

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: MARCH 22, 2023
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

AGENDA

All of the items on this agenda have been continued to the April 26 ABZA Hearing. The March 22 ABZA Hearing has been cancelled.

I. APPROVAL OF PREVIOUS MEETING MINUTES

Documents:

[BZA MINUTES 01.25.2023.PDF](#)

II. NEW BUSINESS

A discussion regarding updates to the BZA bylaws.

III. PUBLIC HEARING

1. BZA-2096 TOMISH DEVELOPERS, LLC

****Continue this case to the April 26th ABZA meeting at petitioner's request.****

Petitioner is requesting the following variances for a proposed apartment complex in a PDRS and R3W zone (pending rezone to R4W, Z-2874):

1. To reduce the required parking standard from the minimum 352 spaces to 192 parking spaces (or 55% of the total required) (UZO 2-11-12) and

2. To increase the maximum building height from 14' (as measured from the ground to the finished floor of the uppermost level) to 32' (UZO 2-11-11).

The 4.212-acre site is located on the west side of Sagamore Pkwy, just north of its intersection with Northwestern Avenue, specifically, 2541 Neil Armstrong Drive in West Lafayette, Wabash 12 (NE) 23-5.

2. BZA-2097 ROBERT AND JULIA KOLOUCH

****Continue this case to the April 26th ABZA meeting at petitioner's request.****

Petitioners are requesting the following variances for a proposed addition to a single-family residence in an R1 zone:

1. To increase the maximum coverage by all buildings from 30% (or 3,787 sq ft) to 33% (or 4,116 sq ft, an increase of 3% or 329 sq ft) (UZO 2-1-6) and
2. To reduce the minimum vegetative coverage from the required 40% (5,050 sq ft) to 38.9% (4,921 sq ft) (UZO 2-1-6).

The property is located at 200 E Navajo St, Lot 111 in Wabash Shores Second Addition in West Lafayette, Wabash 08 (SW) 23-4.

3. BZA-2098 JOHN SCHRADER AND ANTHONY HAAN

****Continue this case to the April 26th ABZA meeting at petitioner's request.****

Petitioner is requesting a special exception to legitimize an existing special trade contracting business (SIC 17, specifically, a plumbing business) in an A zone, operating during daylight hours from March through October, and 7am to 6pm November through February, every day of the week, at 617 Perry Lane, Tippecanoe 19 (NW) 24-4.

IV. ADMINISTRATIVE MATTERS

V. 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