

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION
June 21, 2022

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, June 21, 2022 at 4:00 PM. Members present were: Jackson Bogan, Dave Williams, Dick Murray, Bob Metzger and Carlynn Smith.

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. Metzger. The motion passed by unanimous voice vote.

NEW BUSINESS:

2022-14 JASMINE JONES, C/O JAMES F. OLDS Multiple requests for property located at 707 WABASH AVE.

- 1) Variance to reduce the side yard setback to 1' instead of the required 6'
- 2) Variance to reduce the minimum lot width to 30' instead of the required 40'
- 3) Variance to reduce the minimum lot size to 3,600 SF instead of the required 4,000 SF
- 4) Variance to reduce the front yard setback to 5' instead of the required 15'

Mr. Williams moved to hear and approve the petition; second by Mr. Metzger. James Olds, agent for the petitioner, presented the petition.

Mr. Olds stated that Jasmine Jones was the respective purchaser under a contract for this property but the financing ended up falling through. The property owners decided they wanted to continue pursuing these variances prior to selling the property to another buyer. There is an existing house on this property and it was built around 1930. Over time, the property became nonconforming in terms of use and developmental standards. The property was zoned NB (neighborhood business) but was recently rezoned to R1U (single-family residential). The financial company that the original petitioner was using was requiring that she be able to rebuild the property exactly as-is as a matter of right in the event of total destruction prior to finalizing any loans. The variance requests would simply allow the existing building to remain and be rebuilt in the event of destruction and this would help any future buyers of the property who would potentially have to go through the same process as the previous buyer.

The board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED
- 2) 5 yes 0 no. Petition GRANTED
- 3) 5 yes 0 no. Petition GRANTED
- 4) 5 yes 0 no. Petition GRANTED

2022-15 ANTHONY HARDEBECK Multiple requests for property located at 603 KOSSUTH ST.

- 1) Variance to reduce the side yard setback (Kossuth St.) to 43.1' instead of the required 60' (gazebo)

- 2) Variance to reduce the side yard setback (Kossuth St.) to 47.7' instead of the required 60' (garage addition)
- 3) Variance to reduce the rear yard setback to 7.2' instead of the required 10' (garage addition)

Mr. Williams moved to hear and approve the petition; second by Mr. Metzger. Joe Bumbleburg, agent for the petitioner, presented the petition. The petitioner, Anthony Hardebeck, was also present.

Mr. Bumbleburg stated that the property owner has been renovating the house and wants to update his garage and add a gazebo. The existing garage was granted a side setback variance years ago and the addition will be in line with the previously granted variance. The variance requests on this petition do not exceed the existing setback of the house which will remain the closest structure to the Kossuth St. frontage. These additions and updates will only improve the property and add to the value of the neighborhood.

The board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED
- 2) 5 yes 0 no. Petition GRANTED
- 3) 5 yes 0 no. Petition GRANTED

2022-16 SIGNARAMA Variance to increase the freestanding sign size to 98.9 SF instead of the allowed 60 SF. Property located at 3961 SR 38 E.

Mr. Williams moved to hear and approve the petition; second by Mr. Metzger. Jeff Stegen, agent for the petitioner, presented the petition.


Mr. Stegen stated that this location is currently under development and will house a Domino's and two other tenant spaces. They are not requesting larger building signage but their proposed integrated center sign is larger than what is allowed. Variances have been granted in this area in the past and those requests were much larger than what Domino's is requesting. They believe the size of the sign they are requesting makes sense for this area, especially since they are adjacent to SR 38 E. They also understand that the electronic message board cannot change its message more than once every 60 seconds.

The board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, August 15, 2022 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