

# THE AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY

## NOTICE OF PUBLIC HEARING

DATE..... APRIL 22, 2026  
TIME..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

### AGENDA

*Links to watch the livestream can be found on the APC website at:  
<https://www.youtube.com/c/TippecanoeCountyGovernment>*

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

#### 1. BZA-2225 OMEGA CHAPTER OF PI KAPPA PHI

Petitioner and owner, represented by Ryan Munden of RTS Law, requests the following variances for construction of a new fraternity house:

1. To increase the building height from the maximum allowed 40' to 72'5" (UZO 2-11-11);
2. To increase the building coverage from the maximum allowed 40% to 70% (UZO 2-11-7);
3. To reduce the vegetative coverage from the minimum required 30% to 9.7% (UZO 2-11-7).
4. To reduce the total parking spaces from the minimum required 41 spaces to 27 spaces (UZO 4-6-3);
5. To reduce the front (west) setback from the minimum required 10' (averaged) to 3'6" (UZO 4-4-1);
6. To reduce the rear (east) setback from the required 25' to 20'10" (UZO 2-11-9).

The R3W-zoned property includes Lots 6, 7 and 8 pf Roberts Addn, commonly known as 330 N Grant Street, West Lafayette, Wabash 19 (NE) 23-4.

#### 2. BZA-2226 JASON MORROW

Petitioner, on behalf of owner Tim Valiant, requests a special exception to allow construction of an additive manufacturing business (SIC 39) in an NB zone with existing commitments. The 1.08-acre property is located at the southwest corner of SR 26 E and CR 550 E, addressed 10 S 550 E, Perry 30 (NW) 23-3.

Continued by  
petitioner to  
the May 27,  
2026 BZA  
hearing

Withdrawn by  
petitioner April  
13, 2026

Withdrawn by  
petitioner April  
13, 2026

3. **BZA-2227 JASON MORROW / PRINTWORKS 3D LLC**

Petitioner, on behalf of owner Tim Valiant, requests a variance to reduce the minimum parking from the required 13 to 3 spaces to allow construction of an additive manufacturing business (SIC 39) (UZO-4-6-3). The 1.08-acre NB-zoned property (with existing commitments) is located at the southwest corner of SR 26 E and CR 550 E, addressed 10 S 550 E, Perry 30 (NW) 23-3. *This variance must be approved before the special exception (BZA-2226) can be heard.*

4. **BZA-2228 AMY POHLOD**

Petitioner, on behalf of owner J. Brian Mann and represented by Jolly Thulaseedas of KP&J Architects and Engineers, requests a variance to reduce the minimum parking from the required 53 to 48 spaces for construction of a Tropical Smoothie Café. The GB-zoned property (with existing commitments) is preliminarily platted Lot 13 of Sagamore Commons Subdivision, addressed 3020 Sachem Court South, West Lafayette, Wabash 1 (SW) 23-5.

IV. ADMINISTRATIVE MATTERS

Planning Pointer: All About A.O.'s

V. ADJOURNMENT

*Per Indiana State Statute, the membership of the Area Board of Zoning Appeals must be included on all agendas starting July 2025. State Code allows each participating jurisdiction to determine the length of an appointee's initial term. Upon re-appointment following the end of their initial term, an appointee then serves a four-year term. The ABZA membership is as follows:*

---

President Steve Clevenger, Tippecanoe County appointment, 1/26 thru 12/29 (President thru 12/26)  
 Vice President Robert Novak, City of Lafayette appointment, 3/26 thru 12/29 (Vice President thru 3/27)  
 Tim VanderPlaats, Tippecanoe County appointment, 1/26 thru 12/29  
 Ed Butz, City of Lafayette appointment, 1/26 thru 12/29  
 Brad Hallberg, APC appointment, 1/26 thru 12/29  
 Gary Schroeder, APC appointment, 1/26 thru 12/29  
 Jennifer Page, City of West Lafayette appointment, 3/26 thru 3/12/27 (3-year term per Mayor)

---

NCM | g:\apc\agendas\2026 bza agendas\04 april bza agenda packet items\04 april bza (tentative) agenda.docx | Printed: April 15, 2026

Tippecanoe County does not discriminate on the basis of race, color, national origin, religion, sex, age, marital status, disability, or veteran status. If you need a reasonable accommodation, including auxiliary aids or language assistance to participate in a public meeting or access a County service, please contact the Tippecanoe County ADA/Title VI Coordinator at (765) 423-9215 or by email: [accessibility@tippecanoe.in.gov](mailto:accessibility@tippecanoe.in.gov) at least 48–72 hours before the event. Forms and additional details are available on our website: [Tippecanoe County ADA & Title VI Compliance](#)

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

DATE ..... March 25, 2026  
TIME ..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

*This meeting was held in-person.*

<b>MEMBERS PRESENT</b>		<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	
Ed Butz	Gary Schroeder	Brad Hallberg	Amanda Esposito	Larry Aukerman
Steve Clevenger	Tim VanderPlaats	Robert Novak	Nathan McBurnett	Eric Burns, Attorney
		Jennifer Page		

The Area Board of Zoning Appeals of Tippecanoe County public hearing was held in-person on the 25th day of March 2026 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

Steve Clevenger called the meeting to order. Attorney Eric Burns conducted roll call.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the February 25, 2026 ABZA public hearing as submitted. Ed Butz seconded. The minutes were approved by a unanimous voice vote.

**II. NEW BUSINESS**

Amanda Esposito, APC staff, stated all cases were ready to move forward.

**III. PUBLIC HEARING**

Gary Schroeder moved that there be incorporated into the public hearing portion of each application to be heard and to become part of the evidence, 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, and responses from the checkpoint agencies. Ed Butz seconded, and motion carried by unanimous voice vote.

Steve Clevenger read the meeting procedures.

Gary Schroeder moved to hear and vote on **BZA-2223 JHS INVESTMENT GROUP LLC.**

- BZA-2223 JHS INVESTMENT GROUP LLC**  
 Petitioner and owner, represented by Kevin J. Riley of RTS Law, requests the following variances for an existing U-Haul business (SIC 751):
1. To reduce the width and number of planting units of a Type C bufferyard along the side (south) property line from the required 30' to 15' (UZO 4-9-3).
  2. To reduce the width and number of planting units of a Type C bufferyard along the rear (east) property line from the required 30' to 15' (UZO 4-9-3).

The GB-zoned property is Lot 1 of J & J Subdivision, commonly known as 5011 Old US Hwy 231 S, in Wea 20 (NW) 22-4.

Nathan McBurnett, APC staff, showed photos of the property that was rezoned to GB because the U-Haul business was illegally non-conforming and had a zoning violation. It is now legally conforming due to the rezoning but is legally non-complying due to the bufferyards. The variance would reduce the width of the bufferyard by half and a single line of conifer trees would provide screening between the property and surrounding residential properties. Due to the small size of the property, the bufferyard variance is necessary for the site to be usable. Staff recommended approval.

Steve Clevenger called for the petitioner or the petitioner's representative to make a presentation.

Brad Neely, RTS Law, 250 Main Street, Lafayette, representing the petitioner, said that the site plan had been discussed with and approved by the building commissioner. An existing fence along the eastern border will provide additional screening and no new structures are intended to be constructed on the site.

Steve Clevenger asked if anyone wished to speak in favor or in opposition of the petition. There were none.

Steve Clevenger asked if the Board had any questions or comments. There were none.

Steve Clevenger called for a ballot vote.

Attorney Eric Burns collected the ballots. The Board voted 4-Yes to 0-No, approving variance #1, to reduce the width and number of planting units of a Type C bufferyard along the side (south) property line from the required 30' to 15'.

**Yes-Vote**

Ed Butz  
Steve Clevenger

Gary Schroeder  
Tim VanderPlaats

**No-Vote**

Attorney Eric Burns collected the ballots. The Board voted 4-Yes to 0-No, approving variance #2, to reduce the width and number of planting units of a Type C bufferyard along the rear (east) property line from the required 30' to 15'.

**Yes-Vote**

Ed Butz  
Steve Clevenger

Gary Schroeder  
Tim VanderPlaats

**No-Vote**

Gary Schroeder moved to hear and vote on **BZA-2224 1<sup>st</sup> SOURCE BANK**. Ed Butz seconded.

**BZA-2224 1<sup>st</sup> SOURCE BANK**

Petitioner and owner, represented by Ryan Munden of RTS Law, requests a variance to reduce the required parking for an existing bank (SIC 60) from the minimum allowed 60 spaces (per Parking Group 8) to 43 spaces.

The OR-zoned property is Lot 3 of Part 1 of McClure Park Subdivision, commonly known as 1215 Potter Drive, Wabash 12 (NE) 23-5 (UZO 4-6-3).

Larry Aukerman, APC staff, showed aerials of a property that had an existing bank built in the 60s or 70s. The site will be cleared to construct a new bank with a maximum of 14 employees onsite at any given time. Due to the increase in online banking, staff felt that the parking request would adequately meet the needs of customers. Staff recommended approval.

Steve Clevenger called for the petitioner or the petitioner's representative to make a presentation.

Brad Neely, RTS Law, 250 Main Street, Lafayette, representing the petitioner, said that the building would be large, but the lobby would be a small portion of the overall footprint. The rest of the building would consist of staff offices, meetings rooms, and training spaces and thus wouldn't need as much public parking.

Steve Clevenger asked if anyone wished to speak in favor or in opposition of the petition. There were none.

Steve Clevenger asked if the Board had any questions or comments. There were none.

Steve Clevenger called for a ballot vote.

Attorney Eric Burns collected the ballots. The Board voted 4-Yes to 0-No, approving the variance to reduce the required parking from the minimum allowed 60 spaces to 43 spaces.

**Yes-Vote**

Ed Butz

Steve Clevenger

Gary Schroeder

Tim VanderPlaats

**No-Vote**

**IV. ADMINISTRATIVE MATTERS**

**1. Planning Pointers: BZA Bylaws**

Amanda Esposito presented the planning pointer:

“State law gives the ABZA a lot of leeway when it comes to rules and procedures, allowing them to create their own By-Laws that govern organization, selection of officers, forms for applications, filing requirements, procedures, notices for and conduct of meetings.

The current version of the By-Laws was adopted in 1984, and last amended in July of 2023. In a little bit, I'll cover those more recent changes.

BZA membership is outlined in the UZO, but the By-Laws provide information regarding electing officers and what their duties shall be. They also define interested persons, and describe the process for meetings. Special meetings are also allowed, which are held outside of regularly scheduled meetings, if the President, Secretary or two-thirds of the board members call for it. In the past, we have held special meetings for hearing appeals from the decision of the Administrative Officer, where attorney's from both sides were given time to present their cases.

The filing process is described in the By-Laws, as well as necessary forms and the fees required for filing. For those of you who were on the board a few years back, you'll remember that staff proposed a fairly comprehensive overhaul of the filing process and the forms. Over the course of several months, and taking some time at both BZA and APC meetings, staff and board members talked about the changes being proposed. At the time, petitions had to be filed at least 28 days before the next meeting, and include their own interested persons list of all property owners within one hundred feet of the property or adjacent to, as well as the letter sent to those persons and the notice that would be published in the paper. The letters sent to neighbors and the physical sign posted on the subject property were required to be done 10 days before the meeting.

Staff recognized that some of these requirements were unnecessarily onerous on the part of the petitioner, not to mention sometimes being incorrect or missing information. The filing deadline was bumped to 30 days before, from 28, providing additional buffer for staff to do a more thorough job with the report. The notification period was also changed, from 10 days, which the state requires, to 21 days. This was a big difference, particularly for interested persons; mailing a letter 10 days before a meeting often led to notification mere days before the meeting. At that point, people simply didn't have time to prepare thoughts for speaking or make the deadline for a letter to be written and included in the packet.

The other big change made during this time was taking on the responsibility of creating the interested persons list and letter to be mailed. Staff now completes this step after a filing has been made, providing the petitioner with a mailing list, labels, and a letter, along with as many signs as necessary for posting on the property, at a current cost of \$10/sign. Petitioners then have to make the necessary number of copies of the letter and take it all to the Post Office for mailing. By doing those steps ourselves, we ensure that everyone who is required to be notified is being notified. The distance from the subject property was also expanded to 200' or two parcels away, whichever is greater, doubling the distance from what was previously required.

The process of appealing a decision of an Administrative Officer is outlined in the By-Laws, providing more detailed information than what the UZO does. The filing process follows the same rules as any

other BZA petition, with the same deadlines, etc. The hearing procedure for an appeal is much different than that of a variance or special exception request. We could likely spend 10 minutes or more just talking about appeals!

When these procedures were changed, staff also did a complete revision of all forms: now they are all similar in style/design, are simpler to figure out by the average petitioner, and are fully accessible. The By-Laws include all relevant forms by name in a list at the end of the document. Changes made to these forms must pass through the BZA for approval, as with any changes to the By-Laws.

By the way, the process for filing a rezone is very similar, so the APC By-Laws and forms were also updated at the same time.

Staff places all complete applications on the agenda for the next public hearing; the Thursday before the meeting is when the full packet is made public. The packet, as you all know, includes the agenda, staff reports, findings of fact and site plans for each petition. The By-Laws require all letters in support or opposition to a specific case be received by staff no later than 10am on the day eight calendar days prior to the hearing, in order for them to be included in that published packet. Staff tries to get all letters into the packet that we receive before the packet is published, even up to that morning. Most of the time, that's not a problem. When there are contentious cases, however, those files take much longer to sort through and prepare for packet day; to keep our workflow progressing on schedule, we have to stick to the By-Law imposed deadline for letters. Anything received after the deadline, or anything not published in the packet, is printed out for board members to read during the meeting while the case is being heard.

The By-Laws describe how a hearing should proceed, and what is required of petitioners to be heard at that hearing. All petitioners are granted the option of requesting up to two continuances of no more than two months each. Anything presented to the BZA during the meeting becomes part of the official record for that particular case. That's why staff is always concerned about getting paperwork back at the end of a meeting – it's an official record that we have to keep track of! So here's a friendly reminder to not take anything home with you unless you brought it in yourself.

When it comes to votes by the BZA, these must be done by written ballot, and each request must be represented by separate ballots. That's why you've seen multiple ballots from one variance case in the past: each variance request, whether it's for a parking reduction, setback, or extra height, must be voted on individually. Additionally, each vote is subject to certain identified written findings, from the petitioner, from staff, or from elsewhere. Actions are only considered official when a majority of the members of the board concur for or against a matter. For this Board, that means a vote of 4 or more. If a matter receives less than 4 votes for or against, it is considered to be "inconclusive", and would be heard again at the next meeting. There have been several instances where a case was heard a handful of times before enough votes were cast for it to be officially decided.

The By-Laws have a large section regarding ex parte communication – rules about BZA board members talking about a case (or hearing arguments for/against it) outside of the public hearing platform. The bottom line with all that information is, don't do it! If you want to know more of those details, they start at the bottom of page 7.

The final item in the By-Laws (the last two pages in fact) show a map of the "City-Campus-Community Collaboration Zone". Anytime a property within this boundary has a variance or special exception going before the BZA, the petitioner is required to deliver a copy of the application to West Lafayette City Staff and the West Lafayette/Purdue University Joint Board, prior to filing with APC staff. The purpose of this being to give early notice to these entities about an upcoming public hearing that may or may not impact land on their "turf". It's possible that Purdue wouldn't be notified as a result of the "interested persons" range of 200' or 2 parcels, depending on where that subject property is located."

Gary Schroeder voiced appreciation of the new bylaw changes.

Steve Clevenger stated unless any member has an objection, the chair will order the findings of each member casting a vote for the majority decision of the Board to be the collective findings of the Board in support of the decision of the Board. Hearing none, it was so ordered.

**V. ADJOURNMENT**

Gary Schroeder moved to adjourn. The meeting adjourned at 6:25 PM.

Respectfully submitted,  
Danielle Bistline  
Recording Secretary

Reviewed by,

A handwritten signature in cursive script that reads "Ryan P. O'Gara".

Ryan O'Gara  
Executive Director

---

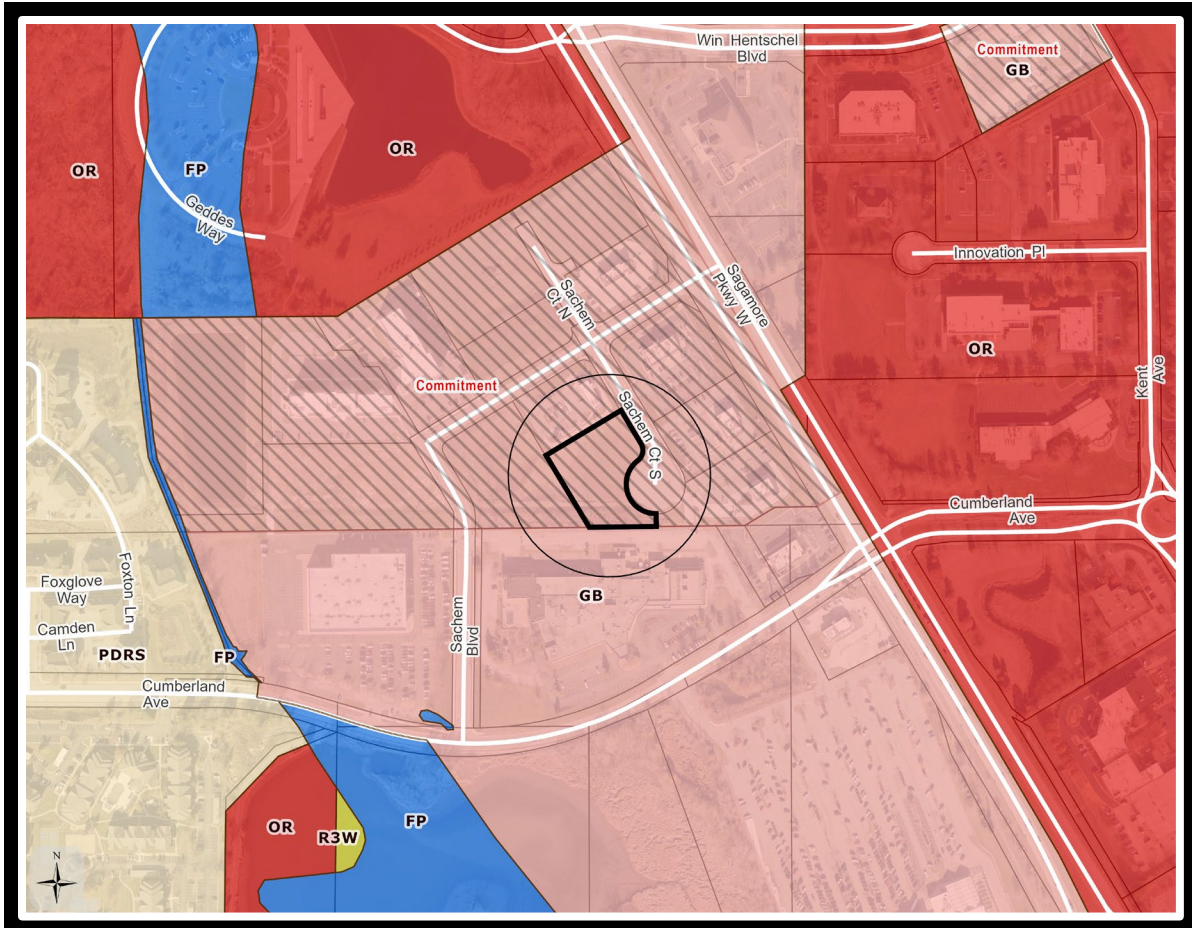
---

**BZA-2228  
AMY POHLOD  
(variance)**

**STAFF REPORT  
April 16, 2026**

---

---



---

---

**BZA-2228**  
**AMY POHLOD**  
**Parking Variance**

**Staff Report**  
**April 16, 2026**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, on behalf of owner J. Brian Mann and represented by Jolly Thulaseedas of KP&J Architects and Engineers, requests a variance to reduce the minimum parking from the required 53 to 48 spaces for construction of a Tropical Smoothie Café (UZO 4-6-3). The GB-zoned property (with existing commitments) is Lot 13 of Sagamore Commons Subdivision, addressed 3020 Sachem Court South, in West Lafayette, Wabash 1 (SW) 23-5.

**AREA ZONING PATTERNS:**

The final plat for this lot was recorded just days ago; this final platting was required in order to obtain an Improvement Location Permit from West Lafayette. The site is zoned GB, General Business as is all surrounding land in this business park as well as property south of Cumberland and east of Sagamore. Beyond the GB district to the east and north is OR zoning (Office Research), and to the west property is zoned FP (Flood Plain). All of the land within the Sagamore Commons Subdivision was zoned OR until it was rezoned to GB in 2018 (Z-2716).

To date, there have been four variance requests approved for developments within the Sagamore Commons Subdivision since 2020; these include three sign variances (BZA-2045, BZA-2150, and BZA 2151) and a height variance (BZA-2158).

**AREA LAND USE PATTERNS:**

Sagamore Commons Business Park is currently in development. Several fast-food franchises line the Sagamore Parkway frontage; two hotels were completed in 2023 to the northwest of the site in question. Surrounding the business park are a variety of mostly commercial land uses: two residential planned developments, a church, another hotel, office buildings, more restaurants, and a Walmart.

**TRAFFIC AND TRANSPORTATION:**

Sagamore Parkway is a divided primary arterial; Sachem Court is a local road. The parking area shown on the site plan would serve three commercial suites once the building is constructed and fully leased.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer and water serve the site.

## STAFF COMMENTS:

Petitioner requests a variance to reduce the minimum required parking allowed, which is based on Parking Group 19: one space per 100sqft of gross floor area. The proposed development would provide three commercial suites, only one of which is known (Tropical Smoothie Café). The applicable parking standard, which is based on the known use but applied to the entire building, is common among retail uses in the UZO and appropriate for businesses with heavy traffic flow.

The proposed development will be unique among the five existing retail businesses in the Sagamore Commons Business Park because it will provide three commercial suites that will allow three separate users to operate on the lot. The existing retail uses – Panda Express, Panera Bread, Culver’s, Popeye’s Louisiana Kitchen, and Starbucks Coffee – each operate as the sole user on their respective lots. Based on an assessment by staff, each business provides the following parking spaces on their respective lots:

- Panda Express (3015 SACHE CT S): 43 spaces
- Panera Bread (3045 SACHEM CT S): 45 spaces
- Culver’s (3075 SACHEM CT S): 43 spaces
- Popeye’s (3131 SACHEM CT S): 30 spaces
- Starbuck’s (1625 SACHEM BLVD): 31 spaces

None of the existing retail users in the business park have needed variances for their existing parking areas.

Regarding the ballot items:

1. The Area Plan Commission on April 15, 2026 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. The site plan shows a similar design to that of the surrounding properties in the business park, which are all served by local roads with low driving speeds.
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 site design will mesh with that of the surrounding properties in the business park, which are all improved by fast food (or fast casual) restaurants. If anything, the addition of similar businesses will add to the value and popularity of the business park.
4. The terms of the zoning ordinance are being applied to a situation that **IS NOT** common to other properties in the same zoning district. The proposed three-suite retail structure is unusual for similarly sized properties in the GB zone. To date, the surrounding properties in the business park are all improved by a single-use structure.

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. If not for the additional two suites in the proposed structure, petitioner would have ample space on the site to provide the five additional parking spaces required by the ordinance. While the somewhat irregular shape of the lot may pose a design challenge, it is ultimately petitioner's desire to provide a larger building to accommodate more businesses that is creating the hardship.

**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. Petitioner's desire to build a three-suite retail structure, which thereby reduces the available area for parking, is the primary cause for the hardship. This is a self-imposed situation.

5b. The variance sought **DOES NOT** provide only the minimum relief needed to alleviate the hardship. Minimum relief would be a site design that more closely reflects the surrounding properties: A single-use structure with a proposed parking area that meets the ordinance standards.

**STAFF RECOMMENDATION:**

Denial.



The Area Board of Zoning Appeals of Tippecanoe County, Indiana

20 N. 3<sup>rd</sup> St.  
Lafayette, IN 47901  
(765) 423-9242  
apc@tippecanoe.in.gov

## Findings of Fact for Variances

BZA -2228

### PETITIONER

Name: *Amy Pohlod / Jolly Thulaseedas*

### FINDINGS

WHEN considering a variance request, the Area Board of Zoning Appeals (ABZA) uses the following criteria to approve, conditionally approve, or deny a variance, and the petitioner must address each one of them. (This form may be completed separately for each requested variance if necessary.) A variance may be approved by the ABZA only upon a determination that all of the following are true:

1. The granting of this variance will not be injurious to the public health, safety, morals, and general welfare of the community because:

*The reduction of five parking spots will not be injurious to the public health, safety, morals, or general welfare of the community, as the reality of parking requirements for a Tropical Smoothie Cafe with a drive-thru are well under the amount required by the ordinance, it has the following averages: 55% drive-thru, 33% third-party pickup/delivery, 10% to-go customers (not dine-in), and 2% dine-in customers.*

*We understand the ordinance and requirements; however, since the pandemic, drive-thru use has been trending for this type of restaurant. Based on the average reference of other stores, we can determine that TSC will never need 16 parking spots, even at peak hours when the staff is around five employees.*

2. The use and value of the area adjacent to the property included in the variance request will not be affected in a substantially adverse manner because:

*Because our site is self-contained with a total of three tenants, we are confident that TSC will never reach the demand of 16 parking spots; therefore, it will not affect future tenants. Additionally, parking will never spill over into adjacent properties, as we will have sufficient parking for all tenants and ample stacking space for the drive-thru.*

3. The terms of the Unified Zoning Ordinance are being applied to a situation that is not common to other properties in the same zoning district. My (our) situation is unique because:

*Due to the 80' drainage easement at the south property line, we must avoid it and minimize our buildable area, which also reduces the space available to place additional parking.*

4. The strict application of the terms of the Unified Zoning Ordinance will result in an unusual and unnecessary hardship as defined in the Unified Zoning Ordinance because:

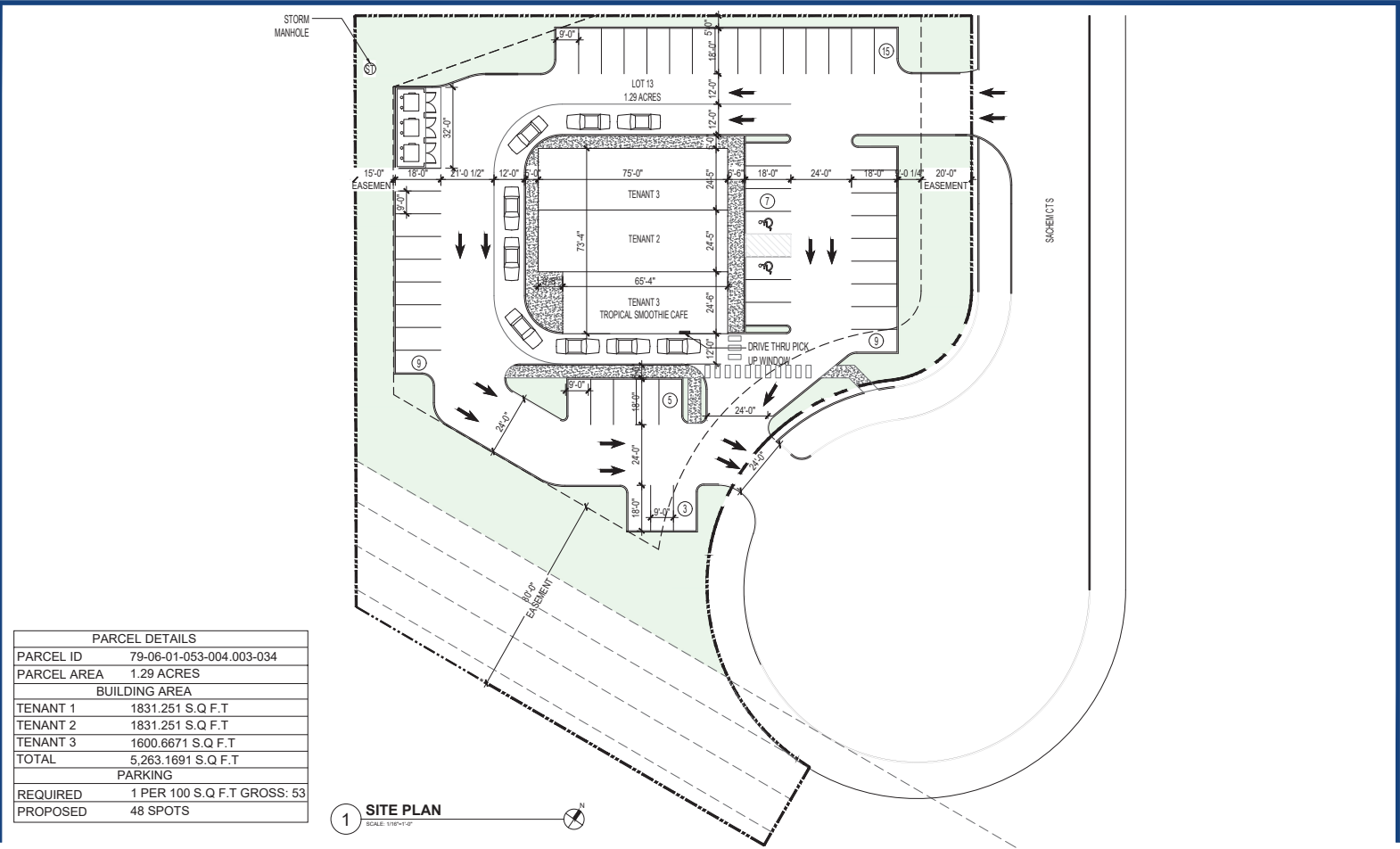
*Due to the 80' drainage easement at the south property line, we must avoid it and minimize our buildable area, which also reduces the space available to place additional parking. Additionally, the parking requirements for a Tropical Smoothie Cafe with a drive-thru are well under the amount required by the ordinance.*

5. The hardship involved is not self-imposed or based solely on a perceived reduction of or restriction on economic gain because:

*The easements around the property constitute a hardship, as they significantly reduce the buildable area. Furthermore, operational data for Tropical Smoothie Cafe locations with a drive-thru demonstrates that this type of establishment does not require 16 parking spaces. The proposed number of spots will satisfy actual demand without negatively affecting other tenants.*

6. The variance sought does provide only the minimum relief needed to alleviate the petitioner's hardship because:

*We are able to meet every other ordinance and condition for the site except for the parking spot count. This is due to the unusual shape of the parcel itself, the existing easements, and the fact that only 2% of Tropical Smoothie Cafe customers are dine-in patrons.*



PARCEL DETAILS	
PARCEL ID	79-06-01-053-004.003-034
PARCEL AREA	1.29 ACRES
BUILDING AREA	
TENANT 1	1831.251 S.Q.F.T
TENANT 2	1831.251 S.Q.F.T
TENANT 3	1600.6671 S.Q.F.T
TOTAL	5,263.1691 S.Q.F.T
PARKING	
REQUIRED	1 PER 100 S.Q.F.T GROSS: 53
PROPOSED	48 SPOTS



IN-078

PROJECT:  
Multitenant Building West Lafayette, IN  
US 52 1

1" = 40'-0"

SITE PLAN

Job No.  
KPJ-25-0282

