

The Area Board of Zoning Appeals
20 N. 3rd Street, Lafayette, IN 47901
(765) 423-9242

Date filed: 11/04/2016

Received by: RF

BZA#: 1950

PETITION FOR VARIANCE

Petitioner: Delta Triton Chapter of Phi Sigma Kappa Inc.
c/o Gregg Walbridge, President

Phone: (260) 437-1200

Address: 12 Todd Street
Belmont, NC 28012

Email: gw5014@frontier.com

Owner: Same as above

Phone: Same as above

Address: Same as above

Note: If the Petitioner is not the owner, a notarized letter of consent must be submitted with this petition.

Petitioner hereby applies for a Variance(s) from the provisions of the Unified Zoning Ordinance, and represents the following facts as true:

Street Address or common description of property: 302 Waldron Street
West Lafayette, IN 47906

Auditor's Key Number of property: 79-07-19-127-046.000-026

Legal Description: See Exhibit A attached hereto and incorporated herein.

Zoning Classification: R3W

- Variance(s) applied for:**
- (1) Decrease in minimum front setback along 3rd Street from 25 feet to 0 feet (UZO 2-10-8)
 - (2) Decrease in minimum side setback along Waldron Street from 25 feet to 7 feet (UZO 2-10-8)
 - (3) Decrease in no parking setback along the side yard (alley) from 5 feet to 0 feet (UZO 1-10-2)
 - (4) Decrease in vegetative coverage from 30% to 8% (UZO 2-10-7)
 - (5) Increase in maximum building height from 14 feet at the

spaces
(6) finished floor of the upper story to 60 feet (UZO 2-10-11)
Decrease in minimum off street parking from 39 to 34
(UZO 2-10-12)

I (we) believe that the granting of this Variance will not be injurious to the public health, safety, morals and general welfare of the community because:

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 many fraternities and sororities are located in this area of campus and all facilities have issues due to the size of the lots.

The terms of the 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 the existing facility does not meet existing setback, parking and green space requirements. The lots in this area of campus were designed for single family homes but have become one of the primary locations for multi-family uses including fraternities and sororities.

The strict application of the terms of the zoning ordinance will result in an unusual and unnecessary hardship as defined in the zoning ordinance because there are no other locations reasonably close to campus to allow a fraternity with 52 residents and 27 sleeping units.

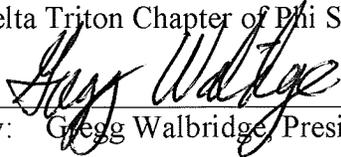
The hardship involved is not self-imposed or solely based on a perceived reduction of or restriction on economic gain. Again, the configuration of this area presents many zoning issues which can only be resolved with this petition or a rezone to a planned development.

The variance sought does provide only the minimum relief needed to alleviate the petitioner=s hardship.

The information contained within this petition and attached exhibits, to my knowledge and belief, are true and correct.

PETITIONER:

Delta Triton Chapter of Phi Sigma Kappa Inc.


By: Gregg Walbridge, President

STATE OF NC)
Gaston COUNTY) SS:

Subscribed and sworn to before me this 2 day of November, 2016.

My Commission Expires:

11/22/2020

Amber Ehlinger

(signature)

Amber Ehlinger

(printed)

NOTARY PUBLIC

Resident of Gaston County.

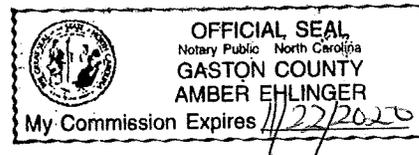


EXHIBIT A
Legal Description

Lot numbered Sixteen (16) in Snoddy's First Sub-Division to the City of West Lafayette, Indiana.

Lots numbered Twelve (12) and Fifteen (15) in Snoddy's First Sub-Division to the City of West Lafayette, Indiana.

