

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION
November 19, 2018

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, November 19, 2018 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Jake Gray, and David Lahr.

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. Gray. The motion passed by unanimous voice vote.

NEW BUSINESS

2018-24 Petition filed by MARGARET K FARRELL-SMITH for variance to allow a 13'-8" rear setback instead of the required 25'. Property located at 519 CENTRAL AVE.

Ms. Walder moved to hear and approve the petition, second by Mr. Gray. The petitioner, Margaret Farrell-Smith, presented the petition.

Ms. Farrell-Smith stated that they intend to build an attached garage. The variance is needed for the setback from the alley. We will approach the garage off of the alley.

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

2018-25 Petition filed by LARRY SPENCER for variance to allow a 14'-8" rear setback instead of the required 15. Property located at 2535 S 30TH ST.

Ms. Walder moved to hear and approve the petition, second by Mr. Lahr. Sarah Wyatt, agent for the petitioner, presented the petition. The petitioner, Larry Spencer, was also present.

Mr. Spencer stated that the purpose of the variance is to expand the building. The building is currently the local IBEW facility.

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

2018-26 Petition filed by GAJANAN LLC for variance to allow 839 SF total sign area instead of the allowed 485 SF. Property located at 312 MEIJER DR.

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

Ms. Wyatt stated the location is an existing hotel. The owner is updating the existing signage. The increase in the sign area is going to come from the update to the building signs. The existing square footage for the pole sign is going to stay exactly the same. The monument sign will stay the same.

Mr. Bogan asked for clarification of the location of the building signs. Ms. Wyatt replied they will be on the faces of the building, front and back, facing Meijer Drive and facing I-65. Mr. Bogan asked for confirmation that only the building sign area will increase; Ms. Wyatt confirmed this.

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

2018-27 Petition filed by KRIPALU LLC for multiple requests for property located at 320 MEIJER DR:

- 1) Variance to allow two (2) freestanding signs instead of the allowed one (1) freestanding sign.
- 2) Variance to allow a 7' freestanding sign setback instead of the required 60'.
- 3) Variance to allow a 75' freestanding sign height instead of the allowed 24'.
- 4) Variance to allow 533 SF total sign area instead of the allowed 40 SF.

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

Ms. Wyatt stated that the petition is for two freestanding signs; one is a monument sign at the street the other is a pole sign. The setback for the pole sign will be 7-feet from the property line. They propose to vary the height of the pole sign from 24-feet to 75-feet. And then increase the total sign area allowed 40-square feet to 533-square feet.

Mr. Bogan asked about the setback for the pole sign and if it would pose a safety risk. Secretary Griffiee stated that this is INDOT right-of-way and there is a significant setback from the roadway itself. There will never be any sidewalk along this route.

Mr. Gray asked about increased signage in this stretch. Secretary Griffiee stated that this has been going on for some time in both the South Street and I-65 corridors. Secretary Griffiee noted several recent petitions. Our office did not receive any phone calls of remonstrance on these requests. The height is similar to several previous approvals. The range is 80 to 100 feet tall.

The Board voted by ballot:

- 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.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, January 22, 2019 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:15 PM.

Chairman

Secretary