

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY  
LAFAYETTE DIVISION

September 17, 2018

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, September 17, 2018 at 4:00 PM. Members present were: Jackson Bogan, Kathy Davis, Jake Gray, and David Lahr.

The meeting was called to order by Mr. Bogan. Approval of the August 20, 2018 meeting minutes was tabled to the October 15, 2018 meeting.

NEW BUSINESS

2018-18          Petition filed by HELEN M TATE for variance to allow a 22' front setback instead of the required 25'. Property located at 2116 HAWTHORNE LN.

Ms. Davis moved to hear and approve the petition, second by Mr. Gray. Joe Bumbleburg, agent for the petitioner, presented the petition. The petitioner, Helen Tate, was also present.

Mr. Bumbleburg stated that this is a very simple petition. They have a small, nice home. The variance request is to fix the front part of the house and to permit a sunroom addition to it. They need to have a variance of about 3 feet. There are at least four similar uses in the area, they all have been approved. This is an effort to improve this dwelling and thus improve the neighborhood. Its on a cul-de-sac and in fact on this cul-de-sac, three other houses are owned by this family. They will have little effect on the neighbors. We meet all of the ballot items, there is no question about that. They came down here when they started this project and met with the building inspectors. They got help and that help has led them here today with the variance request.

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

2018-19          Petition filed by PIZZA HUT OF LAFAYETTE, INC for variance to allow 69.2 SF of building signage for a tenant in an integrated center instead of the allowed 40 SF. Property located at 3209 BUILDER DR.

Ms. Davis moved to hear and approve the petition, second by Mr. Gray. The petitioner, Rebecca Goetz, presented the petition.

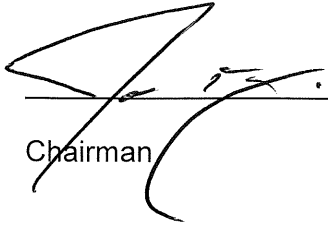
Ms. Goetz stated that she is the Director of Design for Pizza Hut of Lafayette. We are located in Fort Wayne. We are doing a tenant build-out in the Arby's shopping center which is located on Builder Drive. We will be on the north side of the shopping center. The shopping center is also visible from Veterans Memorial Parkway. The north side of the center is visible from Builder Drive. We are requesting a sign be put on the north side of the building so that the signs can be seen by customers from both sides. The code only allows 40 square-feet. We wanted to add another sign that is the same size on the north side.

Mr. Bogan asked if the monument sign is included. Secretary Griffie confirmed that it does not and that the monument sign was included in the prior petition approved for Arby's at this location.

While referring the provided drawings, Ms.Goetz gave a brief description of the proposed signage.

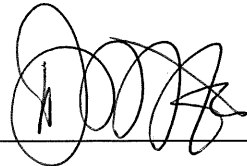
The Board voted by ballot: 4 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, October 15, 2018 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:10 PM.



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Chairman



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Secretary