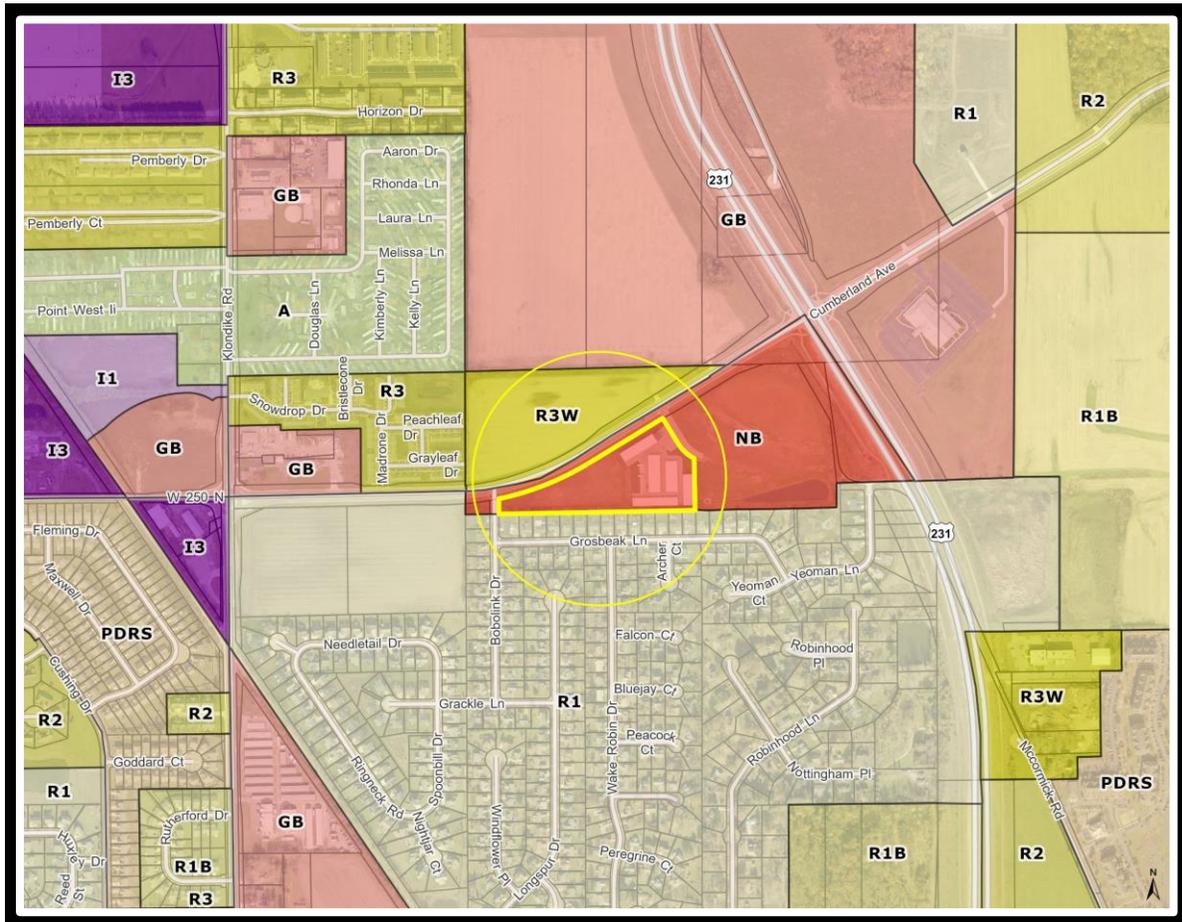

BZA-2086
CUMBERLAND PARTNERS STORAGE
(variance)

STAFF REPORT
July 21, 2022



BZA-2086
CUMBERLAND PARTNERS STORAGE
Variance

Staff Report
JULY 21, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner Cumberland Partners, LLC, by Managing Member Steve Schreckengast, represented by attorney Burke Richeson of Gutwein Law, is requesting the following variances to expand an existing self-storage warehouse in an NB zone:

1. To eliminate the required Type B bufferyard (20') that was previously granted (BZA-2009 allowed a reduction in the required Type C bufferyard of 30' to a Type B bufferyard of 20'.) (UZO 4-9-3) and
2. To increase the total signage on the sign-lot from the allowed 180 sq.ft. to 280 sq.ft. (UZO 4-8-5)

on property located at 2575 Cumberland Ave, West Lafayette, Wabash 11 (NW) 23-5.

Note: Petitioner is planning to expand its existing self-storage operation, approved by special exception (BZA-2005) in 2019, by constructing five new buildings to the west of the existing structures. Because these buildings (actually, a total of six of them) were shown on the original special exception site plan as "future buildings," no new special exception is needed for the business to expand.

Variance request #1, to eliminate the required Type B bufferyard (20' wide) that was previously granted in BZA-2009 (which allowed a reduction in the required Type C bufferyard of 30' to a Type B bufferyard of 20'.) is not needed. After investigating the site, and getting feedback from the West Lafayette Community Forestry and Greenspace Manager, the Administrative Officer for West Lafayette decided that the existing tree line along the southern property line was sufficient to meet the Type B bufferyard standards as is. With this approval from the Administrative Officer, the variance to eliminate the bufferyard requirement is no longer necessary.

Variance request #2, to expand the amount of signage from the allowed 180 square feet to a total of 280 square feet, is also no longer necessary. The site is currently only using 111 square feet of signage (a 74 sq.ft. freestanding sign and a 37 sq.ft. fascia sign on the office...the three vinyl banners on site are temporary signs and are not counted in the sign area total). Also, upon closer review, staff noticed an error in the original sign worksheet calculations. This site, with three street frontages (two public and one private) and one large building setback (from Bobolink Drive) is actually allowed 256 square feet of signage, rather than the 180 originally believed. The additional 100 square feet of signage being requested, added to the existing 111 square feet of signage means a proposed total of 211 square feet of signage which is considerably less than the maximum sign allotment for this site.

STAFF RECOMMENDATION:

Dismissal of both requests