

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

April 15, 2019

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, April 15, 2019 at 4:00 PM. Members present were: Jackson Bogan, Dave Williams, and Jake Gray.

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

NEW BUSINESS

2019-9 Petition filed by SHOSHONE APARTMENTS, LLC AND VANTAGE POINTE APARTMENTS, LLC for variance to allow 0.86 parking spaces per dwelling unit instead of the required 1.5 parking spaces per efficiency and 1-bedroom unit and 1.75 spaces per 2-bedroom unit. Property located at 300 N 5TH ST.

Mr. Williams moved to hear and approve the petition, second by Mr. Gray. Mark DeYoung, agent for the petitioner, presented the petition. The petitioner, Keith Long, and other agents, David Starkweather and Michelle Watts, were also present.

Mr. DeYoung stated that the petition was just described briefly and we have a helpful staff report and a letter from the Economic Development Director. I agree with everything that was said in that letter and the staff report. What we are doing here is a renovation and refurbishing of the Haywood Printing Building on North Fifth Street for the purpose of residential apartment dwellings. We are putting to use every square foot of the existing property, including an adjacent parking lot. Mr. DeYoung pointed out the parking lot on the submitted site plan. They are putting all of the parking spots they can find without having to tear down the building. We have a neighborhood that is urban; it is in the buffer zone between the City's downtown business district and the Centennial Neighborhood. We think this will be a good transitional use.

Secretary Griffiee read a letter from Dennis Carson, Economic Development Director for the City of Lafayette.

The Board voted by ballot: 3 yes 0 no. Petition GRANTED.

2019-10 Petition filed by COMPUTERS MADE EASY for variance to allow a 10' rear setback instead of the required 15'. Property located at 2228 CONCORD RD.

Mr. Williams moved to hear and approve the petition, second by Mr. Gray. Joe Bumbleburg, agent for the petitioner, presented the petition. The petitioners, Tedd and Luann Riehle, were also present.

Mr. Bumbleburg stated we are asking for a back yard setback from 15' to 10' to be able to erect a new building for Ms. Riehle's business. Referencing the submitted site plan, Mr. Bumbleburg pointed out the location of the new building. They need to move it in because of a sewer pipe and they have discussed fire department access with the fire department. Ms. Riehle described her business as staging for residential properties which requires occasional storage when she goes from house to house. They will not be generating any additional traffic.

Mr. Reihle explained the history of the lot and how the current configuration and ownership evolved. Reference to a recorded survey was provided. There was additional discussion regarding coordination with the Engineering and Fire Departments. The location of the existing sewer was pointed out.

Mr. Bogan asked what is directly to the south. Mr. Riehle responded that it is Teal Plaza. He has talked to the owner, Gary Schroeder, who is okay with the proposal. On the other side is Thompson Brothers and he has talked to them as well.

Mr. Williams asked what Thompson Brothers used their site for. Mr. Riehle responded that they fix cars back there. They own the whole building.

The Board voted by ballot: 3 yes 0 no. Petition GRANTED.

2019-11 Petition filed by HUSTON ELECTRIC for multiple requests for property located at 4339 SOUTH ST:

- 1) Variance to allow a freestanding sign area of 143.208 SF instead of the allowed 100 SF.
- 2) Variance to allow a total sign area of 271.578 SF instead of the allowed 110 SF.

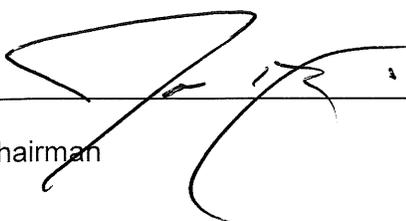
Mr. Williams moved to hear and approve the petition, second by Mr. Gray. Joe Bumbleburg, agent for the petitioner, presented the petition. The petitioner, Mike Ford, was also present.

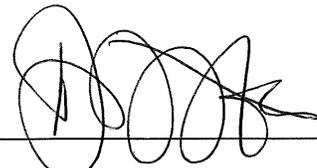
Mr. Bumbleburg stated that they want to put up a freestanding sign; all of the drawings have been submitted. One drawing shows how the sign will look in the neighborhood. It is going to be on the corner of the parking lot; the location was pointed out on the submitted site plan. It is within the general framework of other signs in the area. Mr. Ford stated it is not nearly as tall as the Longhorn sign and it is more consistent with the IHOP and Mountain Jacks signs. We are asking for permission to put this sign up. The sign height meets the requirement but the square footage is in excess of what the ordinance permits. The calculations were coordinated with the Engineering Department.

The Board voted by ballot:

- 1) 3 yes 0 no. Petition GRANTED.
- 2) 3 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, May 20, 2019 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:18 PM.


Chairman


Secretary