THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: APRIL 26, 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 03/22/2017

   Documents:

   BZA 03.22.2017.PDF

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-1949 R.W. GROSS & ASSOCIATES:
   WITHDRAWN BY PETITIONER.
   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 February 22nd meeting for the 2nd time*

2. BZA-1956 GRORU, LLC:
   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 2.16' 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 To remove the required 20' wide type C bufferyard along the north property line; (UZO 2-12-14)~~ **Withdrawn by petitioner.**
   3. To reduce the vegetative coverage to 9.1% from the minimum required 20%; (UZO 2-12-6)
   ~~4. To remove the no-parking setback along the eastern property line; (UZO 4-4-6) and~~ **Withdrawn by petitioner.**
   5. To reduce the number of onsite parking spaces to 63 from the minimum requirement of 65; (UZO 4-6-3)

   on property located at 2506 Covington Street, West Lafayette, Wabash 07 (NE) 23-4. *Continued from the March 22nd meeting for the 2nd time.*

   Documents:

   BZA-1956.PDF

3. BZA-1958 WILLIAM S. BOND:
   Petitioner is requesting a special exception to allow an agricultural rental hall on 12.57 acres in the Agricultural zone. The hours of operation proposed are 8am to midnight, seven days a week on 12.52 acres located on the east side of CR 100 E, just south of CR 700 S, Wea 33 (NW) 22-4. **WITH A CONDITION.**

   Documents:

   BZA-1958 (SPECIAL EXCEPTION).PDF

4. BZA-1959 LAMBDA IOTA GRADUATE CORPORATION:

Petitioner is requesting the following variances to improve and expand the existing fraternity in an R3W zone:

1. To reduce the vegetative coverage to 28.7% from the minimum required 30%; (UZO 2-10-7)
2. To increase the height to 39' from the maximum allowed 14' (measured from the ground to the finished floor of the uppermost story); (UZO 2-10-11)
3. To reduce the number of onsite parking spaces to 55 from the minimum requirement of 57 spaces; (UZO 4-6-3)
4. To reduce the number of bicycle parking spots to 10 from the minimum required 57;(UZO 4-6-7)
5. To eliminate the no-parking setback along the rear and east side property lines; (UZO 4-4-6) and
6. To remove an unobstructed maneuvering aisle requirement for 6 parking spaces in order to allow double parking or tandem parking; (UZO 4-6-15)

on property located at 640 North Russell Street, West Lafayette, Wabash 19 (NW) 23-4.

Documents:

BZA-1959.PDF

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT

1. VOTING RESULTS APRIL
   BZA-1956 GRORU 6 yes to 0 no on all requests
   BZA-1958 William Bond 4 yes to 2 no
   BZA-1959 Lambda iota 6 yes to 0 no on all requests