

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

July 20, 2020

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, July 20, 2020 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Jake Gray, Dave Williams, and Dick Murray.

The meeting was called to order by Jackson Bogan. Ms. Walder moved to approve the minutes of the previous meeting as distributed; second by Mr. Williams. The motion passed by unanimous voice vote.

NEW BUSINESS

2020-12 JERRY & RACHELLE BRAND Variance to reduce the rear yard setback to 0' instead of the required 25'. Property located at 610 OAKLAWN AVE.

Ms. Walder moved to hear and approve the petition; second by Mr. Williams. Dan Teder, agent for the petitioner, presented the petition. The petitioner, Jerry Brand, was also present.

Mr. Teder stated that Mr. Brand would like to construct a 650 square feet addition to the north side of his residence. This addition would face the country club. He submitted letters for the record of adjacent property owners in support of this variance and also submitted a letter and resolution from the owner of the country club which grants an ingress/egress easement for the property owner so the proposed addition can be constructed and maintained.

Mr. Murray asked to see the resolution since it wasn't in the packet. Mr. Shively passed the resolution around to the board members. Mr. Teder stated that he had just submitted it for the record. Mr. Shively stated that he had also received seven letters of support from adjacent property owners. Mr. Jackson asked, for clarification, if the resolution was meant to allow access to the country club property to maintain the new addition. Mr. Teder confirmed that the resolution is meant to serve that purpose. Mr. Teder also specified that the easement would be granted to the deed of the property in question. Other properties in the area have received setback variances close to the country club but none of them were 0' setback requests. This is why Mr. Teder felt a resolution from the country club was important.

The Board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED.

2020-13 THE CINCINNATI GROUP Variance to reduce the amount of required parking spaces from 9 spaces to 0 spaces. Property located at 530 MAIN ST.

Ms. Walder moved to continue the petition; second by Mr. Williams. The motion passed by unanimous voice vote.

2020-14 EADO, LLC Variance to increase the maximum sign area from 40 SF to 94.87 SF. Property located at 1007 MAIN ST.

Ms. Walder moved to hear and approve the petition; second by Mr. Williams. Dan Teder, agent for the petitioner, presented the petition. The petitioner, Tim Balensiefer, was also present.

Mr. Teder passed out pictures of the proposed signage and what they are trying to imitate. They received a certificate of appropriateness from Lafayette Historic Preservation for the proposed signage. Approximately 90 square feet is going to be for the Ripple & Company signage and the remaining 5 square feet is for a coffee company. They are trying to duplicate the type of signs that you would see during the late 19th century to the early 20th century. The Ripple & Company sign is going to be painted.

Mr. Balensiefer stated that they are still working on the menu for the restaurant and are close to getting things up and running. They are still trying to find the right artist for the sign. They want the sign to look like it has been there for a long time.

The Board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, August 17, 2020 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:12 PM.

Chairman

Secretary