

December 29, 2022

1. CASE #2023-1 ANCHOR SIGN, INC.

Petitioner is requesting a variance to increase the total signage on site from the allowed 115 square feet to 211.5 square feet for a proposed Family Dollar Combo Store. The property is located at 2432 Teal Road, Lafayette, Fairfield 33 (NE) 23-4 (UZO 4-8-5).

2. CASE #2023-2 SEYED AMIR SADEGHI

Petitioner is requesting a variance to decrease the side setback from 30th Street to 5 feet instead of the required 25 feet for two proposed carports. The property is located at 2901 Teal Road, Lafayette, Fairfield 34 (SW) 23-4 (UZO 2-17-7).

3. CASE #2023-3 BRIAN AND JENNIFER BALLARD

Petitioners are requesting the following three variances to construct a two-story duplex on an unimproved lot in an R2 zone:

1. To allow a minimum lot area of 5,664 square feet instead of the required 7,500 square feet (UZO 2-6-4);
2. To allow a minimum lot width of 48 feet instead of the required 60 feet (UZO 2-6-5); and
3. To allow a front setback for a primary use building of 35 feet instead of the required 40 feet; (UZO 2-6-7)

on property located in the 1900 block of Greenbush, on Lot 3, M L Peirce Addition to the Town of Linnwood, Lafayette, Fairfield 21 (NE) 23-4.

4. CASE #2023-4 BRIAN AND JENNIFER BALLARD

Petitioners are requesting the following three variances to construct a two-story duplex on an unimproved lot in an R2 zone:

1. To allow a minimum lot area of 5,664 square feet instead of the required 7,500 square feet (UZO 2-6-4);
2. To allow a minimum lot width of 48 feet instead of the required 60 feet (UZO 2-6-5); and
3. To allow a front setback for a primary use building of 35 feet instead of the required 40 feet; (UZO 2-6-7)

on property located in the 1900 block of Greenbush, on Lot 4, M L Peirce Addition to the Town of Linnwood, Lafayette, Fairfield 21 (NE) 23-4.

5. CASE #2023-5 CHARLEY SCHALLIOL (SITE ENHANCEMENT SERVICES)

Petitioner is requesting a variance to increase the total signage on site from the allowed 295 square feet to 440.06 square feet for a proposed Academy Sports and Outdoors business. The property is located at 100 S Creasy Lane, Lafayette, Fairfield 26 (NW) 23-4 (UZO 4-8-5).

6. CASE #2023-6 INNOVATIVE ENGINEERING AND CONSULTING, INC.

Petitioner is requesting the following two variances for a proposed BP gas station in a GB zone:

1. To allow a freestanding sign setback of 10.5 feet instead of the required 24 feet (UZO 4-8-6); and
2. To increase the freestanding sign square footage from the allowed 40 square feet to 124.13 square feet (UZO 4-8-6)

on property that is located on the southeast corner of Kossuth and Earl, more commonly known as 3211 Kossuth Street, Lafayette, Fairfield 27 (SW) 23-4.

RECOMMENDATION:

Staff advises that the above requests do not constitute a use variance.