

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION
April 18, 2021

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, April 18, 2021 at 4:00 PM. Members present were: Jackson Bogan, Dave Williams, Jake Gray, and Dick Murray.

The meeting was called to order by Mr. Bogan. Mr. Williams moved to approve the minutes of the previous meeting as distributed; second by Mr. Murray. The motion passed by unanimous voice vote.

OLD BUSINESS

2021-12 MENARD, INC. Variance to reduce the amount of required parking spaces from 515 spaces to 418 spaces. Property located at 2850 S. CREASY LN.

Mr. Williams made a motion to table the petition; second by Mr. Murray. The motion passed by unanimous voice vote.

NEW BUSINESS

2021-14 THE NAVY CLUB OF LAFAYETTE Multiple requests for property located at 1905 ELMWOOD AVE.

- 1) Variance to reduce the side yard setback from the adjoining residential zone to the east to 2' instead of the required 10'.
- 2) Variance to reduce the side yard setback from the adjoining residential zone to the south to 2' instead of the required 10'.

Mr. Williams moved to hear and approve the petition; second by Mr. Murray. Tyler Ochs, agent for the petitioner, presented the petition.

Mr. Ochs stated that the need for the variance arises from the proximity of the corner of the existing building from the corner of the adjacent property. The Navy Club of Lafayette would like to construct a 12' x 26' addition to their existing building that will serve as an outdoor roofed area. They spoke with the majority of the neighbors and have not heard any remonstrance.

Mr. Bogan clarified that the proposed addition would cover an existing patio next to the building. There is already an entrance to the building in this location.

The Board voted by ballot:

- 1) 4 yes 0 no. Petition GRANTED.
- 2) 4 yes 0 no. Petition GRANTED.

Before discussing BZA 2021-15, Mr. Bogan welcomed Grant, a boy scout attending the meeting for a merit badge. He was tasked with watching a debate.

2021-15

REBRENEA PROPERTIES, LLC Variance to reduce the side yard setback (Union St.) to 23' instead of the required 40'. Property located at 725 SAGAMORE PARKWAY NORTH.

Mr. Williams moved to hear and approve the petition; second by Mr. Murray. Dan Teder, agent for the petitioner, presented the petition. The petitioner, Marc Vaughn, was also present.

Mr. Teder stated that the petitioner is in the process of converting this site into a self-storage business. The property in question was the site of the old Club Newtowne. Mr. Teder and the petitioner were before the board in September of 2020 and bufferyard reductions were granted for this site. They had originally requested a 23' setback from the Union St. frontage but the original proposal would not work because of Fire Department standards so it was withdrawn from the September 2020 petition. Since starting the building permit process for the new self-storage business, they came up with a way to meet the Fire Department standards which is why they are requesting the 23' setback again.

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, May 17, 2021 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:11 PM.



Chairman



Secretary