

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION
March 15, 2021

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, March 15, 2021 at 4:00 PM. Members present were: Jackson Bogan, Dave Williams, Jake Gray, and Dick Murray.

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. Murray. The motion passed by unanimous voice vote.

OLD BUSINESS

2021-7 DAHM NO. 54, LLC Multiple requests for property located at 1805 TROXEL DR.

- 1) Variance to increase the total sign area to 242.64 SF (as amended) instead of the allowed 172 SF.
 - 2) Variance to increase the freestanding sign area to 72 SF (as amended) instead of the allowed 60 SF
 - 3) ~~Variance to reduce the freestanding sign setback to 24' instead of the required 28.5'~~
- WITHDRAWN

Mr. Williams moved to hear and approve the petition; second by Mr. Murray. Tyler Ochs, agent for the petitioner, presented the petition.

Mr. Ochs requested to amend the total sign area request from 299.52 SF to 242.64 SF. This new request only includes the proposed signage on the southern tower portion of the building and removed the proposed sign on the north side of the building. Mr. Ochs stated the monument sign will be facing the east and the west on the southern portion of the property which is contingent upon a separate variance request that will be heard later during this meeting.

Mr. Bogan reiterated the amendment request for the total sign area from 299.52 SF to 242.64 SF. Mr. Williams made a motion to approve the amendment which was seconded by Mr. Murray. The motion passed by unanimous voice vote.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED.
- 2) 4 yes 0 no. Petition GRANTED.

NEW BUSINESS

2021-9 KEVIN J. OSBORN Variance to reduce the side yard setback (Flagstone Way) to 15' instead of the required 25'. Property located at 327 FLAGSTONE WAY.

Mr. Williams moved to hear and approve the petition; second by Mr. Murray. Kevin Osborn presented the petition.

Mr. Osborn stated that he intends to build a shed on his property to store his motorcycles. He wants to build a 20' x 14' shed with a 16' x 14' covered patio. There is a gas line on the north side of the property so he wants to place the shed 17' from the Flagstone Way frontage instead of the originally requested 15'.

Mr. Bogan asked for clarification on the proposed rear setback. Mr. Osborn stated that the shed was going to be placed 8' from the rear lot line. Mr. Shively stated that the proposed 8' rear setback would require an additional variance since the required rear setback is 10'. Mr. Osborn asked if it would be okay if he moved the building to a 12' rear setback. Mr. Shively stated that would be fine and the building could even be built at the 10' minimum setback.

Mr. Osborn restated his intention to amend the requested setback from 15' to 17'. Mr. Williams made a motion to approve the amendment which was seconded by Mr. Murray. The motion passed by unanimous voice vote.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED.

2021-10 SYNTHETIC METHODS, INC. Multiple requests for property located at 810 S. 31st ST.

- 1) Variance to decrease the minimum lot area to 5,500 SF instead of the required 7,500 SF.
- 2) Variance to increase the maximum building coverage to 49.7% instead of the allowed 30%.
- 3) Variance to decrease the lot width to 50' instead of the required 60'.

Mr. Williams moved to hear and approve the petition; second by Mr. Murray. Kevin Riley, agent for the petitioner, presented the petition. The petitioner, Chris Kimball, was also present.

Mr. Riley stated that the petitioner's plan is to build a duplex on a vacant lot. They are also planning on building a 2-car detached garage off of the alley. Mr. Riley pointed out that there are two separate variance applications with the same requests and the properties in question are adjacent to each other. If both sets of requests are granted, there would be two new duplexes next to each other.

The Board voted by ballot:

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

2021-11 SYNTHETIC METHODS, INC. Multiple requests for property located at 806 S. 31st ST.

- 1) Variance to decrease the minimum lot area to 5,500 SF instead of the required 7,500 SF.
- 2) Variance to increase the maximum building coverage to 49.7% instead of the allowed 30%.
- 3) Variance to decrease the lot width to 50' instead of the required 60'.

Mr. Williams moved to hear and approve the petition; second by Mr. Murray. Kevin Riley, agent for the petitioner, presented the petition. The petitioner, Chris Kimball, was also present.

Mr. Riley repeated his comments from BZA No. 2021-10 and respectfully requested approval of the variances.

The Board voted by ballot:

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

2021-12 MENARD, INC. Variance to reduce the amount of required parking spaces from 515 spaces to 418 spaces. Property located at 2850 S. CREASY LN.

Mr. Williams made a motion to table the petition; second by Mr. Murray. The motion passed by unanimous voice vote.

2021-13 DAHM NO. 54, LLC Variance to reduce the freestanding sign setback to 0' instead of the required 12'. Property located at 1805 TROXEL DR.

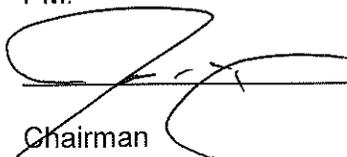
Mr. Williams moved to hear and approve the petition; second by Mr. Murray. Tyler Ochs, agent for the petitioner, presented the petition.

Mr. Ochs stated that this request is for the freestanding sign that was discussed in BZA No. 2021-7. It will be placed in the southwest corner of the lot. Mr. Ochs pointed out that the property line in this location is at least 24' back from Veterans Memorial Parkway so there is already a natural buffer between the property and the roadway.

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, April 19, 2021 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:23 PM.


Chairman


Secretary