

THE AREA BOARD OF ZONING APPEALS
20 N. 3rd Street, Lafayette, IN 47901
(765) 423-9242

BZA-1938

Date filed: 9/30/2015
Received by: RE

PETITION FOR VARIANCE

Petitioner University Lutheran Church Phone 743-2472

Address 100 S. Chauncey Avenue, West Lafayette, IN Zip 47906

Owner University Lutheran Church Phone 743-2472

Address 100 S. Chauncey Avenue, West Lafayette, IN Zip 47906

Note: If 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:

100 S. Chauncey Avenue, West Lafayette, IN

Auditor's Key Number of property: 164-02900-0366/79/07/19/432/010.000-026

Legal Description: See Exhibit A

Zoning Classification: CBW

Variance(s) applied for See Exhibit B

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:

It permits ADA updates and strengthens the church as a community asset.

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:

The variance sought will permit the enhancement of the area.

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:

This is the only church in the area

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:

Strict application will impede the needed building upgrades.

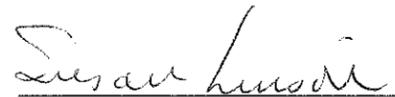
The hardship involved is not self-imposed or solely based on a perceived reduction of or restriction on economic gain. Reasons:

Time and changes in the community required the modification and economic gain is not a goal for the church.

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

A review indicates to do the modification this is the only variance needed.

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



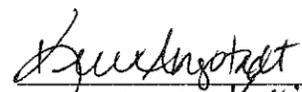
Susan Linson,
Chairperson of Building Committee,
(Petitioner)

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

Subscribed and sworn to me before this 29th day of September, 2015.

My Commission Expires:

Sept 17, 2016


Name Printed: Kelli Angstadt
Resident of Tippecanoe County, Indiana.

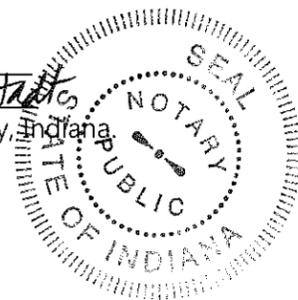


Exhibit A

DESCRIPTION (Book 251, Page 253)

A strip of ground fifty-five (55) feet in width off of the east side of lot numbered fifty-five (55) in the Town of Chauncey, now a part of the City of West Lafayette. Said lot as laid out and platted is located upon a of the northeast quarter of the southeast quarter of section nineteen (19), in township twenty-three (23) north, range four (4) west.

DESCRIPTION (Book 224, Page 156)

A part of Lots fifty-five (55) and fifty-six (56) in the Original Plat of Chauncey, now West Lafayette, described as follows, to-wit: Beginning at the Southwest corner of said Lot fifty-six (56), and running thence in a southeasterly direction along the southwesterly line of said Lots fifty-five (55) and fifty-six (56) a distance of one hundred forty-two (142) feet, more or less, to a point fifty-five (55) feet from the southeasterly line of said Lot fifty-five (55); thence in a northeasterly direction parallel to and fifty-five (55) feet from the southeasterly side of said Lot fifty-five (55) a distance of seventy-five (75) feet; thence in a northwesterly direction a distance of one hundred thirty-five (135) feet, more or less, to a point on the northwesterly line of said Lot fifty-six (56) on Chauncey Avenue, fifty (50) feet from the place of beginning; thence in a southwesterly direction fifty (50) feet along the northwesterly line of said Lot fifty-six (56) to the place of beginning.

DESCRIPTION (Book 205, Page 150)

Lots numbered fifty-five (55) and fifty-six (56) in the Original Plat of Chauncey, (now West Lafayette).
Except a strip of ground fifty-five (55) feet in width off the East side of lot number fifty-five (55).

Also Except a part of lots fifty-five (55) and fifty-six (56) in the Original Plat of Chauncey, now West Lafayette, described as follows, to-wit: Beginning at the Southwest corner of said lot fifty-six (56) and running thence in a Southeasterly direction along the southwesterly line of said lots fifty-five (55) and fifty-six (56) a distance of one hundred and forty-two (142) feet more or less to a point fifty-five (55) feet from the southeasterly line of said lot fifty-five (55); thence in a Northeasterly direction parallel to and fifty-five (55) feet from the southeasterly side of said lot fifty-five (55) a distance of seventy-five (75) feet; thence in a Northwesterly direction a distance of one hundred and thirty-five (135) feet more or less to a point on the Northwesterly line of said lot fifty-six (56) on Chauncey Avenue fifty (50) feet from the place of beginning; thence in a Southwesterly direction fifty (50) feet along the northwesterly line of said lot fifty-six (56) to the place of beginning. That part of said Plat on which said lots are located is laid out on a part of the North East quarter of the South East quarter of Section nineteen (19), in Township twenty-three (23) North, Range four (4) West.

The grantors reserve an easement over and across a strip of ground 6 feet in width along the entire south side of said tract, for themselves and their successors in interest for the purpose of ingress and egress.

Exhibit B

Variance Sought

Vary required parking spaces from 50 to 34

