

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION
April 17, 2023

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, March 20, 2023 at 4:00 PM. Members present were: Jackson Bogan, Dave Williams, Dick Murray, Bob Metzger, and Carlynn Smith.

Mr. Williams moved to approve the minutes of the previous meeting as distributed; second by Mr. Metzger. The motion passed by unanimous voice vote.

OLD BUSINESS

2023-9 MANOLO RENTING, LLC Multiple variances for property located at 3825 SR 38 E:

- 1) Variance to allow a rear setback of 1.5' instead of the required 30'.
- 2) Variance to allow a 0' side setback instead of the required 15'.
- 3) Variance to allow a 0' bufferyard instead of the required 20'.

Mr. Williams moved to hear and approve the petition; second by Mr. Metzger. The petitioner, Agueda Gaeta, presented the petition.

Ms. Gaeta explained that this building was built in about 1962 so it has been around for a long time. In the 2000's, she believes Beverly Kiger passed away and she is not sure if the bakery was in operation at that time. The building has been abandoned for a long time. When we purchased it, it was zoned I3. We rezoned it to GB. Our vision at Monolo is to make it like a strip mall with small businesses like insurance companies and beauty salons.

Building 1 is where the strip mall would go. The second building we would like to be a diner or something similar. Building 3 is to be used for storage as of now. They had an architect do a full inspection of Building 3 and coordinated with the Building Commissioner, Mark Gick. We made that building higher by adding concrete block.

We are trying to get everything based on the Starr survey and their recommendations for variances into compliance. The buildings were already there when Torchwood was built. We are trying to bring everything into compliance.

After this presentation, a discussion among the Board members and petitioners regarding the variance process, zoning requirements, and the status of the project with respect to permits took place. To allow for additional coordination with City staff, the petitioner agreed to a continuance of the petition. Mr. Williams moved to continue the petition to the May 2023 hearing; second by Ms. Smith. The motion was approved by unanimous voice vote. PETITION CONTINUED.

NEW BUSINESS

2023-10 SLUMBER HOLDINGS LLC Variance to allow 172 SF total sign area instead of the allowed 73 SF. Property located at 3550 SR 38 E.

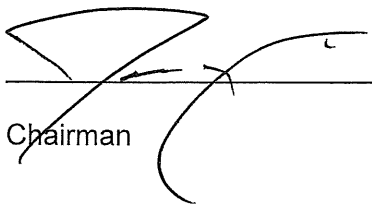
Ms. Smith moved to hear and approve the petition; second by Mr. Murray. Chris Shelmon, agent for the petitioner presented the petition. The petitioner, Scott Hawkins, was also present.

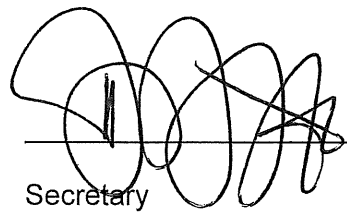
Mr. Shelmon explained that the Mattress Superstore is moving across the street from its former location. At its core, the variance request is essentially to move the existing signage to the new location. They purchased the former Pier 1 Imports building and want to move a building sign as well as a monument sign. Mr. Shelmon presented pictures of the existing Pier 1 signage with the proposed signage superimposed. This signage is similar to signage on the neighboring uses.

Mr. Bogan asked about the pictures and the signage appears to be similar. Mr. Shelmon explained because of the use change, the variance request goes back to the requirement of the zoning ordinance.

The Board voted by ballot: 5 yes 0 no. PETITION GRANTED

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, May 15, 2023 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:35 PM.


Chairman


Secretary