

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

January 22, 2019

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, January 22, 2019 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Dave Williams, Jake Gray, and David Lahr.

The meeting was called to order by Mr. Bogan. The first order of business being the election of officers for 2019, Secretary Griffie requested nominations for President. Ms. Walder nominated Jackson Bogan; second by Mr. Lahr. The motion passed by unanimous voice vote. Jackson Bogan will be President of the Board for 2019. Mr. Bogan requested nominations for Vice President. Mr. Williams nominated Tracy Walder for Vice President, second by Mr. Gray. The motion passed by unanimous voice vote. Tracy Walder will be Vice President of the Board for 2019.

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

NEW BUSINESS

2019-1 Petition filed by BROWELL ENTERPRISES for multiple requests for property located at 711 N 31ST ST:

- 1) Variance to allow a side setback of 8'-2" instead of the required 30'.
- 2) Variance to allow a rear setback of 5' instead of the required 10'.

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

Mr. Bumbleburg stated the Mr. Browell runs a custom machine shop there where they make machined parts. This is a long-standing business at this location. What they are wanting to do is to simply add on to the existing building. Referencing the submitted plan, Mr. Bumbleburg pointed to the existing building and the proposed addition. There is a proposed 5' setback from the alley which is no closer than all the other building.

In March, 1979 the original building had multiple variances for setbacks. The business has operated there for 41 years. They are now adding on to it. It's a family owned business. There will be no harm to the neighborhood and no negative input. Mr. Bumbleburg added that he had received two calls. One owns several properties and when I explained to her what was going on she replied that it doesn't affect her and hung up. The other met us before the meeting. When they saw that it would not be any closer than the existing building, they left.

Mr. Williams asked for clarification on the alley location. Mr. Bumbleburg pointed out the alley location on the proposed plan.

The Board voted by ballot:

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

2019-2 Petition filed by ASW REAL ESTATE LLC for multiple requests for property located at 800 S EARL AVE:

- 1) Variance to allow a 0' frontage setback instead of the required 40' (Earl Avenue frontage).
- 2) Variance to allow a 0' frontage setback instead of the required 25' (S 31st Street frontage).
- 3) Variance to allow a 0' frontage setback instead of the required 25' (Warner Street frontage).

Ms. Walder moved to hear and approve the petition, second by Mr. Lahr. Kevin Riley, agent for the petitioner, presented the petition.

Mr. Riley stated that this is the Cassini Tile Building on Earl Avenue. They plan to relocate their business from Logansport to this site. The business is In Line Cleaning Systems, they manufacture parts for washers. They hope to open up 12 new positions by moving here. They have already started to do some work by cleaning up the site. They plan to improve the exterior of the existing building and clean up the site some more. They are going to add greenspace. They will actually increase the amount of greenspace with what they plan to do. They will add some parking. The primary reason for the variance is they plan on adding on to the building and they want to bring the site into compliance as it sits today. The addition will not sit any closer to the property line than where the building is currently located.

The three variances are on Earl Avenue, 31st Street, and Warner Street. The reason these variances are needed is because of the odd shape of the lot and the size of the building. We believe we have met all of the requirements of the ordinance.

Mr. Bogan asked for clarification of the building location and shape. Mr. Riley pointed out the building and clarified that one of the older exhibits was prepared to highlight the shape of the property.

Ms. Walder asked if there would be a showroom or retail area. Mr. Riley responded that there would not. Ms. Walder asked for clarification of the greenspace location. Mr. Riley pointed these out on the submitted plan.

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.

Ms. Walder moved to hear and approve the petition, second by Mr. Gray. The petitioner, Shaun Ensign, presented the petition.

Mr. Ensign stated that they are seeking a variation from the sign standards to allow 134 square-feet of building identification where only 40 square-feet maximum is allowed. The proposed signage consists of one 76 square-foot aluminum, non-illuminated channel logo with digitally printed graphics to be located over the pedestrian entrance. In addition, we are proposing one 58 square-feet of non-illuminated vinyl graphics basically for building identification at the upper right-hand window. We are also looking to add vinyl graphics on the remaining windows. These graphics are not part of this request.

The architecture of the building and the limestone materials does not lend itself well to allow signage. The limestone, without would have to have several holes drilled into it. They are also trying to maintain symmetry they are proposing the logo over the door and just to get the name on there they are proposing the vinyl in the corner. The Historical Commission had previously reviewed a request for a 151 square-foot logo and had approved it at that time. They will be seeking their updated approval. The proposed signage is in line with surrounding business and signs.

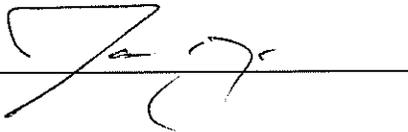
Mr. Bogan asked for clarification on the logo sign material. Mr. Ensign replied it is non-illuminated, aluminum channel. Mr. Bogan asked if it would be suspended. Mr. Ensign responded that there will be a span across that building element fastened with brackets. The sign will be attached to that.

Ms. Walder asked if a variance is required for the vinyl and would someone later be allowed to have 134 square-feet of signage. Secretary Griffie confirmed that the variance is necessary and the future allowance will be 134 square-feet. Secretary Griffie added that any future sign changes will need to be approved by the Historic Commission regardless of size.

The Board voted by ballot: 5 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Tuesday, February 19, 2019 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:21 PM.

Chairman



Secretary

