

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

## NOTICE OF PUBLIC HEARING

DATE: JANUARY 25, 2023

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

### AGENDA

**This meeting will be in person.**

Members of the public may choose to watch on the livestream of the meeting on

<https://www.facebook.com/TippecanoeCountyIndiana> or

<https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDZTdjurQ>

#### **I. ELECTION OF OFFICERS**

#### **II. APPROVAL OF PREVIOUS MEETING MINUTES**

Documents:

[BZA MINUTES 12.07.2022.PDF](#)

#### **III. NEW BUSINESS**

A discussion regarding amending the BZA bylaws.

Documents:

[BZA BYLAWS UPDATED NOVEMBER 2022 DRAFT.PDF](#)

#### **IV. PUBLIC HEARING**

1. BZA-2090 CSG REALTY, LLC

Petitioner is requesting a special exception to allow a transient guest

house operating 24 hours per day, 7 days per week, for a maximum of 6 guests at 348 Overlook Drive (east of Soldiers Home Road in the Ravinamy Addition) just outside of West Lafayette, Wabash 5 (SE) 23-4. (UZO 3-2) With condition. Continued from the December 2022 ABZA Hearing by inconclusive vote.

**Vote Results**

**Conditional Approval**

**5-Yes and 1-No**

Documents:

[BZA-2090 CSG REALTY LLC.PDF](#)

2. BZA-2091 AMBER E. KING  
<!--[if !mso]-->Petitioner is requesting a special exception to allow an agricultural rental hall, operating between the hours of 8:00am to 10:00pm Sunday through Thursday, and 8:00am to midnight Friday and Saturday. The 10-acre site is located on the south side of CR 700 S, ½ mile east of CR 700 W, specifically, 6537 W 700 S, Wayne 31 (NW) 22-5. (UZO 3-2) Continued from the December 2022 meeting at petitioner's request. (First Continuance)

**Vote Results**

**6-Yes and 0-No**

Documents:

[BZA-2091 AMBER E. KING.PDF](#)

3. BZA-2093 JHS INVESTMENT GROUP LLC C/O RIPAM SINGH  
Petitioner is requesting the following setback variance for a proposed addition to an existing structure in an NB zone:
  1. ~~To reduce the side setback from the minimum required 60' to 59' (UZO 2-12-7) and (withdrawn on 1/18/2023)~~
  2. To reduce the rear side setback from the minimum required 45' 10' to 4.3' (UZO 2-12-8). (amended on 1/19/2023)

The site is located on the southeast corner of Old 231 and CR 500 S, commonly known as 5011 Old US Hwy 231 S, Wea 20 (NW) 22-4.

**Vote Results**

**6-Yes and 0-No**

Documents:

[BZA-2093 JHS INVESTMENT GROUP LLC.PDF](#)

4. BZA-2094 WILLIAMS RUIZ RAMIREZ AND AMANDA RUIZ  
Petitioners are requesting a special exception to allow a general contracting business in an AA zone operating 6am to 9pm Monday through Saturday at 2623 N 925 W, Shelby 10 (NE) 23-6. (UZO 3-2)

***Vote Results***

***6- Yes and 0-No***

Documents:

[BZA-2094 WILLIAMS RUIZ RAMIREZ AND AMANDA RUIZ.PDF](#)

5. BZA-2095 EMILY SAMPSON  
Petitioner is requesting a special exception to allow a haven home for Isaiah 117 House open 24 hours a day, 7 days a week in an R1B district. The property is located in the Vandergraft Addition, at 2710 Bonny Lane, Lafayette, Fairfield 22 (NW) 23-4. (UZO 3-2)

***Vote Results***

***6- Yes and 0-No***

Documents:

[BZA-2095 EMILY SAMPSON.PDF](#)

**V. ADMINISTRATIVE MATTERS**

**VI. ADJOURNMENT**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit [www.tippecanoe.in.gov/ada](http://www.tippecanoe.in.gov/ada)