

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: MAY 24, 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 04.26.2023.PDF](#)

II. NEW BUSINESS

Proposed forms and instructions for BZA submittals

Documents:

[BYLAW AMENDMENT STAFF REPORT.PDF](#)
[BZA-NEW FORMS AND INSTRUCTIONS.PDF](#)

III. PUBLIC HEARING

1. BZA-2097 ROBERT AND JULIA KOLOUCH

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 37.5% (4,781 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. Continued from the April ABZA Hearing at petitioner's request. (Second continuance)

Vote Results

Variance #1 5-Yes and 1-No

Variance #2 5-Yes and 1-No

Documents:

[BZA-2097.PDF](#)

2. BZA-2104 ARCHVIEW PROPERTIES LLC

****Continue this case to the June 28th ABZA agenda at petitioner's request.**

Petitioner is requesting a variance to reduce the required parking standard from the minimum required 2 spaces per dwelling unit to 1.75 spaces per dwelling unit for a proposed apartment complex in an R3 zone. The 26.581-acre site is located between CR 50 W and CR 100 W (Yeager Road), south of Hawthorne Ridge and just north of the West Lafayette city limits, Wabash 31 (SW) 24-4.

3. BZA-2105 NATHANIEL GUSTUS

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 R1U zone. The property is part of lot 9 in the Northern Subdivision of Chauncey, more commonly known as 267 Lincoln St, West Lafayette, Wabash 17 (SW) 23-4. With condition and commitments.

Vote Results

Conditional Approval

4-Yes and 1-No

Documents:

[BZA-2105.PDF](#)
[BZA-2105 LETTERS.PDF](#)

4. BZA-2106 PURDUE RESEARCH FOUNDATION

****This request can only be heard if the final plat has been recorded.**

Petitioner is requesting the following variances for a proposed research facility in an I2

zone:

1. To reduce the required parking standard from the minimum 31 spaces to 4 parking spaces (or 13% of the total required) (UZO 4-6-3);
2. To increase the maximum coverage by all buildings from 35% (or 28,951.86 sq ft) to 38% (or 30,804 sq ft) (UZO 2-22-6) and
3. To reduce the minimum vegetative coverage from the required 25% (or 20,679.9 sq ft) to 11% (or 9,430 sq ft) (UZO 2-22-6).

The property, known as proposed lot 3 of Purdue Research Park Aerospace District, is located on the east side of Allison Road, just north of the Purdue Airport, specifically 506 Allison Road, in West Lafayette, Wabash 24 (SW) 23-5.

Vote Results

Variance #1 4-Yes and 1-No

Variance #2 5-Yes and 0-No

Variance #3 5-Yes and 0-No

Documents:

[BZA-2106.PDF](#)

5. BZA-2107 PURDUE RESEARCH FOUNDATION

****This request can only be heard if the final plat has been recorded.**

Petitioner is requesting a variance for a proposed research facility to reduce the minimum vegetative coverage from the required 25% (or 23,650.2 sq ft) to 18% (or 17,028.1 sq ft) on property which is known as proposed lot 2 of Purdue Research Park Aerospace District, and is located on the east side of Allison Road, just north of the Purdue Airport, specifically 502 Allison Road, in West Lafayette, Wabash 24 (SW) 23-5.

Vote Results

5-Yes and 0-No

Documents:

[BZA-2107.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

