

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

March 16, 2020

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, March 16, 2020 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Dave Williams, and Dick Murray.

The meeting was called to order by Jackson Bogan. 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

2020-6 KEVIN J. OSBORN Variance to reduce the side yard setback to 2.5' instead of the required 4'. Property located at 1907 N. 15th ST.

Ms. Walder moved to hear and approve the petition; second by Mr. Williams. The petitioner, Kevin Osborn, presented the petition.

Mr. Osborn stated that the shed he ordered was bigger than previously thought and if he can't place it 2.5' from his side yard, he would end up having to block off the gate and sidewalk at the rear of his lot.

Mr. Williams asked for clarification on the site plan and Mr. Osborn pointed out where the shed is currently sitting. Mr. Osborn said the second they set the shed on the property, he knew they were too close to the property line so they came in to request a variance.

Mr. Osborn stated that one neighbor contacted him about the petition and he was in favor. Mr. Osborn also spoke with the adjacent property owners around him and they were all in favor of the petition.

The Board voted by ballot:

1) 4 yes 0 no. Petition GRANTED.

2020-7 JAMES BAUMAN Variance to reduce the side yard setback to 0' instead of the required 6'. Property located at 514 S. 30th ST.

Ms. Walder moved to hear and approve the petition; second by Mr. Williams. The petitioner, James Bauman, presented the petition.

Mr. Bauman described where the proposed carport was going to be located on a site plan. He stated it would be open to the weather and there wouldn't be room to place the carport on this site without a variance. The neighboring property owner originally gave the petitioner permission to build 1' onto his property so the carport could be constructed with plenty of room to work with. Mr. Shively confirmed that the city did receive that letter of support but that they cannot permit different property owners building over neighboring property lines.

Mr. Williams asked if the carport would be sitting on top of the existing concrete driveway. Mr. Bauman said he would be cutting into the concrete to place the carport. Mr. Murray asked if there would be any eaves or gutters and Mr. Bauman stated that there might be gutters on the structure.

Mr. Murray expressed concerns about allowing a structure to be built on the property line. Mr. Bogan stated that the concern the board has is that moving forward, this structure would be permitted by right if they allowed it to exist on the property line. If the property owner ever needed to do work or maintenance on the side that faces the neighboring property, there is no way the property owner would be able to carry out that work without going onto the neighboring property. This might work fine with the current circumstances and neighboring property owners but looking further into the future, it could potentially cause contention between different property owners.

Mr. Bauman said he would be okay with setting the structure 1' into the property instead of setting it on the property line. Ms. Walder moved to amend the variance to request a 1' setback instead of the original 0' setback; second by Mr. Williams.

The Board voted by ballot:

1) 4 yes 0 no. Petition GRANTED.

2020-8 LAFAYETTE SCHOOL CORPORATION Variance to reduce the rear yard setback (Teal Rd.) to 32' instead of the required 60'. Property located at 2201 S. 18th ST.

Ms. Walder moved to hear and approve the petition; second by Mr. Williams. The petitioner, James Bauman, presented the petition. Joe Bumbleburg, agent for the petitioner, presented the petition. Eric Rody, CFO of Lafayette School Corporation, was present. Miranda Hutcheson, director of the Greater Lafayette Career Academy, was also present.

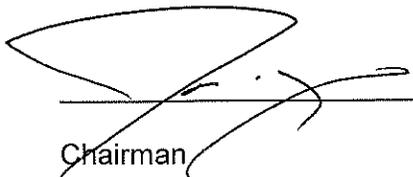
Mr. Bumbleburg described the existing building at the location of the proposed addition. It is an extension of the Lafayette School Corporation where students can learn vocational skills. This addition would increase the amount of classes they could provide and enhance what is already existing. Mr. Bumbleburg believes they meet all ballot items and this addition would not propose any sort of hazard to the area.

Ms. Hutcheson went over the programs that will be offered at this location once the project is complete. These programs include classes for aviation, culinary arts, and agriculture. They are hoping to start offering these classes in the fall of 2021. They will also be partnering with colleges to offer dual credits for their students. They are potentially looking at a maximum capacity of 1,100 students. Mr. Rody explained that the students will still be taking their core curriculum like English, math, and science at their regularly-attended schools. This site will provide these students with vocational learning and electives.

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, June 15, 2020 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:25 PM.


Chairman


Secretary