

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION
February 22, 2022

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, February 22, 2022 at 4:00 PM. Members present were: Jackson Bogan, Dave Williams, Bob Metzger, and Carlynn Smith.

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. Metzger. The motion passed by unanimous voice vote.

OLD BUSINESS:

2022-5 KJY INVESTMENTS LLC, F/K/A 800 MAIN STREET LLC Variance to reduce the amount of required parking spaces from 6 spaces to 3 spaces. Property located at 800 MAIN 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 stated that there had been two changes since he was representing this petition at the previous month's meeting. The first change is that the petitioner secured one offsite parking space behind their property which would bring their total provided spaces to 4 instead of the original 3. The second change is that the originally intended 3-bedroom unit had been changed to a 2-bedroom unit. There are now two 2-bedroom units and one 1-bedroom unit.

Mr. Bogan asked if the new request was to provide 4 spaces instead of the originally requested 3 spaces and Mr. Shelmon confirmed that was the case. Mr. Williams moved to amend the request to reduce the amount of required parking spaces from 6 spaces to 4 spaces at the petitioner's request; second by Mrs. Smith. The motion passed by unanimous voice vote.

Mr. Bogan asked about the allocation of the provided parking spaces. Mr. Shelmon stated that each unit would have 1 parking space and the 4th parking space would be used as determined by the owner.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED (AS AMENDED).

NEW BUSINESS:

2022-6 LEGACY SIGN GROUP Variance to increase the total sign area to 157.12 SF instead of the allowed 30 SF. Property located at 2323 FERRY ST.

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

Mr. Ensign stated that the proposed wall signs are meant to give the public adequate judgment time to find this new Valley Oaks location. The proposed sizes are consistent with typical Valley Oaks branding. The proposed logo on the eastern elevation is currently being used at Valley Oaks' existing location on Main Street. They are hoping to reuse this sign at their new location. Mr. Ensign believes the requested signage fits the scale of the building and pointed out that the signage will not be illuminated.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED.

2022-7 MARK E. EINSTEIN AND JANE A. EINSTEIN Variance to reduce the front setback to 15.4' instead of the required 25'. Property located at 30 ELDER CT.

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

Mr. Riley stated that the previously existing front porch of the house was removed in 2019 so a sewer line could be replaced. The property owners would like to install a new roofed front porch as they currently only have a set of plastic stairs providing access to the front door. Mr. Riley stated this will not create any issues for neighboring properties and there is an existing tree between the proposed porch and the road which provides a buffer.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED.

2022-8 BLACKTHORN HOLDINGS LLC Multiple requests for vacant property located SOUTH OF ELSTON RD. IN BETWEEN BECK LN. AND OLD ROMNEY RD.

- 1) Variance to eliminate the Type C bufferyard with a 30' width from the southwest portion of the property bordering the General Business zoning district (CONTINUANCE REQUESTED)
- 2) Variance to eliminate the Type C bufferyard with a 30' width from the southeast portion of the property bordering the General Business zoning district (CONTINUANCE REQUESTED)
- 3) Variance to reduce the required height of the evergreen trees in a Type C bufferyard located along the north property line from 8' to 4' (CONTINUANCE REQUESTED)

Mr. Williams moved to continue the petition to the March 21, 2022 meeting; second by Mr. Metzger. The motion passed by unanimous voice vote.

2022-9 RANDALL L. WAGNER Variance to reduce the rear setback to 7' instead of the required 10'. Property located at 612 CHEROKEE AVE.

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

Mr. Wagner stated that he would like to add an addition to his garage because he needs room for his vehicles and various tools. He is currently storing some of these things offsite and would like to keep all of them on his property. The addition will be 5' from the property line to the west, 7' from the rear property line, and almost 50' from the eastern property line.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, March 21, 2022 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:22 PM.



Chairman



Secretary