

**December 26, 2019**

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**1. CASE #2020-01 THOMAS R.B. BROWN:**

Petitioner is requesting the following variances to expand the existing attached garage in a R1B-zoned lot:

1. To reduce the rear setback to 20' from the minimum requirement of 25'; (UZO 2-3-8) and
2. To reduce the street setback (also a side setback) to 20' from the minimum requirement of 25' from Logan Avenue; (UZO 4-3-7)

on property located at 1501 Catula Avenue, Lafayette, Fairfield 33 (NW) 23-4.

**2. CASE #2020-02 RIGOBERTO XOCHIPA GUADARRAMA:**

Petitioner is requesting a street setback variance to 4 feet from a minimum requirement of 40 feet (along Elston Road) to build a 15' X 16' room addition above the existing structure. The R1 property is located at 2411 S. Beck Lane, Lafayette, Fairfield 31 (SE) 23-4. (UZO 2-1-7)

**3. CASE #2020-03 ERIC CARTER, WEIHE ENGINEERS, INC.:**

Petitioner is requesting the following signage variances for a new Speedway gasoline station on a GB-zoned lot:

1. To increase the height of the freestanding sign to 29'-5" from the maximum allowed 24' along US 52 South; (UZO 4-8-6)
2. To increase the height of the freestanding sign to 29'-5" from the maximum allowed 24' along Veterans Memorial Parkway South; (UZO 4-8-6)
3. To increase the area of the freestanding sign (along US 52 S.) to 165 sq. ft. from the maximum allowed of 100 sq. ft.; (UZO 4-8-6)
4. To increase the area of the freestanding sign (along Veterans Memorial Parkway S.) to 165 sq. ft. from the maximum allowed of 100 sq. ft.; (UZO 4-8-6) and
5. To increase the total amount of signage on the lot to 834 sq. ft. instead of the maximum allowed 300 sq. ft.; (UZO 4-8-5)

on property located at the northwest corner of US 52 S and Veterans Memorial Parkway S, Lafayette, Fairfield 12 (NW) 23-4.

**RECOMMENDATION:**

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

4. **CASE #2020-04 ANTIQUE CANDLE WORKS, INC.:**

Petitioner is requesting to increase the maximum floor area from 5,000 sq. ft. to 10,000 sq. ft. to operate a candle manufacturing business (SIC 39). The GB-zoned property is located at 1611 Schuyler Avenue, Lafayette, Longlois Reserve (SW) 23-4. (UZO 3-2, footnote 10)

According to UZO 6-4-5 (b), the ABZA or ABZA-LD may grant a variance from the Zone Regulations and Additional Use Restrictions in Chapters 2 and 4. Therefore, the petitioner's request to vary a section in Chapter 3 is not allowed.

**RECOMMENDATION:**

Staff advises that the above request (2020-04) cannot be varied.