

**December 31, 2020**

---

---

**1. CASE #2021-01 THAYER'S ENTERPRISES, INC.:**

Petitioner is requesting the following bufferyard variances to build a 5600 sq. ft. building to accommodate Thayer Exteriors business expansion in GB zoned lots:

1. To reduce the required Type C, 30 feet wide bufferyard to 15 feet on the southern property line; (UZO 4-9) and
2. To remove the required Type A, 20 feet wide bufferyard along the western property line; (UZO 4-9-3)

on property located at 1709, 1717, and 1720 Colfax Street, Lafayette, Fairfield, Longlois Reserve (W1/2) 23-4.

**2. CASE #2021-02 TERIDAAT INVESTMENTS, INC.:**

Petitioner is requesting the following variances to make the existing structure (former Regions Bank building) conforming and build a new building on a southern lot in a GB zone:

1. To reduce the street setback to 48 feet from the minimum requirement of 60 feet from Union Street; (UZO 2-17-7)
2. To reduce the street setback to 15 feet from the minimum required 30 feet from 31<sup>st</sup> Street; (UZO 2-17-7)
3. To reduce the side setback to 10 feet from the minimum required 30 feet from southern property line (adjoining R3-zoned land); (UZO 2-17-9) and
4. To reduce the required Type C, 30 feet wide bufferyard to 5 feet along southern property line; (UZO 4-9-3)

on property located south of Union Street, between 31<sup>st</sup> Street and Earl Avenue, Lafayette, Fairfield 22(SW) 23-4.

**3. CASE #2021-03 SWITZER RE HOLDINGS, LLC:**

Petitioner is requesting a variance to allow 44 parking spaces instead of the minimum required 80 spaces for the Prime Body and Paint business in a GB zone. The property is located 3437 South Street, Lafayette, Fairfield 27 (NE) 23-4. (UZO 4-6-3)

**4. CASE #2021-04 ANTIQUE CANDLE WORKS, INC.:**

Petitioner is requesting the following variances to repurpose the existing building to accommodate a candle manufacturing business in an I2 zone:

1. To reduce the required Type C, 30 feet wide bufferyard to 15 feet on the southern property line; (UZO 4-9-3)

2. To remove the required Type A, 20 feet wide bufferyard along the eastern property line; (UZO 4-9-3) and
3. To reduce the vegetative coverage to 18.2% from the minimum requirement of 25%; (UZO 2-22-6)

on property located at 1701 Schuyler Avenue, Lafayette, Fairfield, Longlois Reserve (SW) 23-4.

**5. CASE #2021-05 MURTAUGH LAW LLC:**

Petitioner is requesting a street setback variance to 5'8" from the minimum requirement of 25' from S 30<sup>th</sup> Street in an I3 zone. The property is located at 2331 S 30th Street (retired address: 2341 S 30th Street), Lafayette, Fairfield 34 (SW) 23-4. (UZO 2-23-7)

**6. CASE #2021-06 DAHM NO.26 LLC:**

Petitioner is requesting a variance to allow 373.97 sq. ft. of sign area per sign-lot instead of the maximum allowed 349.27 sq. ft. (previously granted variance, 2003-4) for the Crew carwash in a GB zone. The property is located at 4023 SR 26 E, Lafayette, Fairfield 26(NE) 23-4. (UZO 4-8-5)

**7. CASE #2021-07 DAHM NO.54 LLC:**

Petitioner is requesting the following variances for a 5,764-sq. ft. Crew carwash in a GB zone:

1. To increase sign area per sign-lot to 460.63 sq. ft. from the maximum allowed 172 sq. ft.; (UZO 4-8-5)
2. To increase the area of the freestanding sign to 165 sq. ft. from the maximum allowed of 60 sq. ft.; (UZO 4-8-6) and
3. To reduce the freestanding sign setback to 24' from the minimum requirement of 28.5' (proposed height for the freestanding sign); (UZO 4-8-6)

on property located at the northeast corner of Veterans Memorial Parkway and S. 18<sup>th</sup> Street, Lafayette, Fairfield 09 (NE) 23-4.

Based on the petition, above request should include an additional variance to increase the height of the freestanding sign to 28.5' from the maximum allowed 24' in a GB zone.

**RECOMMENDATION:**

Staff advises that the above requests do not constitute use variances.