

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE : SEPTEMBER 25, 2019

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

AGENDA

I. APPROVAL OF PREVIOUS MEETING MINUTES

Documents:

[BZA 08.28.2019.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-2024 AMBER D. DILLING:
Petitioner is requesting a special exception to use an existing single-family home as a Transient Guest House (as defined in the ordinance) in an R2 zone. The proposed hours of operation are 24 hours a day, seven days per week. The property is located at 601 S. 9th Street, Lafayette, Fairfield 28(NW) 22-4. (UZO 3-2) *Continued to the October ABZA meeting to send notice to interested parties.*
2. BZA-2025 JOAN KLEMME:
Petitioner is requesting a variance to reduce the street setback to 14'-4" from the minimum requirement of 25' from Avondale Street to construct a 15' X 20' garage addition. The existing house with attached garage is on an R1-zoned corner lot located at 3028 Covington Street, West Lafayette, Wabash 06 (NE) 23-4. (UZO 2-1-7)

Vote Results 5-Yes and 0-No

Documents:

[BZA-2025.PDF](#)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit www.tippecanoe.in.gov/ada

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
MINUTES OF A PUBLIC HEARING

DATE..... AUGUST 28, 2019
TIME..... 6:00 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

MEMBERS PRESENT

Steve Clevenger
Jen Dekker
Frank Donaldson
Carl Griffin
Gary Schroeder
Ed Butz

MEMBERS ABSENT

Tom Andrew

STAFF PRESENT

Ryan O’Gara
Rabita Foley
Chyna Lynch
Zach Williams, Atty.

The Area Board of Zoning Appeals of Tippecanoe County public hearing was held on the 28th day of August 2019 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

Steve Clevenger called the meeting to order.

I. APPROVAL OF MINUTES

Jen Dekker moved to approve the minutes from the July 24, 2019 Board of Zoning Appeals public hearing. Carl Griffin seconded and the minutes were approved by unanimous voice vote.

II. NEW BUSINESS

None

III. PUBLIC HEARING

Steve Clevenger read the meeting procedures.

Jen Dekker moved that there be incorporated into the public hearing portion of each application to be heard this evening and to become part of the evidence at such hearing, the Unified Zoning Ordinance, the Unified Subdivision Ordinance, the Comprehensive Plan, the By-laws of the Area Board of Zoning Appeals, the application and all documents filed therewith, the staff report and recommendation on the applications to be heard this evening and responses from the checkpoint agencies. Carl Griffin seconded and the motion carried by voice vote.

BZA-2018 RALPH AND SHIRLEY LINDER:

Petitioners are requesting the following variances to legitimize their existing single-family house and construct a new front porch in an AW zone:

1. To reduce the front setback from CR 350 E to 4' from the minimum requirement of 40'; (UZO 2-26-7) and
2. To increase the coverage by all buildings to 11.5% from the maximum allowed 10% (UZO 2-26-6)-Withdrawn

on property located at 8507 S 350 E in the unincorporated town of Concord, Lauramie 02 (SE) 21-4. Continued from the July meeting due to insufficient paperwork.

Jen Dekker moved to hear and vote on **BZA-2018 RALPH AND SHIRLEY LINDER**. Carl Griffin seconded.

Rabita Foley presented the zoning map, aerial photos of the site, and site plan. The property is made of two lots that are zoned AW. In this area, many of the platted lots have been developed with no regard to plat lines and right-of-way. Petitioners have a single-family home with a detached garage and out buildings on their property. Petitioners want to expand their existing porch from 168 square feet to 300 square feet. This would reduce the current 6-foot front setback to 4 feet. The required setback from County Road 350 East is 40 feet. If built as planned, two-thirds of the new structure would be in the 40-foot setback. Staff is concerned if in the future the county acquires land for expansion, there could be issues with demolition of the structure. However, staff believes this to be unlikely. The existing building was constructed prior to the inception of the zoning ordinance making it a nonconforming structure. This could exist and have some improvements so long as the existing building footprint is used. Since they are expanding a nonconforming structure, this request has been brought to the Board. Because the UZO permits nonconforming structures occupied by permitted uses to be moved, altered or enlarged by any way provided the alteration and enlargement meets all requirements of the ordinance. It is petitioner's desire to enlarge the porch does not meet ordinance defined hardship. Staff recommended denial for the request. Regarding the listed condition, petitioner recorded the vacation of the lots as approved by the APC in July.

Carl Griffin asked if the red line in the map was the property line.

Rabita said that is the property line which is inclusive of the two vacated lots and an alley. There is a platted street to the south of the property which has not yet been vacated. Petitioners are working with the County Commissioners to get the street vacated and acquire the land which will aid in addressing the garage that is built over a lot line as well.

Steve Clevenger asked if the recommended condition can be ignored because petitioner had recorded the plat vacation.

Rabita said that is correct.

Ralph Linder, 8507 S 350 E, Lafayette, IN 47909, petitioner, said the house was built in 1832 as a one room school house. The building was bought in 1912 and turned into a house. Ralph said his father bought the house in 1961. The fence line is the center of the 66-foot road to the south of the property. After purchasing the house, he acquired the alley and the land behind it. He said he is in the process of vacating the alley and the road so this becomes one property. The 40-foot setback would not be reasonable. He said it is unlikely the road will be widened in the future. He and his wife have been remodeling the home since it was purchased in 2003. The porch is in such poor condition it needs to be removed rather than repaired. He said they will also be repairing the front sidewalk. He thanked the Board.

The Board voted by ballot 6 yes to 0 no to approve **BZA-2018 RALPH AND SHIRLEY LINDER, Variance #1**.

BZA-2019 TOMISH DEVELOPERS, LLC:

Petitioner is requesting the following variances to raze the existing structure and construct a new two-story student apartment in an R3W zone:

1. To decrease the minimum lot width to 55.16' from the minimum requirement of 70'; (UZO 2-10-6)
2. To reduce the side setback from the northern property line to 4'-3" instead of the minimum requirement of 6'; (UZO 2-10-10)
3. To reduce the off-street parking to 5 from the minimum requirement of 10 spaces for university-proximate residences; (UZO 4-6-4)
4. To reduce the side setback from the southern property line to 4'-3" from the minimum requirement of 6'; (UZO 2-10-10) and
5. To decrease the front setback along Grant Street to 25' from the minimum requirement of 60'; (UZO 2-10-8)

on property located at 418 S. Grant Street, West Lafayette, Wabash 19 (SE) 23-4. Continued from the July meeting to add a variance.

Jen Dekker moved to hear and vote on **BZA-2019 TOMISH DEVELOPERS, LLC**. Carl Griffin Seconded.

Rabita Foley presented the zoning map, aerial photos of the site, and site plan. She said the property is zoned R3W located near campus on Grant Street. The future location of the Purdue Veterinary Teaching Hospital is located to the west with Purdue's power plant to the southwest. This road is classified as an urban primary arterial but ends near the railroad track without an outlet. Petitioner's development consists of 8 efficiency units and 2 Type D units ranging from 315 square feet to 464 square feet. The first requested variance is to decrease the lot width from the required 70 feet to 55.16 feet. This lot was platted in 1870 with a width of 75 feet. After selling a 20-foot strip of land to adjoining property owners, the lot is now substandard lot width at 55 feet. Ordinance states that only a single-family unit can be on a substandard lot, not a multi-family unit as the petitioner is requesting. The second and fourth requested variance is to reduce the side setback to 4.25 feet rather than 6 feet. Staff is concerned about the reduction of space between the two structures. Side setbacks allow for light and air circulation as well as room for firefighting and preventing fire from spreading to another building. The third variance is to reduce the parking spaces required. This area has been developed in a high-density manner. The average parking per bed ratio ranges from 0.27 to 0.81. The request calculation of a 0.50 ratio is an acceptable range. The fifth variance request is for the front setback to be reduced to 25 feet from the required 60 feet. Staff feels the request for reduction in the front setback is logical; Grant Street does not function as urban primary arterial but as a local street which allows for a 25-foot setback. Requests one through four stems from the petitioner's desire to develop a substandard lot to a higher density than allowed by ordinance. The difficulty does not stem from the application of development standards of the ordinance. Requiring a 60 ft setback is not logical for this area as it has a dead end and operates as a local road. Therefore, this request meets the ordinance defined hardship. She summarized the ballot points and concluded with a recommendation of:

- Denial for Variance #1;
- Denial for Variance #2;
- Denial for Variance #3;
- Denial for Variance #4; and
- Approval for Variance #5.

Daniel Teder, Reiling, Teder & Schrier LLC, 250 Main Street, Lafayette, IN 47905, representative for petitioner said they are requesting five variances in order to raze the existing building to construct a 10-unit student housing apartment. In order to build this structure in a R3W zone, the petitioner must seek variances or have a planned development. He said the city had no objection to filing the variance requests. A planned development of this size is too expensive and cumbersome. The lot width, parking, and front setback variances will not be injurious to public health, safety, or welfare nor will it affect

adjoining properties' value. This lot width has been 55 feet for at least 50 years. Additionally, this is an R3W zoned area; it is meant for apartments and high-density development like student housing. The proposed parking variance is in line what has been done with surrounding planned developments and variances. The parking per bed ratio is at 0.50 which is appropriate for an area with a large student population as not all students drive or have vehicles on site. The front setback meets requirements of the ordinance because Grant Street is a dead-end street and acts as a local street. As for the side setback variances, the building sets 8.3 feet from the property line on the north and south sides. The petitioner is asking for a variance from the standard 6 feet to 4.3 feet in order to place balconies on the second level. The north side faces a parking lot with 100 feet between the neighboring apartment building. The likelihood of a fire spreading to that building is very low. The south side faces an apartment building that sits 8 feet from the property line. He said this property will be fully sprinkled and use 1R fire rating for any material used to alleviate fire issues. He asked for the Boards approval.

Steve Clevenger asked what the existing side setback is for the duplex.

Daniel Teder said the setback is currently 8 feet on either side.

The Board voted by ballot 6 yes to 0 no to approve **BZA-2019 TOMISH DEVELOPERS, LLC, Variance #1.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2019 TOMISH DEVELOPERS, LLC, Variance #2.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2019 TOMISH DEVELOPERS, LLC, Variance #3.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2019 TOMISH DEVELOPERS, LLC, Variance #4.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2019 TOMISH DEVELOPERS, LLC, Variance #5.**

BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC.:

Petitioner is requesting the following variances to raze the existing structure and construct a new student apartment in an R3W zone:

1. To decrease the minimum lot width to 42.5' from the minimum requirement of 70'; (UZO 2-10-6)
2. To reduce the side setback from the northern property line to 5'1" instead of the minimum requirement of 6'; (UZO 2-10-10)
3. To reduce the side setback from the southern property line to 4' from the minimum requirement of 6'; (UZO 2-10-10)
4. To eliminate the requirement of a 5' no parking setback along the south property line; (UZO 4-4-6)
5. To increase the height of the structure to 22' from the maximum allowed 14' at the finished floor of the upper story; (UZO 2-10-11)
6. To reduce the vegetative coverage to 23.4% from the minimum requirement of 30%; (UZO 2-10-7) and
7. To reduce the off-street parking to 9 from the minimum requirement of 10 spaces for university-proximate residences; (~~UZO 4-6-4~~) Withdrawn

on the property located at 234 Marstellar Street, West Lafayette, Wabash 19 (SE) 23-5.
Continued from the July meeting at petitioner's request.

Jen Dekker moved to hear and vote on **BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC.**
Carl Griffin Seconded.

Ryan O'Gara presented the zoning map, aerial photos of the site, and site plan. He said this area is predominately zoned R3W with land zoned Agricultural across Marstellar. The duplex currently on site was built in 1930. This proposal is for a 3 story, 9 efficiency unit building with parking requirements met. Staff's main concern is the development potential of the larger vacant lot next door. He said presumably, there is an unwilling seller involved. As planners, they are looking at the long-term view and ownership changes hands all the time. Allowing this site to develop compromises the development potential of the site to the south. The lot width would fit a multi-family building with compromise. Staff acknowledged that petitioner is providing parking. Regarding the building height requirement, staff is working on R3W building heights to change the antiquated standards in place. He summarized the ballot items and concluded with a recommendation of:

- Denial for Variance #1;
- Denial for Variance #2;
- Denial for Variance #3;
- Denial for Variance #4;
- Approval for Variance #5; and
- Approval for Variance #6.

Barry Knechtel, 527 Sagamore Pkwy West, West Lafayette, IN 47906, petitioner representative, said his client purchased the property with the first four variances already specified and accepted in a previous submittal from 2018. The client had two requests; to allow one to one parking per bed ratio and this be a building they can be proud of as they are West Lafayette natives. The petitioner wanted to have a parking space for each unit, so they reduced the number of units to nine. Variance five and six stem from the need for more space to provide more parking. Barry presented renderings of the proposed site. He said this design is a great fit for West Lafayette. He thanked the Board and asked for their approval.

Carl Griffin asked Barry what hurdles and questions of unusual hardship there are since the staff recommended denial.

Barry Knechtel said the exact same variances were approved in 2018. They are similar to what the previous petitioner had for their project. He said there will be a fire rated wall and the building will be fully sprinkled. Concerns of fire safety are not there from a building code standpoint. The width of the property is existing from 1930. He said it is important to note that the property to the south is owned by Purdue Research Foundation and make it less likely for a private developer to gain ownership later.

Carl Griffin asked if the building is wider than the previously approved building.

Barry Knechtel said he was not sure because he did not have a copy of the previous submittal.

Rabita Foley said the previous building side setback is identical to the current request. The building is not proposed to be wider than that approved in 2018.

Steve Clevenger said the building is taller than the 2018 proposal to accommodate the parking plans.

The Board voted by ballot 6 yes to 0 no to approve **BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC, Variance #1.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC, Variance #2.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC, Variance #3.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC, Variance #4.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC, Variance #5.**

The Board voted by ballot 6 yes to 0 no to approve **BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC, Variance #6.**

BZA-2023 LINDA SIGLER:

Petitioner is requesting a special exception to use an existing single-family home as a Transient Guest House (as defined in the ordinance) in an R1B zone. The proposed hours of operation are 24 hours a day, seven days per week. The property is located on the east side of Rochelle Drive, just north of Holly Drive in the Southlea Addition to Lafayette (east of Armstrong Park), more specifically, 929 Rochelle Drive, Lafayette, Wea 04 (NW) 22-4. (UZO 3-2) **WITH CONDITIONS**

Jen Dekker moved to hear and vote on BZA-2023 LINDA SIGLER. Carl Griffin Seconded

Ryan O’Gara presented the zoning map, aerial photos of the site, and site plan. He said the site is located near Beck Lane and Armstrong Park. The site is zoned R1B, as is all surrounding properties. The home was built in 1956 as a residential home with a gravel driveway. The driveway has been grandfathered in because that area now requires a paved driveway. Transient guest rental is a maximum of 4 unrelated adults for short-term rental under 30 days. The ballot items meet the requirements. Staff is recommending approval with the following conditions:

1. A permit to operate a Transient Guest House must be obtained from the Lafayette City Engineer’s office;
2. The driveway shall be hard surfaced (asphalt or concrete).

Linda Sigler, 1916 Starks Circle, Lafayette, IN 47909, representative for petitioner, said the petitioner would like to utilize the property for an Airbnb. She said they chose this property because it is located near Purdue, Armstrong Park, and US 231. The property has been updated cosmetically. Regarding the driveway conditions, the petitioner has been in contact with the Lafayette City Engineer’s office which will allow a time limit to pave the driveway. She said for the driveway to be paved, a large tree will have to be removed. She said she had contractors at the property to begin the process of getting these items completed. The home has three bedrooms that can accommodate a family. She said she believes this transient guest house will attract Purdue families that are visiting. The home has adequate exterior lighting and motion detecting security cameras. She said that she lives 6-8 minutes away from the property should an issue arise. She asked the Board for approval.

Steve Clevenger asked if anyone wanted to speak in favor of the petition and no one did. He then asked if anyone would want to speak in opposition to the case.

Melaney Hensley, 1005 Holly Drive, Lafayette, IN 47909, she said she appreciates the improvements on the property. She said she had a few questions for the petitioner. She asked how long the home would be vacant after each guest. She asked who would be responsible for sidewalk snow removal because she walks every evening. She asked who would bring up the trashcans, mow the lawn and check the mail. She asked if pets or fire pits would be allowed. She said the closest fire hydrant to her home is on the property; if there are difficulties with parking or guests over, the fire hydrant needs to be available. She said after living in her home for 40 years, it has been her observation that people that own or lease their homes have a vested interest in the community. She said she has doubts that the same will be true for the short-term transient housing. She asked to keep it a single-family home and thanked the Board.

Steve Clevenger said she would have to talk to the petitioner in order to get answers to the questions,

Linda Sigler said certified letters were sent to all neighbors that included a cover letter that explained what they were proposing to do with the property. She said she provided her cellphone number and email in

the cover letter if any of the neighbors had any questions or concerns. She said she is aware the neighborhood is family oriented and agrees that it should be kept that way. They have limited the number of guests allow to stay. Fire hydrant accessibility should not be a concern because the driveway will allow adequate parking. There should not be a need for off-street parking. The length of time between guests depends on booking. She said they anticipate most guests using the home for long weekends to visit Purdue or for work purposes. She has spoken to the neighbors and given some tours of the property. The provided sign has been posted for a month.

Steve Clevenger asked about snow removal on the property.

Linda Sigler said snow removal will be contracted out.

Jen Dekker asked about the general maintenance of the property and Linda's role as property manager with the proposed use.

Linda Sigler said she mows many of the current properties.

Jen Dekker asked if the current level of care will be the same later down the road.

Linda Sigler said the level of care will absolutely stay the same. The company contracted to do the snow removal would do a better job than a long-term tenant would.

Steve Clevenger asked if pets would be allowed on the property.

Linda Sigler said they would allow small pets.

Jen Dekker asked if the permit would be held by Heber Real Estate, LLC or by Linda, as the independent property manager.

Linda Sigler said the permit would be held by Andrew Heber of Heber Real Estate, LLC.

Jen Dekker asked if in the future, there would be another property manager handling this property.

Linda Sigler said she has no plans to give up being property manager. She said if something happens, her daughter is capable of taking over her responsibilities.

Steve Clevenger said the special exception goes with the lot as long as it is not abandoned. If it were sold to another person, the use could continue.

Linda Sigler said the owner has bought two other properties in Lafayette.

Steve Clevenger said he is not questioning if he plans on keeping the property. He wants to inform people that the special exception travels with the lot so long as it is not abandoned for a year.

Jen Dekker said the permit for the City of Lafayette does cycle at change of ownership.

Carl Griffin asked staff if this special exception would be needed if this were a standard rental property.

Ryan O'Gara said there would be no need for a special exception for month to month, or greater, leasing.

The Board voted by ballot 6 yes to 0 no to approve **BZA-2023 LINDA SIGLER.**

I. ADMINISTRATIVE MATTERS

None.

II. ADJOURNMENT

Jen Dekker moved for adjournment.

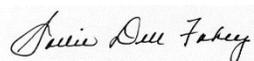
The meeting adjourned at 7:25p.m.

Respectfully submitted,

Chyna Lynch

Recording Secretary

Reviewed by,

A handwritten signature in cursive script that reads "Sallie Dell Fahey". The signature is written in black ink on a light-colored background.

Sallie Dell Fahey

Executive Director

**BZA-2025
JOAN KLEMME
(variance)**

**STAFF REPORT
September 19, 2019**



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner, is requesting a variance to reduce the street setback to 14'-4" from the minimum requirement of 25' along Avondale Street to construct a 15' X 20' garage addition. The existing house with attached garage is on an R1-zoned corner lot located at 3028 Covington Street, in Avondale Subdivision, West Lafayette, Wabash 06 (NE) 23-4. (UZO 2-1-7)

AREA ZONING PATTERNS:

This site and all surrounding land is zoned R1, single-family residential. This site was granted a variance in November 2005, (BZA-1706). The approved variance was for a 21' instead of 25' setback along Covington to construct a covered porch addition on the front of the home.

AREA LAND USE PATTERNS:

This property and surrounding lots are used as single-family homes. A little farther away, uses in the area are athletic fields, a senior living facility, and an elementary school.

TRAFFIC AND TRANSPORTATION:

The home is located at the northeast corner of Covington and Avondale streets, both classified as urban local roads in the *Thoroughfare Plan*. Covington Street has been cut-off just north of this home with plantings between this subdivision, Avondale, and University Farm to the north. Only pedestrian traffic can travel between the two neighborhoods on Covington. This road closing does not change the setbacks of the lot along Covington.

The site plan shows a widened driveway in the right of way of Covington leading to the additional garage bay. This curb cut would need to be approved at the permit stage by the West Lafayette Engineer's Office.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water serve this site.

STAFF COMMENTS:

The petitioner is requesting a setback variance to construct an addition to the existing attached 2-car garage to add a third bay. The homes in the neighborhood were constructed before two car bays were customary, but this lot already has a two-car garage. According to the petition a third adult over the age 70 will be moving in this structure. Granting this variance would allow the petitioner to construct an additional garage bay.

Staff must evaluate whether the ordinance creates a hardship in this situation. Staff can find nothing uncommon about this lot in relation to the neighbors' lots and finds no UZO-defined hardship. During staff's visit to the site it appeared that no other structure along the street encroaches into the 25' minimum front setback. While it may not seem practical to add on to the home in a different location, ample room does exist elsewhere on the lot.

Regarding the ballot items:

1. The Area Plan Commission, on September 18, 2019, determined that the variance requested **IS NOT** a use variance.

And it is staff's opinion that:

2. Granting this variance **WILL NOT** be injurious to the public health, safety, and general welfare of the community because the vision triangle at the corner of Avondale and Covington will not be affected by the proposed addition based on measurements in GIS.
3. Use and value of the area adjacent to the property included in the variance request **WILL NOT** be affected in a substantially adverse manner. The addition to this home, originally built in 1962 will not prevent other residents from using their homes as single-family homes.
4. The terms of the zoning ordinance are being applied to a situation that **IS** common to other properties in the same zoning district. There is nothing unusual about this lot's terrain or size that would make it substantially different from other lots in this neighborhood. Although the property is a corner lot, this situation is not uncommon in single-family subdivisions. In fact, this property already has a two-car garage which is uncommon in the Avondale Subdivision.
5. Strict application of the terms of the zoning ordinance **WILL NOT** result in an unusual or unnecessary hardship as defined in the zoning ordinance. There is nothing unusual regarding the property, so no hardship as defined by the UZO exists. Continued use of the lot as a single-family residence will not be affected if the variance is not granted. Homes in the immediate area all appear to be built at the 25' setback with no additions to the front of homes.

Note: Questions 5a. and 5b. need only be answered if a hardship is found in Question 5 above.

5a. The hardship involved **IS** self-imposed or solely based on a perceived reduction of or restriction on economic gain. There is adequate room for an addition on the north side of the lot.

5b. The variance sought **DOES NOT** provide only the minimum relief needed to alleviate the hardship. There is no minimum relief because there is no hardship.

STAFF RECOMMENDATION:

Denial

1/8" = 1'

Klemme Home
3028 Covington St.
W. Lafayette, IN 47906
765-447-9789

