

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

May 20, 2019

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, May 20, 2019 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Dave Williams, and Jake Gray.

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. Williams. The motion passed by unanimous voice vote.

NEW BUSINESS

2019-12 Petition filed by HIGH ENERGY PIZZA LLC for multiple requests for property located at 2504 GREENBUSH ST:

- 1) Variance to allow a total sign area of 153 SF instead of the allowed 60 SF.
- 2) Variance to allow a freestanding sign area of 91.13 SF instead of the allowed 60 SF.
- 3) Variance to allow a freestanding sign setback of 5' instead of required 27.21'.
- 4) Variance to allow a freestanding sign height of 27.21' instead of the allowed 24'.

and

2019-13 Petition filed by HIGH ENERGY PIZZA LLC for multiple requests for property located at 3606 CHERYL LN:

- 1) Variance to allow a total sign area of 153 SF instead of the allowed 66 SF.
- 2) Variance to allow a freestanding sign area of 91.13 SF instead of the allowed 60 SF.
- 3) Variance to allow a freestanding sign setback of 7' instead of required 27.21'.
- 4) Variance to allow a freestanding sign height of 27.21' instead of the allowed 24'.

Ms. Walder moved to hear and approve the petitions, second by Mr. Williams. Dan Teder, agent for the petitioner, presented the petitions. The petitioner, Art Hurteau, was also present.

Mr. Teder stated that we have two sites, one on Cheryl Lane and one on Greenbush Street. Both petitions are for signs for Domino's Pizza. One site, Greensbush Street, is on a small out-lot in front of a shopping center. The other is off of Veteran's Memorial Parkway just west of the auto parts store on Cheryl Lane.

You have heard the four variances we are requesting. They are all not exactly the same but are very similar. There is one minor difference due to speed limits. This will allow us to have a logo and Domino's sign on each side of the building and a smaller sign on the side of the building. For the freestanding sign this will allow a logo as well as an LED message board.

We have talked to the City Engineer's office, there is no objection and this Board has approved similar requests in the past. Some of those requests were for at least 100 SF more than what we are asking for. These properties are similar and again the Board has granted approval for similar petitions in the past.

Mr. Williams asked why one of the signs says "Theatre". Mr. Hurteau responded that they have opened up their lobby so that people can see everything that is going on. You can see all of the food being made, in other words, we are "on stage" making our food. We have seating and children can go up on the other side of the sneeze guard to watch the dough being worked.

The Board voted by ballot:

2019-12:

- 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.

2019-13:

- 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.

2019-14 Petition filed by DONALD D & CHARLINE M KONING for variance to allow a 4" side setback instead of the required 4'. Property located at 2124 VINTON ST.

Ms. Walder moved to hear and approve the petition, second by Mr. Williams. The petitioners, Donald and Charline Koning presented the petition.

Mr. Koning stated that the reason for the variance is that there was an existing garage there originally. Last fall a power line to the house that ran over the garage got flapping in the wind and set the garage on fire. The garage was burnt beyond trying to save. We want to build it on the same foundation. It was built in the early 1900's and is only 18' deep. We want to add a 6' extension to be able to get a modern day car into it. I want to be able to utilize all of the foundation that is there from the original garage.

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, June 17, 2019 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