

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE :APRIL 25, 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 - BOARD OF ZONING APPEALS MEETING MINUTES 03/28/2018

Documents:

[BZA 03.28.2018.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-972 DF PROPERTIES, LLP:
Petitioner is requesting a release of a reclamation plan for a 60-acre gravel-mining site of a previously approved special exception which was originally granted in August 1989. The property is located on the south side of CR 510 S just west of CR 150 E, Wea 21 (SW) 22-4. (UZO 3-2) ***Continued from the February 28th ABZA meeting to conduct a proper site investigation.***

Vote Results 6-Yes and 0-No

Documents:

[BZA-972 \(RELEASE OF RECLAMATION\).PDF](#)

2. BZA-1974 IMRAN KAZEM:
Petitioner is requesting a variance to reduce the side setback from Tuckaho Court to 13.5 feet from the minimum requirement of 25 feet to construct a new single-family residence on an R1-zoned corner lot. The property is located at 750 Northridge Drive, West Lafayette, Wabash 18 (SE) 22-4. (UZO 2-1-7) ***Continued from the February 28th ABZA meeting upon petitioner's request.***

Vote Results 6-Yes and 0-No

Documents:

[BZA-1974.PDF](#)

3. BZA-1979 HORVATH TOWERS V, LLC:

****CONTINUED****

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 the May 23rd ABZA meeting upon petitioner's request.**

Documents:

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

4. BZA-1980 SOLLER BAKER FUNERAL HOMES, INC.:

Petitioner is requesting a special exception to add a crematory (SIC 726) building on the existing funeral home site on a GB-zoned lot. The hours of operation would be seven days a week: 9AM to 5PM Monday - Friday, 9AM to 4PM Saturday and as needed on Sunday. The property is located at 400 Twyckenham Boulevard, Lafayette, Wea 05 (NE) 22-4. (UZO 3-2)

Vote Results 6-Yes and 0-No

Documents:

[BZA-1980 \(SPECIAL EXCEPTION\).PDF](#)

5. BZA-1981 SECOND CIRCLE ACQUISITIONS, LLC:

Petitioner is requesting a parking variance to reduce the number of parking spaces to 34 from the minimum requirement of 46 spaces for a proposed Dollar General store on GB-zoned land. The site in question, proposed Lot 1 in SCI Dayton First Addition Subdivision, has been filed for preliminary approval at the April APC meeting. The property is located at the southeast corner of SR 38 (Walnut Street) and Yost Drive in the Town of Dayton, Sheffield 8 (NE) 22-3. (UZO 4-6-8)

Vote Results 6-Yes and 0-No

Documents:

[BZA-1981.PDF](#)

6. BZA-1982 WEST LAFAYETTE JUNIOR-SENIOR HIGH SCHOOL BUILDING CORPORATION:

****CONTINUED****

Petitioner is requesting a variance to increase the height to 47' from the maximum allowed 35' to construct an aquatic center addition to the existing R1-zoned West Lafayette Junior-Senior High School. The property is located at 1105 N. Grant Street, West Lafayette, Wabash 18 (SE) 23-4. (UZO 2-1-10) **Continued to the May 23rd ABZA meeting at petitioner's request.**

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT

