

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE: FEBRUARY 22 , 2017  
TIME: 7:00 P.M.  
PLACE: COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

**I. APPROVAL OF PREVIOUS MEETING MINUTES**

1. DRAFT - BZA MEETING MINUTES 1/25/2016

Documents:

[BZA 01.25.2017.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

1. BZA-1949 R.W. GROSS & ASSOCIATES:  
**Continue to the April 26th ABZA meeting at petitioner's request.**  
Petitioner is requesting a reduction in the front setback to 30' from the required 40' from Salisbury Street prior to recording the final plat for Lot 1, Grand View Minor Subdivision, 1510 N. Salisbury Street, West Lafayette, Wabash 18 (NE) 23-4. (UZO 2-1-7) *Continued from the December 7th, 2016 Meeting.*
2. BZA-1954 & 1955 TIPPECANOE CEMETERY MANAGEMENT, LLC: (VARIANCE & SPECIAL EXCEPTION)

**BZA-1954 Variance:**

Petitioner is requesting the following variances to include a crematory service to an existing funeral home in a General Business (GB) zone:

1. To reduce the number of onsite parking spaces to 9 from the minimum requirement of 13 spaces; (UZO 4-6-3) and
2. To reduce the rear setback to 11' from the minimum required 15'; (UZO 2-17-8)

on property located at 1671W 350N, Wabash 01 (SW) 23-4. The subject property is the same as that involved in the special exception case BZA-1955 (Crematories, SIC 726)

**BZA-1955 Special Exception:**

Petitioner is requesting a special exception to convert a portion of an existing funeral home to add a crematory (SIC 726) in a GB (General Business) zone. The hours of operation would be from 8AM to 6PM, seven days a week on property located at 1671W 350N, Wabash 01 (SW) 23-4. **(With Condition)**

Documents:

[BZA-1954 \(VARIANCE\) AND 1955 \(SPECIAL EXCEPTION\).PDF](#)

3. BZA-1956 GRORU, LLC:

**Continue to the March 22nd ABZA meeting to replat the lots.**

Petitioner is requesting the following variances to improve and expand the existing building in a Neighborhood Business (NB) zone:

1. To reduce the front setback to 9.96' from the minimum required 25' from Covington Street; (UZO 2-12-7)
2. To remove the required 20' wide type C bufferyard along the north property line; (UZO 2-12-14) and
3. To reduce the vegetative coverage to 9.1% from the minimum required 20%; (UZO 2-12-6)

on property located at 2506 Covington Street, West Lafayette, Wabash 07 (NE) 23-4.

**IV. ADMINISTRATIVE MATTERS**

**V. ADJOURNMENT**

1. VOTING RESULTS FEBRUARY

BZA - 1954 - #1 3 yes to 3 no To be heard again at the March meeting.

#2 3 yes to 3 no To be heard again at the March meeting

1955 - No Vote. Will be heard at the March meeting.