

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: APRIL 26, 2023
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

AGENDA

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

Petitioner is requesting the following variances for a proposed apartment complex in an R4W zone:

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. Continued from the March 2023 ABZA hearing at petitioner's request. (First Continuance)

Vote Results

Variance 1

6-Yes and 1-No

Variance 2

7-Yes and 0-No

Documents:

[BZA-2096 TOMISH DEVELOPERS LLC.PDF](#)

2. BZA-2097 ROBERT AND JULIA KOLOUCH
****Continue this case to the May 24th ABZA Hearing at petitioner's request (second continuance).****

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-2099 Z-CUBE HOMES LLC
****This case was withdrawn by petitioner on March 30, 2023.****

Petitioner is requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 6 guests in an R1 zone. The property is located north of Sagamore Parkway and east of Soldier's Home Road, at 113 Sharon Road, West Lafayette, Wabash 08 (NW) 23-4

4. BZA-2100 Z-CUBE HOMES LLC
Petitioner is requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 12 guests in an R1 zone. The 5.005-acre property is located at 1500 Benson Dr, Wabash 23 (NE) 23-5.

Vote Results

5-Yes and 2-No

With New Commitments

Documents:

[BZA-2100 Z-CUBE HOMES LLC.PDF](#)
[BZA-2100 LETTERS.PDF](#)

5. BZA-2101 ANTHONY HAAN
Petitioner is requesting a variance to increase the maximum gross floor area of the largest building in an A zone for uses falling under SIC 15, 16 and 17, from the required 8,000 square feet to 11,400 square feet. The 7.211-acre property is located at 617 Perry Lane, Tippecanoe 19 (NW) 24-4. (UZO 4-11-17)

See combined staff report under BZA-2098 John Schrader and Anthony Haan.

Vote Results

7-Yes and 0-No

6. BZA-2098 JOHN SCHRADER AND ANTHONY HAAN
(This special exception request can only be heard if the variance request above, BZA-2101, is granted.)

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, on 7.211 acres at 617 Perry Lane, Tippecanoe 19 (NW) 24-4. Continued from the March ABZA Hearing at petitioner's request. (First continuance)

Vote Results

3-Yes and 4-No

Documents:

[BZA-2101 AND BZA-2098 ANTHONY HAAN.PDF](#)
[BZA-2098 LETTERS.PDF](#)

7. BZA-2102 KEITH MOORE, CARLSON CONSULTING ENGINEERS
Petitioner is requesting a variance to reduce the required parking standard in a GB zone from a previously granted variance (BZA-1638) minimum ratio of 0.9 spaces per 200 sq ft of gross floor area to 0.8 spaces per 200 sq ft of gross floor area. The UZO minimum required parking standard is currently 1 space per 200. This request is for the Wal-Mart located on the corner of Sagamore Parkway and Cumberland Ave, specifically, 2801 Northwestern Ave West Lafayette, Indiana 47906 (NW) 23-5 (UZO 4-6-17)

Vote Results

7-Yes and 0-No

Documents:

BZA-2102 KEITH MOORE - CARLSON CONSULTING ENGINEERS.PDF

8. BZA-2103 BUILT TO LAST

Petitioner is requesting a variance to reduce the rear setback in an R1B zone from the minimum required 25 feet to 13 feet. The property is located at 3348 Shrewsbury Drive in the Arbor Chase Subdivision, West Lafayette, Wabash 06 (NE) 23-4. (UZO 2-3-8)

Vote Results

6-Yes and 1-No

Documents:

BZA-2103 BUILT TO LAST.PDF

BZA-2103 LETTER.PDF

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