

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

April 16, 2018

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, April 16, 2018 at 4:05 PM. Members present were: Jackson Bogan, Tracy Walder, Jake Gray, and David Lahr.

Secretary Griffie informed the Board that a request has been received to continue BZA No. 2018-4. It was discovered after the filing deadline that there was an error with Request (1); this request will be amended for the May 21, 2018 hearing to seek additional relief. Secretary Griffie also informed the Board that BZA No. 2018-7 has been WITHDRAWN at the request of the petitioner.

The meeting was called to order by Mr. Bogan. Ms. Walder moved to approve the minutes of the previous meeting as distributed; second by Mr. Gray. The motion passed by unanimous voice vote. Ms. Walder moved to continue petition 2018-4, requests 2 through 6, to the May 21, 2018 meeting; second by Mr. Gray. The motion passed by unanimous voice vote.

OLD BUSINESS:

2018-4 Petition filed by ANTHONY CAWDRON for multiple requests for property located at 325 N 5TH ST:

- 1) Variance to allow 24.8% vegetative cover instead of the required 30%.
- 2) Variance to allow building coverage of 51.3% instead of the allowed 35%.
- 3) Variance to allow 0.9' setback instead of the required 15' (North Street frontage).
- 4) Variance to allow 4.4' setback instead of the required 15' (N 5th Street frontage).
- 5) Variance to allow 3' rear setback instead of the required 6'.
- 6) Variance to allow 2.5' side setback instead of the required 6'.

CONTINUED

2018-6 Petition filed by 200 SOUTH 4TH STREET LLC for multiple requests for property located at 200 S 4TH ST:

- 1) Variance to allow 130' building height instead of the allowed 100'.
- 2) Variance to allow 334 SF total sign area instead of the allowed 40 SF.

Ms. Walder moved to hear and approve the petition, second by Mr. Gray. Chris Shelmon, agent for the petitioner, presented the petition.

Mr. Shelmon asked the Board for a continuance. The petitioner is reaching out to City officials to discuss on-street parking. They are asking for more time to address parking. They are trying to maximize the parking as well as work with the City to get some timed on-street parking.

Ms. Walder move to continue the petition to the May 21, 2018 hearing, second by Mr. Gray. The motion passed by unanimous voice vote. Petition CONTINUED.

NEW BUSINESS

2018-7 Petition filed by WABASH CENTER, INC for variance to allow a 20' rear setback instead of the required 25'. Property located at 424 CENTRAL AVE.

WITHDRAWN

2018-8 Petition filed by DADA HOSPITALITY, LLC for multiple requests for property located at 3834 GRACE LN:

- 1) Variance to allow a 200 SF freestanding sign instead of the allowed 40 SF.
- 2) Variance to allow a 75' setback for a freestanding sign instead of the required 80'.
- 3) Variance to allow an 80' freestanding sign height instead of the allowed 24'.
- 4) Variance to allow a total sign area of 327 SF instead of the allowed 300 SF.
- 5) Variance to allow 2 freestanding signs along the Grace Lane frontage instead of the allowed 1 sign.

and

2018-9 Petition filed by KAMBA HOSPITALITY, LLC for multiple requests for property located at 3838 GRACE LN:

- 1) Variance to allow a 200 SF freestanding sign instead of the allowed 100 SF.
- 2) Variance to allow a 25' setback for a freestanding sign instead of the required 80'.
- 3) Variance to allow a total sign area of 312 SF instead of the allowed 294 SF.
- 4) Variance to allow an 80' freestanding sign height instead of the allowed 24'.
- 5) Variance to allow 2 freestanding signs along the Grace Lane frontage instead of the allowed 1 sign.

Ms. Walder moved to hear and approve both petitions, second by Mr. Gray. Chris Shelmon, agent for the petitioners, presented the petitions.

Mr. Shelmon explained that he is here on behalf of both Kamba and Dada. Despite the number of requests and as complicated as this sounds, the request is essentially so that each hotel can have a 200 square-foot pole sign. There is already a monument sign at the entrance and there is one building sign. In both cases, they waited to see if a pole sign would be necessary to get people to the location behind Logan's Roadhouse and the Rohrman Toyota dealership. They found that patrons have been having difficulties getting to the location. They are passing the required turn at N Eastland Drive. The goal of the pole sign is to be over the Rohrman dealership so it can be seen driving down South Street. The petition will not increase any of the existing signage. There will not be more than one sign on the building and the one entrance sign. They could maximize the sign lot and have multiple building signs that total more than 300 square-feet. They would rather make the request to have one of each type of size each at a reasonable size. Mr. Shelmon then presented pictures of the existing Toyota signage and pointed out relevant information to the Board.

Mr. Lahr asked for clarification on the number of signs. Mr. Shelmon explained that there were monument signs already existing. These signs cannot be seen from South Street.

The Board voted by ballot:

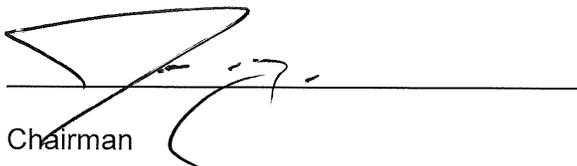
BZA No. 2018-8

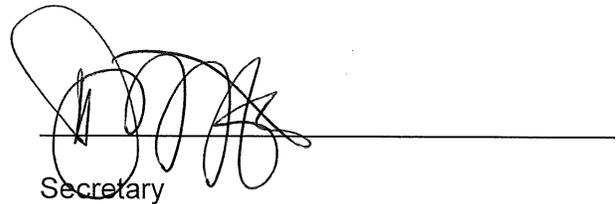
- 1) 4 yes 0 no. Petition GRANTED.
- 2) 4 yes 0 no. Petition GRANTED.
- 3) 4 yes 0 no. Petition GRANTED.
- 4) 4 yes 0 no. Petition GRANTED.
- 5) 4 yes 0 no. Petition GRANTED.

BZA No. 2018-9

- 1) 4 yes 0 no. Petition GRANTED.
- 2) 4 yes 0 no. Petition GRANTED.
- 3) 4 yes 0 no. Petition GRANTED.
- 4) 4 yes 0 no. Petition GRANTED.
- 5) 4 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, May 21, 2018 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