

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

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, July 17, 2023 at 4:00 PM. Members present were: Dave Williams, Dick Murray, Bob Metzger, and Carlynn Smith.

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

NEW BUSINESS

2023-13      IRON MEN PROPERTIES OF LAFAYETTE 1, LLC Multiple requests for property located at 2600 SOUTH ST:

- 1) Variance to allow 57,577 SF lot area instead of the minimum required 68,000 SF.
- 2) Variance to allow 24% vegetative cover instead of the minimum required 30%.
- 3) Variance to allow 41-foot building height instead of the allowed 35-feet.
- 4) Variance to allow 34 off-street parking spaces instead of the required 113 spaces.

Ms. Smith moved to hear and approve the petition; second by Mr. Metzger. Rich Bender, the petitioner, presented the petition. Joe Blake was also present.

Mr. Bender explained that it is their intention to build a multi-family project on an old Home Hospital lot across the street from the former Home Hospital site. The site was previously owned by Denny Excavating. They have worked with the community and have gone through several design iterations and believe they have come up with the best use of this site. We believe we have come up with a nice, compact design, which is the plan that has been presented. This building will have 65 apartment units. We have a parking agreement with IU Health, which will provide for 60 parking spaces in the existing parking garage. We will have 34 parking spaces on-site. ADA parking requirements will be met.

Mr. Bender continued that although they are requesting a reduction in the required greenspace, that they are providing two rain gardens and green infrastructure on the rooftop. We are also asking for a slight reduction in the lot coverage requirement.

A brief question and answer session regarding the use of the IU Health parking garage took place. Dennis Carson, Economic Development Director for the City of Lafayette, spoke in favor of the project. Neighbors who spoke in opposition to the project, include: Tonya Bulanski, Donna Fulkerson, Chris Worth, and Gary Colberson.

The Board voted by ballot:

- 1) 4 yes 0 no. REQUEST GRANTED
- 2) 4 yes 0 no. REQUEST GRANTED
- 3) 4 yes 0 no. REQUEST GRANTED
- 4) 4 yes 0 no. REQUEST GRANTED

2023-14 VIRK HOLDINGS, LLC Variance to allow 20-foot buffer-yard width instead of the required 30-foot. Property located at 3029 OLD ROMNEY RD.

Ms. Smith moved to hear and approve the petition; second by Mr. Metzger. Ed Miller, agent for the petitioner, presented the petition. The petitioner, Manny Singh, was also present.

Mr. Miller explained that they would like to reduce the required buffer yard to increase the maneuverability on-site given the amount of truck traffic that will be coming in and out. This will also allow for the entrance to Old Romney Road to be as far from the roundabout as possible.

A brief discussion about the exact location of the site took place. Cheryl Baber spoke in opposition to the project. Specific details about the landscape planting requirements were discussed. Gerry Mohlman and Richard Hinshaw also spoke in opposition to the project.

The Board voted by ballot: 4 yes 0 no. PETITION GRANTED

2023-15 RAISING CANE'S RESTAURANTS, LLC Variance to allow 35-foot frontage setback along the North Creasy Lane frontage instead of the required 60-foot. Property located at the northeast corner of N CREASY LN & SOUTH ST.

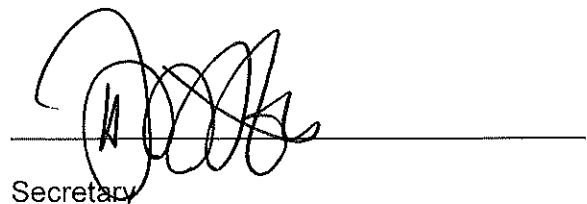
Ms. Smith moved to hear and approve the petition; second by Mr. Metzger. The petitioner, Debbie Storz, presented the petition.

Ms. Storz stated that they are requesting a building setback variance. There is a new subdivision here, we are the first lot. The landlord will be developing two lots to the east of us. We are requesting the setback be reduced from 60' to 35'. This will allow us to meet the parking requirement and provide a double drive-through.

The Board voted by ballot: 4 yes 0 no. PETITION GRANTED

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, August 21, 2023 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 5:00 PM.

  
Chairman

  
Secretary