

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

June 18, 2018

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, June 18, 2018 at 4:00 PM. Members present were: Tracy Walder, Kathy Davis, Jake Gray, and David Lahr.

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

NEW BUSINESS

2018-13 Petition filed by GOBLE PROPERTIES TWO LLC for variance to allow a 10' side setback instead of the required 15'. Property located at 3623 BRADDOCK DR.

Ms. Davis moved to hear and approve the petition, second by Mr. Lahr. Gary Goble, the petitioner, presented the petition.

Mr. Goble stated that the building was built around 20 years ago by Salem Bank. They are selling it to another bank. Their lawyers discovered that there is a 10' setback where there is supposed to be a 15' setback on the back side. So we are asking for a variance instead of having to move the building 5'.

Ms. Walder asked if the purpose of the petition was to bring an existing building into compliance. Secretary Griffie responded that it is. He also explained that the yard in question is actually a side yard and the required setback per the zoning code is 0'. This lot was platted with a required 15' setback along the lot line in question.

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

2018-14 Petition filed by 200 SOUTH 4TH STREET LLC for variance to allow 77 parking spaces instead of the required 134 spaces. Property located at 200 S 4TH ST.

Ms. Davis moved to hear and approve the petition, second by Mr. Lahr. Chris Shelmon, agent for the petitioner, presented the petition. The petitioners, Paul Griggs and Rick Lee, were also present.

Mr. Shelmon explained this is the second half of the variance request from last month; we got pushed back because of newspaper publication snafu. This portion of the request was left off but it is all part of the same project. It's the same 10-story building for apartment use with retail on the first floor. There is a garage that is part of this project in addition to the parking lot. This will allow for 77 parking spots which is just a touch under 1 per bed similar to the Star City Crossing project. We look forward to working on this project; we have been working with the City and the Mayor on this project.

Mr. Lahr asked for clarification on garage location. Mr. Shelmon responded that the area in question will be a parking lot and added a short explanation of the design of that parking area. He added that they are also working with John Collier with the City's Economic Development Department as well as the Parking Commission to established timed parking on the streets next to the project. This is so that businesses will have access to on-street parking that can't be taken by resident. Secretary Griffie confirmed that this is on the agenda for the next Parking Commission hearing.

Ms. Walder asked if there is weekend enforcement of the parking limits. Dennis Carson responded that this is currently not being requested but it is something they can consider. Mr. Shelmon proposed that this could be something to be re-addressed in the event situations arise. Dennis Carson added that typically on the weekend there is more street parking available because not all businesses are open on the weekend.

Dennis Carson added that they have been working on the project with the owners and the City's Economic Development Department fully supports the project.

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, July 16, 2018 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:13 PM.

Chairman

Secretary

DRAFT