



**CITY OF WESTFIELD, IN**  
**Board of Zoning Appeals Meeting Agenda - 12/10/2024**  
*Tuesday, December 10, 2024 at 7:00 PM*

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**BOARD OR COMMISSION:** Board of Zoning Appeals Meeting  
**MEETING DATE:** Tuesday, December 10, 2024 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**

**Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>**

**THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS**

**OPENING OF MEETING**

Note the presence of a quorum

Approval of Minutes - November 12, 2024

Review Rules & Procedures

**ITEMS OF BUSINESS**

**2412-VS-30 [PUBLIC HEARING]**

**16850 Greensboro Drive**

**Rick and MaryAnn Kerby**

The Petitioner request a Variance of Development Standard to modify Minimum Lot Area and Side Yard Setback standards for an existing legal nonconforming lot and structure, and to encroach twelve (12) feet into the 30-foot Minimum Rear Yard Setback to enclose an existing open-air deck as a sunroom (Articles 4.6(C), 4.6(E)(2), and 4.6(E)(3).

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

**2412-VS-31 [PUBLIC HEARING]**

**18700 N. Union Street**

**Lennar Homes of Indiana, LLC**

The Petitioner requests Variances of Development Standard to modify required Masonry Material and Streetscape Variety standards on 11 acres +/- in the Midtown at Westfield Planned Unit Development (PUD) District.

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

**ITEMS CONTINUED TO A FUTURE MEETING**

None.

**REPORTS/COMMENTS**

Plan Commission Liaison

Community Development Department

**ADJOURNMENT**