



Westfield–Washington Township Board of Zoning Appeals
Minutes of the March 12, 2019 BZA Meeting
Presented for approval: April 9, 2019

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

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

Ken Kingshill arrived at 7:03 p.m.

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

APPROVAL OF MINUTES

Motion:

Smith motioned to approve the February 12, 2019 meeting minutes as written.
Fortier seconded. Motion passed. Vote 4-0. (Kingshill not yet present)

REVIEW RULES AND PROCEDURES

Howard reviewed BZA rules and procedures.

ITEMS OF BUSINESS:

1903-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)

Ernest overviewed these requests. He explained 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. He said that 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, staff 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. Ernest added that in regard to the Variance of Development Standard that the Minimum Front Yard Setback for the SB-PD District is sixty (60) feet. 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.

Kingshill asked if everyone within this subdivision would need to come in for a Variance of Use prior to making any changes to their property.

Howard responded that they would only if a Variance of Standard is necessary; if not then it would be deemed legal non-conforming.

Public Hearing for 1903-VU-03 & 1903-VS-05 opened at 7:08 p.m.

No public comments.

Public Hearing for 1903-VU-03 & 1903-VS-05 closed at 7:09 p.m.

Motion:

Kingshill motioned to approve 1903-VU-03 & 1903-VS-05 with the following staff condition.

- 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.

Smith seconded. Motion passed. Vote 5-0.

Motion:

Kingshill motioned to approve the Findings of Fact for 1903-VU-03 & 1903-VS-05.

Smith seconded. Motion passed. Vote 5-0.

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)

Smith stated that the findings are consistent with discussion at the hearing. All Agreed.

Motion:

Smith motioned to approve the Findings of Fact for 1902-VS-04.

Raines 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
- Economic and Community Development Department

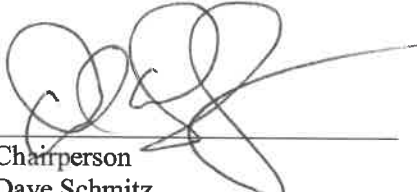
ADJOURNMENT


Motion:

Kingshill motioned to adjourn the meeting.

Raines seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:17 p.m.


Chairperson
Dave Schmitz


Secretary
Matthew S. Skelton, Esq., AICP
Director