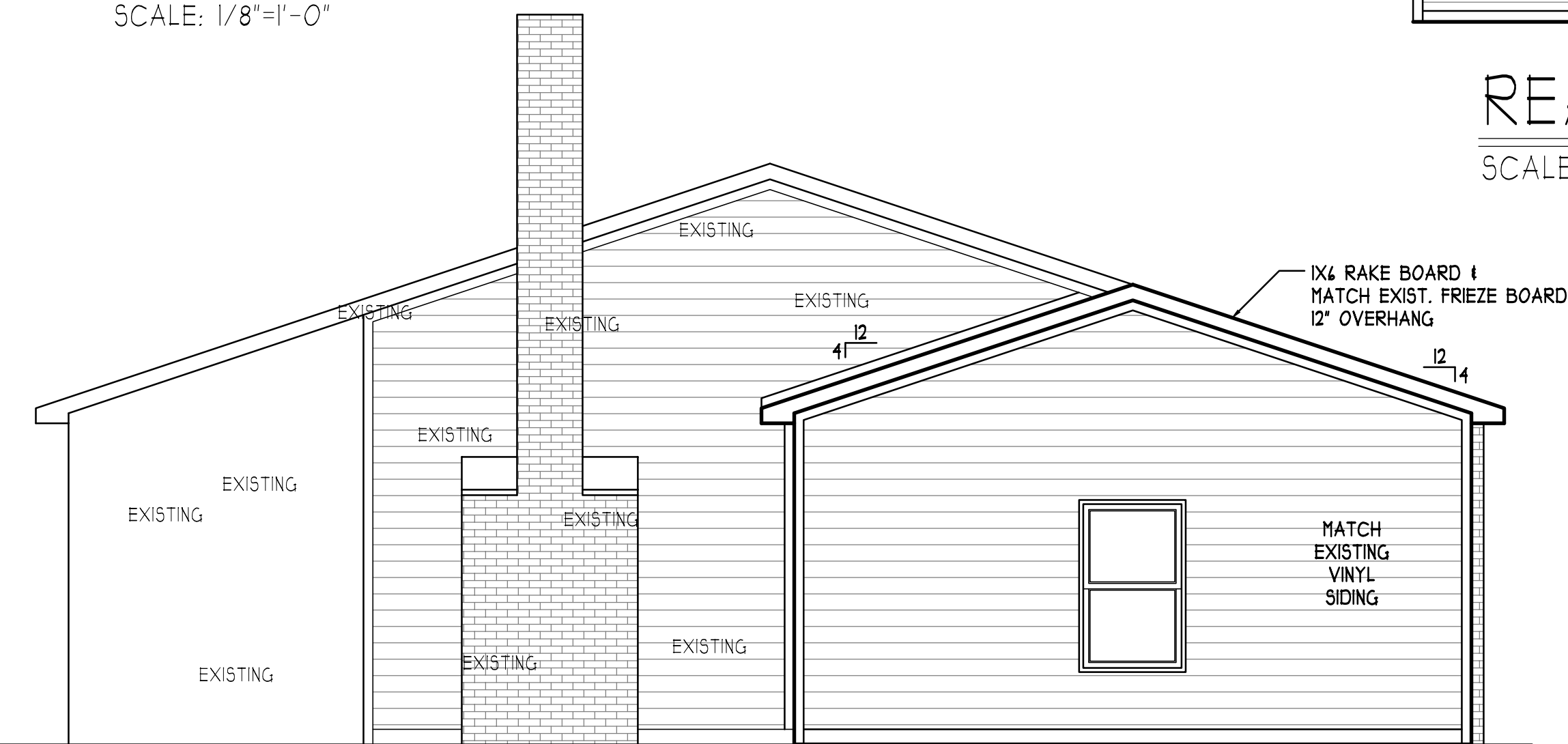
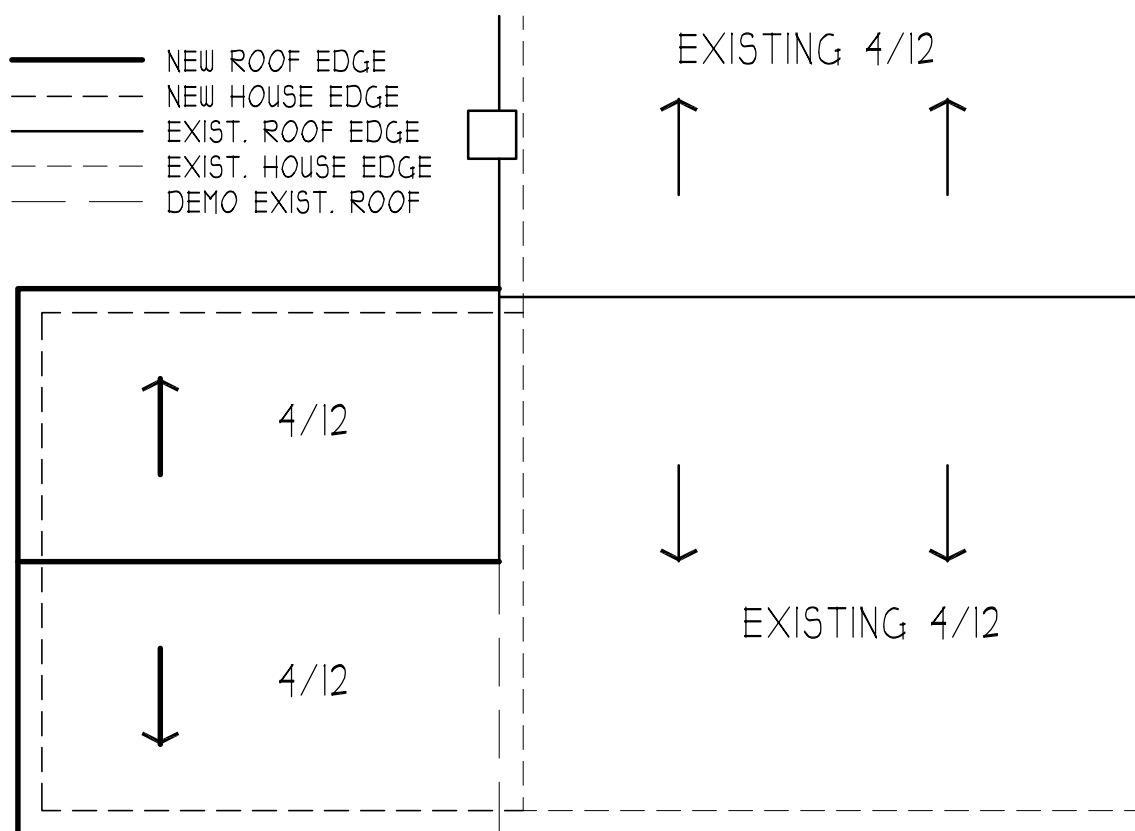
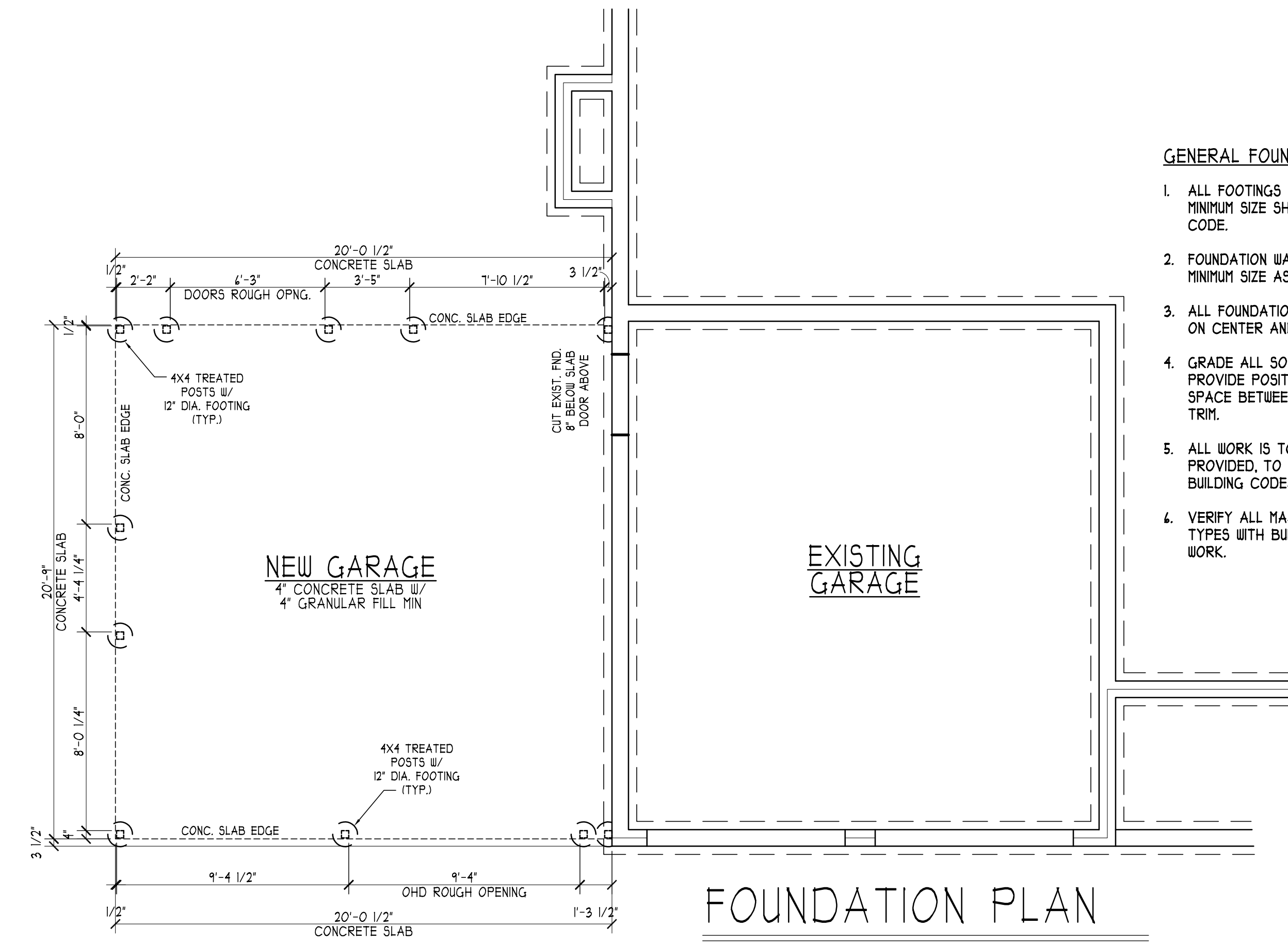


Zoning Map



- Parcel **Zoning**
- Zoning - All**
-  AG-SF1 (Agriculture - Single Family - 1)
 -  PUD (Planned Unit Development)
 -  SB-PD (Special Business - Planned Development)





****NOTE****

IT IS THE BUILDER/ OWNERS RESPONSIBILITY TO VERIFY THE PROPER AIR SPACE BETWEEN ALL BRICK AND WOOD WALLS WITH HOUSE WRAP. TO PREVENT WATER INFILTRATION. BUILDER/ OWNER SHOULD SEEK THE ASSISTANCE OF A QUALIFIED ENGINEER FOR THE PROPER SIZING OF ALL STRUCTURAL HEADERS, RAFTERS, SUPPORT BEAMS, LAMINATED BEAMS, JOISTS, FOOTINGS, ETC. IT IS THE BUILDER/ OWNER RESPONSIBILITY TO VERIFY ALL DIMENSIONS & DESIGN OF THESE DOCUMENTS FOR ACCURACY.

SCALE	1/4"=1'-0"
DRAWN BY	MUS
CHECKED	MUS

DATE	REVISIONS

PROJECT	DOSMANN RESIDENCE
1500 BRIDEWOOD DRIVE, CARMEL, IN 46033	
SHEET TITLE	GARAGE ADDITION

CLIENT INFORMATION

SHAW A DESIGN
WHERE DRAFTING MEETS DESIGN
NORLEESVILLE, INDIANA 46060
EMAIL: SHAWDESIGN@GMAIL.COM

SHEET NO	A-1
OF 1	
DATE	1/14/19
DWN NO	4



Westfield–Washington Township Board of Zoning Appeals
Minutes of the February 12, 2019 BZA Meeting
Presented for approval: March 12, 2019

The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m.
on Tuesday, February 12, 2019 at Westfield City Hall.

Members Present: Jeannine Fortier, Ken Kingshill, Martin Raines, Dave Schmitz, and Robert Smith.

City staff present: Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES

Smith motioned to approve the January 8, 2019 meeting minutes.

Raines seconded. Motion passed. Vote 5-0.

CONSIDERATION OF CHANGE TO MAILED NOTICE REQUIREMENT

Howard overviewed the current process of requiring certified mailings and the proposed change to require first class mailing with certificate of mailing.

Kingshill asked if this complied with state requirements.

Howard replied yes.

Kingshill said he believed certified mailings present a burden to both the recipient and the petitioner.

Motion:

Kingshill motioned to approve as presented.

Fortier seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Howard reviewed BZA rules and procedures.

ITEMS OF BUSINESS:

1901-VS-01

**[ADOPTION OF
FINDINGS OF FACT]**

North of and adjacent to 1106 E. 191st Street

Martin Cody

Adoption of Findings of Fact for Variance of Development Standard that was denied on January 8, 2019.

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

Schmitz overviewed this item.

No discussion.

Motion:

Kingshill motioned to adopt the staff's Findings of Facts for 1901-VS-01.

Raines seconded. Motion passed. Vote 5-0.

1902-VS-03

[PUBLIC HEARING]

21250 Anthony Road

Michael Graber

The petitioner is requesting a Variance of Development Standard to modify the South Side Yard Setback Line from thirty (30) feet to ten (10) feet to allow for the extension and reconfiguration of an attached garage (Article 4.2(E)(2)).

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

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Crabtree overviewed this petition and the requested Variance of Development Standard.

Michael Graber, the petitioner, summarized the changes he wishes to make to his existing garage which include modifying the orientation of the structure.

Kingshill asked if the neighbors objected

The petitioner responded that there were no objections and added he has spoken with the neighbors several times. The petitioner said there were some questions as to the location of the property line. The petitioner said he had the property professional surveyed and stated there were no further comments from the neighbors.

Schmitz asked about the architectural elements of the proposed addition.

Petitioner said the architectural elements will match current garage; he is just changing the orientation.

Public Hearing for 1902-VS-03 opened at 7:10 p.m.

No public comments.

Public Hearing for 1902-VS-03 closed at 7:11 p.m.

Motion:

Smith motioned to approve 1902-VS-03 with the following staff condition:

- The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department.

Kingshill seconded. Motion passed. Vote 5-0.

Motion:

Kingshill motioned to adopt the Findings of Facts.

Raines seconded. Motion Passed. Vote 5-0.

1902-VS-04

[PUBLIC HEARING]

16708 Dean Road

GEFT Outdoor, LLC

The petitioner is requesting Variances of Development Standard to permit an Off-Premise Electronic Pole Sign in the EI: Enclosed Industrial District and the US Highway 31 Overlay District (Articles 6.17(E)(4-5), 6.17(F)(5), and 6.17(F)(6)(a-f)).
(Planner: Pam Howard - PHoward@westfield.in.gov)

Howard overviewed this petition and the nine separate Variance of Development Standard requests. She stated that an error was found in the staff report and reported its correction from December 16, 2016 to December 16, 2017.

Rich Blaiklock, Esq. with Lewis Wagner, on behalf of the petitioner, said that it is the petitioner's view that the Westfield UDO is unconstitutional and does not contain clear criteria in regard to the Findings of Facts. He said that there are no studies that show that digital billboards are a driving distraction and compared this proposed billboard with the digital sign located on the property of the Westfield High School athletic stadium. He said the proposed billboard in this petition is located in the area of a drainage ditch on unbuildable property.

Public Hearing for 1902-VS-04 opened at 7:19 p.m.

Cindy Spoljaric, Westfield City Councilor At-Large, 16131 Chancellor's Ridge Way:

Ms. Spoljaric introduced herself as a Westfield City Councilor At-Large. She stated that she spent three years on the BZA, eight years on the APC, and is in her eighth year on Council. She worked on the comp plan and is a member of the council committee on ordinance revision. She stated that she knows this community quite well and that they will not support a pole sign. She stated that there's a reason that there are not pole sign options in the UDO and that they are not permitted anywhere. We also don't allow the billboards or signs of this size. All the things that they're asking for are

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practical difficulties they've created themselves. She stated that this could alter the character of our community. With 31 bisecting our city, we've done a lot to try and communicate both sides together. She stated that this would oppose those objectives and that she can't accept that for our community.

Jim Ake, Westfield City Councilor At-Large, 543 Potomac Court

Mr. Ake stated that it's clear that nowhere in our ordinances are pole signs permitted anywhere in our jurisdiction. He stated his agreement with everything Ms. Spoljaric had to say. He stated that he represents Westfield City Council At-Large and they have several civic organizations that get together and meet. One such organization, the WeCan group which is made up of homeowner associations, discussed this type of signage when it was first being considered and they were definitely opposed to any such disruption in our community that these signs would bring and cause. This was also vetted through the Westfield Downtown Association and the Grand Junction Task Group, who provide a lot of citizen input into our community and how it would grow and what those standards should be. He stated that he also serves on the Hoover Commission, the Ordinance Review Group and it's clear that the intent was not to permit these types of signs. He stated that our community is not oriented toward this and it flies in the face of our culture and our intent.

Danielle Carey Tolan, 797 West 216th Street

Ms. Tolan introduced herself as a previous member of the Planning Commission for four years, president of Downtown Westfield Association, and a member of Grand Junction Task Group. She stated her agreement with Cindy and Jim's statements that this community has spoken about not having an undesirable pole out on 31 and in a corridor heading into our downtown Westfield.

Public Hearing for 1902-VS-04 closed at 7:24 p.m.

Schmitz asked if Mr. Blaiklock, any response to the comments?

Blaiklock said no, but that he appreciates everybody's service that came up here and their ability to exercise their First Amendment rights and GEFT would just like to be able to do the same

Schmitz asked if the board had any further questions, comments, discussions regarding this matter.

Smith asked when this was first approved by the BZA for temporary use of an auto repair.

Blaiklock answered November 2010.

Smith asked if it has been used in that fashion since then, with maybe a two-year extension.

Blaiklock answered that he believes that was the case and that has been subsequently been revoked and is currently up on appeal.

Smith asked when this extension ends.

Blaiklock answered December of 2019

Smith asked if during the time between 2010 and February 2019, his business has survived and thrived without this sign.

Blaiklock answered that he can't speak to whether it thrived but that he believes that it survived.

Smith stated that the petitioner has indicated that strict application of the ordinance will result in practical difficulties in use of the business, which would suggest that without the sign, he can't keep operating like he has been. He asked if the petitioner is claiming that he can't keep operating like he has been in terms of use of the property if the board doesn't approve this variance.

Blaiklock answered that he can't speak to whether he can or not at this point in time, but that he is being prevented from using the property how he wants which is to have this sign up on it.

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Smith stated that this is a variance, and the third criteria is that the strict application will result in practical difficulties in the use of the property. The property has been used in the same way since 2010 and he can use it that way through December 2019, so the third criteria is absolutely not met.

Blaiklock stated that they have a respectful disagreement on that. He stated that he doesn't understand what criteria Mr. Smith is applying to say it's not clearly not met.

Smith reiterated that the business has operated for eight years without a sign and it's worked just fine.

Blaiklock stated that there was a sign on the property but it was a different sign. This is a new sign and the client is not able to utilize his property how he wants to utilize it. And it's not actually his client, it's the property owner who had the prior sign and the variance.

Schmitz stated that this variance is for an expansion. The property owner used the property for a different purpose. The subject of that prior variance was a different use that did not include the sign.

Blaiklock stated that it did not include this sign, the one being discussed today.

Schmitz asked for additional questions and comments.

Smith stated that the board has heard comments about the overall intent and purpose of this area with the 31 overlay, and if they allow signs like this to start going up with electronic displays it will have an impact on the adjacent properties. He elaborated that in terms of public health, safety, morals, or general welfare; the ordinances and guidelines that all the committees have studied for purposes of this area of our township absolutely have to do with the general welfare and economic growth of our area. He stated his belief that the criteria 1, 2, and 3 all fail in this case.

Kingshill stated that he thinks this is the first time the board has heard a First Amendment argument and that a board of zoning appeals generally doesn't deal with constitutional issues. The issue at hand is a public policy of the local community, a public policy that's been around for a very long time, and that public policy being a prohibition of pole signs. He stated his agreement that practical difficulties in the use of the property has not been met, and that there's no way you can convince any of the board members that the use of the property is being in anyway inhibited by this long-standing community public policy against pole signs. His opinion is that this is a resounding no.

Schmitz wanted to add the distinction that one of the variances seeks to amend the prohibition of off-premises signs, which is a provision that is based entirely on the location of the sign and it's not content based or anything where you would normally see First Amendment arguments, and it is the same with the pole sign issue. The off-premises sign issue hasn't been dealt with or hasn't been addressed very much and he believes that those regulations are entirely appropriate as a means to protect the health, safety, and general welfare of the community just for interest in aesthetics and public safety. He asked if there were any other comments.

Kingshill and Raines stated their agreement with Schmitz's statements.

Motion:

Raines motioned to deny the nine separate Variance of Development Standard requests in 1902-VS-04

Kingshill seconded. Motion passed. Vote 5-0.

Motion:

Smith motioned to table the Adoption of Findings of Fact for 1902-VS-04 until the next BZA meeting.

Kingshill seconded. Motion passed. Vote 5-0.

1902-VU-02
[PUBLIC HEARING]

518 E. Main Street
Rocks Auto Exchange

The petitioner is requesting a Variance of Use an extension to a previously approved Variance of Use to permit pre-owned automobile sales in the SF-3: Single-Family Medium Density District (Article 13.2).

(Planner: Pam Howard - PHoward@westfield.in.gov)

Howard overviewed this request for an extension to a previously approved Variance of Use. She said that the petitioner had presented to the Grand Junction Task Group and the Task Group issued a letter of support for this request.

Brian Ewen, petitioner, summarized the details of this request. He said no changes were being sought, only requesting a three year extension of the Variance.

Smith asked how long extension being sought.

Howard responded that is for three years.

Schmitz asked if there have been any complaints related to the conditions of the site.

Howard replied there have been no complaints.

Schmitz asked about the timing of State Road 32 improvements.

Howard replied the following: State Road 32 improvements: land acquisition mid-2020, construction late 2022.

Public Hearing for 1902-VU-02 opened at 7:38 p.m.

Teresa Skelton, 547 North Union Street on behalf of the Grand Junction Task Group; stated that the Task Group has been impressed with how the property at 518 East Main has been maintained and that the Tack group is favor of this request.

Public Hearing for 1902-VU-02 closed at 7:40 p.m.

Motion:

Raines motioned to approve 1902-VU-02 with the following staff conditions.

1. That approval of this variance shall expire on March 1, 2022. Any request to extend the time limit of this variance shall be reviewed and approved by the Board of Zoning Appeals prior March 1, 2022.
2. That conditions 2-11 of the Existing Variance, as outlined in Exhibit 5, shall still apply.

Kingshill seconded. Motion passed. Vote 5-0.

Motion:

Raines motioned to Table the Findings of Fact for 1902-VU-02.

Kingshill seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING:

1803-AA-01
[CONTINUED]

16708 Dean Road (Bob's Garage)

Esler Properties, LLC by Morse & Bickel, P.C.

The petitioner is appealing an Administrative Determination (1712-AD-04) regarding the revocation of a variance (1603-VU-03).

(Planner: Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS:

- Plan Commission Liaison
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ADJOURNMENT

Motion: Kingshill motioned to adjourn the meeting.

Raines seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:46 p.m.

Chairperson
Dave Schmitz

Secretary
Matthew S. Skelton, Esq., AICP
Director