

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE :JANUARY 24, 2018

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

I. ELECTION OF OFFICERS

II. APPROVAL OF PREVIOUS MEETING MINUTES

1. DRAFT - BOARD OF ZONING APPEALS MEETING MINUTES 10/25/2017

Documents:

[BZA 10.25.2017.PDF](#)

III. NEW BUSINESS

IV. PUBLIC HEARING

1. BZA-972 DF PROPERTIES, LLP :
Petitioner is requesting a second extension of a previously-approved special exception for a mining operation (originally approved in August 1989). There will be no further mining, only completion of the reclamation. Reclamation will be finished in December 2018. The property is located on the south side of CR 510 S just west of CR150 E, Wea 21 (SW) 22-4. (UZO 3-2) Continued from the December 6th ABZA meeting due to lack of a quorum.

Voting Results 5 Yes and 0 No

Documents:

[BZA-972 \(EXTENSION OF SE\).PDF](#)

2. BZA-1967 INDIANA BECKNELL INVESTORS 2011, LLC:
Petitioner is requesting a variance to eliminate the paving requirement and allow gravel maneuvering aisles for a truck trailer storage yard in an I3 zone. The property is located

on 4820 Dale Drive in the 52 South Industrial Subdivision, Wea 12 (SE) 22-4. (UZO 4-6-15(a))

Continued from the December 6th ABZA meeting due to lack of a quorum.

Withdrawn

Documents:

[BZA-1967.PDF](#)

3. BZA-1968 TIPPECANOE MEMORY GARDENS:

Petitioner is requesting a variance to remove the required "Type C" bufferyards along the north, west, and south property lines on an I2 zoned lot that abuts R1 zones. Petitioner intends to use this 4.077 acre property for a proposed crematory and chapel located on the east side of Morehouse Road, approximately 1/4 mile north of Kalberer Road (CR 350 N) in Wabash 1 (NW) 23-5. (UZO 4-9-3) Continued from the December 6th ABZA meeting due to lack of a quorum.

Voting Results 5 Yes and 0 No

Documents:

[BZA-1968.PDF](#)

4. BZA-1969 TERRI WATTS:

Petitioner is requesting a variance to increase the total area of fascia signage for a Starbucks in an integrated center to 77.11 sq. ft. from the maximum allowed 40 sq. ft. in a GB zone. The property is located at 2718 US HWY 52 W (in front of Meijer), Wabash 2 (NW) 23-5. (UZO 4-8-7) Continued from the December 6th ABZA meeting due to lack of a quorum.

Withdrawn

Documents:

[BZA-1969.PDF](#)

5. BZA-1970 PURDUE FARMHOUSE ASSOCIATION:

Petitioner is requesting a parking variance to allow 43 spaces instead of the minimum requirement of 56 for the FarmHouse Fraternity in an R3W zone. (Petitioner was granted a previous variance, BZA-1877, to allow a reduction to 32 spaces instead of the required 42 spaces using a different site plan.) The fraternity house is located at 1028 W. State Street, in the City of West Lafayette, Wabash 19 (NW) 23-4. (UZO 4-6-3) **WITH CONDITION** Continued from the December 6th ABZA meeting due to lack of a quorum.

Voting Results 5 Yes and 0 No

Documents:

[BZA-1970.PDF](#)

6. BZA-1971 JOSE VEGA:

Petitioner is requesting the following setback variances to legitimize an already constructed 6' high fence in a Select Agricultural (AA) zone:

1. To reduce the setback to 7.10' from the minimum required 60' along US 52; and
2. To reduce the setback to 33' from the minimum required 40' along SR 28;

on property located at 10404 SR 28 E, Lauramie 13 (SW) 21-3. (UZO 2-1-7) Continued from the December 6th ABZA meeting due to lack of a quorum.

Voting Results

Request #1. 5 Yes and 0 No

Request #2. 5 Yes and 0 No

Documents:

[BZA-1971.PDF](#)

7. BZA-1972 TRES LAGOS DEVELOPMENT, LLC:

Petitioner is requesting a variance to reduce the front setback to 25' from the minimum required 60' along Old SR 25 N to construct a new house in an R1 zone. (The area in the request currently has both R1 and FP zoning. Petitioner has provided a Flood Plain certification that accurately delineates the boundary between zones.) The property is located at 2894 Old SR 25 N, Fairfield 11 (NW) 23-4. (UZO 2-25-8) **WITH CONDITION** Continued from the December 6th ABZA meeting due to lack of a quorum.

Voting Results 5 Yes and 0 No

Documents:

[BZA-1972.PDF](#)

8. BZA-1973 ART HURTEAU, DOMINO'S:

Petitioner is requesting a parking variance to allow 22 spaces instead of the minimum requirement of 148 spaces for three restaurants in an integrated center in the CBW zone. The property is located at 616 – 620 West Stadium Avenue, West Lafayette, Wabash 18 (SE) 23-4. (UZO 4-6-3)

Voting Results 5 Yes and 0 No

Documents:

[BZA-1973.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. ADJOURNMENT