



Westfield–Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, October 12, 2021 BZA Meeting

Presented for approval: November 9, 2021

The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, October 12, 2021 at Westfield City Hall.

Active Links for this Meeting:

[October 12, 2021 BZA Agenda & Exhibits](#)

[October 12, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development office.

OPENING OF MEETING *YouTube Time: 0:09*

ROLL CALL

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Victor McCarty, Brian Morales, and Dave Schmitz.

BZA Members Present Virtually: None

BZA Members Absent: All present.

City Staff Present: Daine Crabtree, Associate Planner, and Rachel Riemenschneider, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Boller motioned to approve the September 14, 2021 Minutes.

McCarty seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

CHANGES TO AGENDA

Item Withdrawn

2109-VS-33

603 West 216th Street / Michael Quinn

The Petitioner requests a Variance of Development Standard to modify the Minimum Lot Frontage from 250 feet to zero (0) feet for an 8.96 acre +/- existing illegal, nonconforming lot in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(D)).

Item Continued

2110-VU-05 & 2110-VS-39

206th Street Tiny Home / Susan Viele

The Petitioner requests Variances of Development Standard to encroach ten (10) feet into the twenty (20) foot Minimum Front Yard Building Setback (south lot line) and to permit an Accessory Building within seventy-five (75) feet of a Right-of-way and within an Established Front Yard on 0.74 acres +/- in the SF5: Single-Family High Density (Villages) District (Articles 4.8(E)(1) and 6.1(D)(2)(a)).

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Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

BZA Minutes: 10/12/2021

ITEMS OF BUSINESS

2109-VS-35 [PUBLIC HEARING] YouTube Time: 4:00

3810 W 146th Street / Indy Latin School

The Petitioner requests a Variance of Development Standard to delay Minimum Lot Landscaping and Buffer Yard requirements on the undeveloped portion of 30.84 acres +/- property in the AG-SF1: Agriculture / Single Family Rural District (Article 6.8(K) & (N)).

(Planner: Rachel Riemenschneider – rriemenschneider@westfield.in.gov)

Petitioner Presentation.

Public Hearing for 2109-VS-35 opened at 7:12 p.m.

- No public comments.

Public Hearing for 2109-VS-35 closed at 7:14 p.m.

Schmitz motioned to approve 2109-VS-35 subject to the modifications in language and four Staff conditions stated with the motion.

McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2109-VS-35.

Fortier seconded. Motion passed. Vote 5-0.

2110-VS-37 [PUBLIC HEARING] YouTube Time: 18:21

15431 Spring Winds Drive / Adam and Leah Alexander

The Petitioners request a Variance of Development Standard to encroach three (3) feet into the thirty (30) foot Rear Yard Setback of the SF2: Single-Family Low-Density District, the underlying zoning district of the Mapleridge Planned Unit Development (PUD) District (Article 4.5(E)(3)(a)).

(Planner: Caleb Ernest – cernest@westfield.in.gov)

Petitioner Presentation.

Public Hearing for 2110-VS-37 opened at 7:25 p.m.

- One written public comment received.

Public Hearing for 2110-VS-37 closed at 7:26 p.m.

Boller motioned to approve 2110-VS-37 subject to the two Staff conditions stated with the motion.

Morales seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2110-VS-37.

Fortier seconded. Motion passed. Vote 5-0

2110-VS-38 [PUBLIC HEARING] YouTube Time: 29:02

220 East 206th Street / Chris Preissler

The Petitioner requests Variances of Development Standard to encroach ten (10) feet into the twenty (20) foot Minimum Front Yard Building Setback (south lot line) and to permit an Accessory Building within seventy-five (75) feet of a Right-of-way and within an Established Front Yard on 0.74 acres +/- in the SF5: Single-Family High Density (Villages) District (Articles 4.8(E)(1) and 6.1(D)(2)(a)).

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

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Petitioner Presentation.

Public Hearing for 2110-VS-38 opened at 7:35 p.m.

- One written comment received.

Public Hearing for 2110-VS-38 closed at 7:38 p.m.

McCarty motioned to approve 2110-VS-38 subject to the three Staff conditions stated with the motion. Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2110-VS-38. Boller seconded. Motion passed. Vote 5-0.

2110-VU-04 [PUBLIC HEARING] YouTube Time: 49:29

228 Maple Street / Bailey Speek

The Petitioner requests Variances of Development Standard to encroach ten (10) feet into the twenty (20) foot Minimum Front Yard Building Setback (south lot line) and to permit an Accessory Building within seventy-five (75) feet of a Right-of-way and within an Established Front Yard on 0.74 acres +/- in the SF5: Single-Family High Density (Villages) District (Articles 4.8(E)(1) and 6.1(D)(2)(a)).

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

Public Hearing for 2110-VU-04 opened at 7:52 p.m.

- No public comments.

Public Hearing for 2110-VU-04 closed at 7:53 p.m.

Fortier motioned to approve 2110-VU-04 subject to the two Staff conditions stated with the motion. McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2110-VU-04. Boller seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING


NONE


REPORTS/COMMENTS: YouTube Time: 100:09

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT YouTube Time: 1:00:45

Fortier motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 5-0. The meeting adjourned at 8:02 p.m.


Chairperson
Dave Schmitz


Secretary
Kevin M. Todd, AICP
Director