

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY  
LAFAYETTE DIVISION  
May 15, 2023

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, May 15, 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'.

Secretary Griffie gave a brief update of the status of the project. A formal request to withdraw the petition was submitted by the petitioner. PETITION WITHDRAWN.

NEW BUSINESS

2023-11            CHARLEY SCHALLIOL Variance to allow 618.92 SF total sign area instead of the allowed 295 SF. If approved, this petition would supersede BZA No. 2023-5 which was approved on January 17, 2023 to allow a total sign area of 440.06 SF. Property located at 100 S CREASY LN.

Mr. Williams moved to hear and approve the petition; second by Ms. Smith. David Michael, agent for the petitioner, presented the petition.

Mr. Michael presented pictures of the building in question. The proposed variance is for their client, Academy Sports. This lot is zoned GB and they are in the space of the former Gordman's. They are requesting an increase in the previously approved building signage. This site is setback about 600 feet from South Creasy Lane and is behind out-lot buildings. With that, the design intent is not to provide additional advertisement but to improve the look and feel of the storefront.

Mr. Michael added that this request should not have adverse impacts and fits within the development. Mr. Murray asked why this was not included with the prior request. Mr. Michael replied that their client's initial primary concern was getting their name at the location. After additional evaluation, they realized that the finished walls directly behind the front windows was not a good look. Mr. Williams asked if the signage was up. Mr. Michael indicated that the windows signs have not been installed.

A discussion regarding code requirements, allowable signage, and specific window signs took place. Given the amount of signage involved in the request, Mr. Williams moved to amend the approval to add a condition that the additional signage, approximately 178 SF, be limited to the front windows per the submitted drawings. Second by Mr. Metzger.

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

2023-12      SAVANNAH CROW Variance to allow 6 off-street parking spaces instead of the required 9 spaces. Property located at 717 COLUMBIA ST.

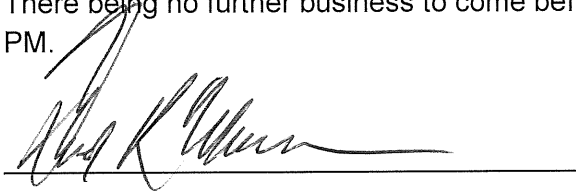
Mr. Williams moved to hear and approve the petition; second by Mr. Metzger. Chris Shelmon, agent for the petitioner, presented the petition.

Mr. Shelmon explained that the petitioner, Savannah Crow, is a local resident that has been redeveloping several properties. Some are historic. The current request is for is the old "Fitzgerald Lafayette Music Society". It is in a state of disrepair. She intends to restore it and create a use that preserves the outside exterior and generates a revenue stream that will make the investment possible.

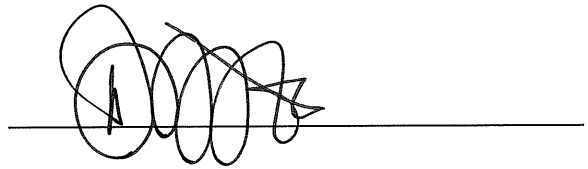
The proposal is to create six one-bedroom apartments. The Central Presbyterian Church has been built up around the site and there is no more room to provide off-street parking. The off-street parking will be supplemented with parking in the new City parking garage.

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

The next meeting of the Lafayette Board of Zoning Appeals will be on Tuesday, June 20, 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