The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m.
on Tuesday, September 10, 2019 at Westfield City Hall.

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

Members Absent: All present.

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

**APPROVAL OF MINUTES**
Schmitz motioned to approve the August 13, 2019 meeting subject to two corrections.
Smith seconded. Motion passed. Vote 5-0

**REVIEW RULES AND PROCEDURES**
Crabtree reviewed BZA rules and procedures.

**ITEMS OF BUSINESS**

1909-VS-16

[PUBLIC HEARING]

1234 W. 161st Street

Matthew Obras

The petitioner is requesting a Variance of Standard to reduce the Minimum Lot
Frontage requirement from 250 feet to zero (0) feet to accommodate a new lot and
residence in the AG-SF1: Agriculture/Single-Family District (Article 4.2(D)).

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

Crabtree overviewed this request for a Variance of Standard.

Public Hearing for 1909-VS-16 opened at 7:08 p.m.

No public comments.

Public Hearing for 1909-VS-16 closed at 7:09 p.m.

Kingshill asked about the three-acre and if it will be adequate for the minimum requirement.

Crabtree explained that it will meet the minimum and +/- is just standard in description text.

Kingshill motioned to approve 1909-VS-16 with the following staff conditions.

- The approval of the variance shall only apply to the proposed 3.0 acre +/- parcel, shown as “Parcel 2”, on the Concept Plan.
- The approval of the variance is contingent upon the approval of the associated Secondary Plat (1909-SFP-51) by the Community Development and Public Works Departments.
- 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

Smith seconded. Motion passed. Vote 5-0.

Kingshill motioned to adopt Staff’s Findings of Fact for 1909-VS-16.
Raines seconded. Motion passed. Vote 5-0.

1909-VS-17
[PUBLIC HEARING]

15366 Whistling Lane
Extreme Outdoor Solutions
The petitioner is requesting a Variance of Development Standard to reduce the Minimum Rear Yard Setback from thirty-five (35) feet to eighteen (18) feet to accommodate a swimming pool and deck in the Bridgewater Planned Unit Development District. (Exhibit 12 of Ord. 06-49).
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a Variance of Development Standard. He said that since this was posted the department has received four comments in support of this request and revised site and planting plans. He revised the first condition based on the revised Site Plan and Planting Plan. He explained the revision to the BZA members.

Public Hearing for 1909-VS-17 opened at 7:15 p.m.

David Mennel, on behalf of the Bridgewater HOA Architectural Review Board (ARB); said the ARB has worked with the resident to meet design and landscaping standards to minimize setback impacts.

Public Hearing for 1909-VS-17 closed at 7:18 p.m.

Kingshill said that he sees no concerns from the neighbors.

A resident spoke and asked for clarification on what plan is the final version and its details.

Crabtree said that by State Statute contact with the BZA is prohibited five days prior to the BZA meeting. He said that this is why the new plans are being distributed at this evening’s meeting. He said that this can be revised on line after the meeting concludes.

Kingshill said that he sees no concerns from the neighbors.

Raines motioned to approve 1909-VS-17 with the following staff conditions:
- The improvements associated with Variance 1909-VS-17 shall be constructed in substantial compliance with the revised Site Plan and Planting Plan provided to the BZA at the September 10, 2019 Hearing.
- That all necessary Improvement Location Permits (ILP) are reviewed and approved by the Community Development Department.
- 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.

Smith motioned to adopt Staff’s Findings of Fact for 1909-VS-17.

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
Raines motioned to adjourn the meeting.
Schmitz seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:33 p.m.

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director