

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE :MARCH 28, 2018
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

I. APPROVAL OF PREVIOUS MEETING MINUTES

1. DRAFT - BZA MEETING MINUTES 02/28/2018

Documents:

[BZA 02.28.2018.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-1976 CITATION HOMES, INC:
Petitioner is requesting a variance to reduce the rear setback from US 231 to 49.1' feet from the minimum requirement of 60 feet to construct a new single-family residence on an R1-zoned lot. The property is located at 2513 Yeoman Lane, West Lafayette, Wabash 11 (SE) 23-5. (UZO 2-1-7)

Vote Results 6-Yes and 0-No

Documents:

[BZA-1976.PDF](#)

2. BZA-1977 CITATION HOMES, INC:
Petitioner is requesting following variances to construct a new single-family residence on an R1-zoned lot:
 1. To reduce the rear setback from US 231 to 9.5 feet from the minimum requirement of 60 feet (UZO 2-1-7)
 2. To increase the building coverage to 34% from the maximum allowed 30%;(UZO 2-1-

~~6)~~ and **Withdrawn**

3. To decrease the lot size to 7,532 sq. ft from the minimum requirement of 10,000 sq. ft. (UZO 2-1-4)

On the property located at 2505 Yeoman Lane, West Lafayette, Wabash 11 (SE) 23-5.

Vote Results

- 1. Reduce Rear Setback 6-Yes and 0-No***
- 2. Increase the Building Coverage - Withdrawn***
- 3. Decrease Lot Size 6-Yes and 0-No***

Documents:

[BZA-1977.PDF](#)

3. BZA-1978 CLINE MAC, LLC:
Petitioner is requesting a parking variance to reduce the number of parking spaces to 65 from the minimum requirement of 100 spaces to renovate an existing retail structure on an NB-zoned lot. The property is located at 350 Sagamore Parkway West, West Lafayette, Wabash 07 (NE) 23-4. (UZO 4-6-8)

Vote Results 7-Yes and 0-No

Documents:

[BZA-1978.PDF](#)

4. BZA-1979 HORVATH TOWERS V, LLC:
Petitioner is requesting a special exception to allow a primary communications tower (SIC 48) in the A zone. The unmanned cell tower will operate 24 hours per day, 7 days per week at 3805 S. 18th Street, Lafayette, Wea 09 (SW) 22-4. (UZO 3-2)

Continued to April 25, 2018 meeting

Documents:

[BZA-1979 \(SPECIAL EXCEPTION\).PDF](#)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT