

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY  
LAFAYETTE DIVISION

February 20, 2018

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, February 20, 2018 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Jake Gray, David Lahr, and Kathy Davis. The meeting was called to order by Mr. Bogan.

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

NEW BUSINESS:

2018-2 Petition filed by KJG ARCHITECTURE, INC for multiple requests for property located at 638 NORTH ST:

- 1) Variance to allow 30 vehicular parking spaces instead of the required 40 spaces.
- 2) Variance to allow 18.875' rear setback instead of the required 20'.
- 3) Variance to allow 29.9% vegetative cover instead of the required 30%.

Ms. Walder moved to hear and approve the petition, second by Ms. Davis. Barry Knechtel, agent for the petitioner, presented the petition.

Mr. Knechtel stated that the three variances are for an addition that will go on the rear of the building. The addition has restrooms, emergency exit stairs, an office, some storage, and a meeting room. The parking variance is first. The addition does change the use and intent of the building; it will make it more functional. The group has shared parking with the neighborhood church and businesses but there is nothing that has been formally put into writing. There is an old parking variance but that variance does not describe the numbers associated with the variance; so the goal with this first request is to put the proposed parking count in writing.

For the rear setback, they had a master plan and we did our best. The restrooms that are really needed, they need so many fixtures, we just couldn't fit it in the addition tight enough. What we are looking for is the extra foot and inch and a half. This won't have a negative impact on the neighbors; the intent of the 20-foot setback is there. We just need the extra area to fit in there.

The vegetative cover is just mathematical in my opinion. We are just 0.1 percent below the requirement. We wanted to come in and have everything correct.

Mr. Bogan asked how many employees the arts federation has. A representative responded that they have 3 full-time employees and 2 part-time employees. Mr. Knechtel added that the use of the building is an art gallery, they have after-school programs. The use is not going to change. They have found, because they have after-school programs and evening events, parking in the church lot does not overlap. The bulk of the church's parking needs are on Sunday morning. For after-work events they work with Wintek to use their parking. They have a gentleman's agreement but nothing formal. They have not had parking issues in this neighborhood.

The Board voted by ballot:

- 1) 5 yes 0 no. PETITION GRANTED
- 2) 5 yes 0 no. PETITION GRANTED
- 3) 5 yes 0 no. PETITION GRANTED

2018-3

Petition filed by BECK PLAZA, LLC for multiple requests for property located at 109 BECK LN for variances to allow the following tenant sign areas in an integrated center:

- 1) 60 SF for Suite 101
- 2) 60 SF for Suite 102
- 3) 80 SF for Suite 103
- 4) 100 SF for Suite 104
- 5) 190 SF for Suite 107
- 6) 80 SF for Suite 108
- 7) 80 SF for Suite 109
- 8) 180 SF for Suite 110
- 9) 40 SF for Suite 112
- 10) 80 SF for Suite 113
- 11) 80 SF for Suite 114
- 12) 100 SF for Suite 115
- 13) 190 SF for Suite 117
- 14) 180 SF for Suite 120

The allowable tenant sign area for all of the above requests is 40 SF.

Secretary Griffie stated that Request (9) has been WITHDRAWN by the petitioner; there is no variance required to have 40 SF for this unit, 40 SF is allowed. Ms. Walder moved to hear and approve the petition, second by Ms. Davis. John Urbahns, the petitioner, presented the petition.

Mr. Urbahns stated that he is the owner of the property. We developed it over 10 years ago. We have struggled leasing. Part of our problem is the design of the building provides for a large area of signage but the signs that we have are disproportionate to the building itself. And then when you look at the fact were a large distance from Beck Lane and Old US 231 we are asking for a variance for an increase in signs that is tasteful and more proportional to the sign banner. Hopefully, this will help us attract more tenants.

The petitioner then provided pictures showing the current signage and signage that would be proposed based on the request for some of the units.

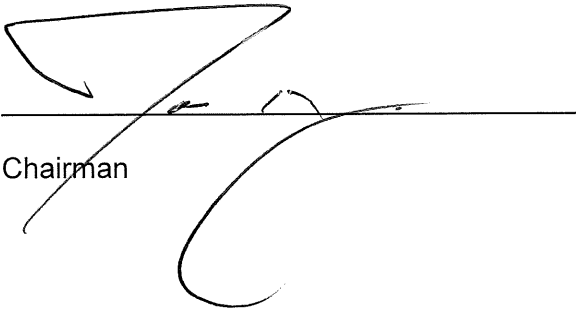
Mr. Bogan asked for clarification that this applies to the building signage only and not freestanding signage. Mr. Urbahns responded yes, our freestanding sign will not change. He added that in the spring, we are going to power wash the building and repaint it. We have asphalt work to do.

Mr. Bogan asked about Suites 13 and 14 and why they are larger. Mr. Urbahns responded that they worked with the sign company. As they developed appropriate signage for some of the existing units, they came up with a ratio of 45 sf per 1000 sf leased. Those are two of the bigger spaces we have, so they have proportionally more signage.

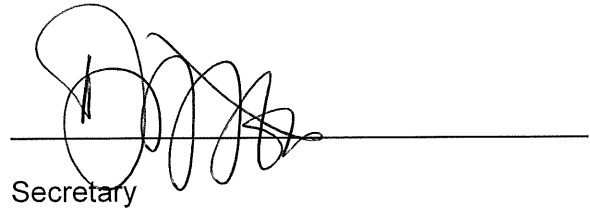
The Board voted by ballot:

- 1) 5 yes 0 no. PETITION GRANTED
- 2) 5 yes 0 no. PETITION GRANTED
- 3) 5 yes 0 no. PETITION GRANTED
- 4) 5 yes 0 no. PETITION GRANTED
- 5) 5 yes 0 no. PETITION GRANTED
- 6) 5 yes 0 no. PETITION GRANTED
- 7) 5 yes 0 no. PETITION GRANTED
- 8) 5 yes 0 no. PETITION GRANTED
- 9) WITHDRAWN
- 10) 5 yes 0 no. PETITION GRANTED
- 11) 5 yes 0 no. PETITION GRANTED
- 12) 5 yes 0 no. PETITION GRANTED
- 13) 5 yes 0 no. PETITION GRANTED
- 14) 5 yes 0 no. PETITION GRANTED

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, March 19, 2018 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:20 PM.



Chairman



Secretary