

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE : JULY 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 - BZA MEETING MINUTES 06/27/2018

Documents:

[BZA 06.27.2018.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-1986 PURE DEVELOPMENT, INC.:
Petitioner is requesting the following variances to construct a 228-unit apartment building in an R4W zone:
 1. To reduce the bicycle parking to 114 from the minimum requirement of 228 spaces; (UZO 4-6-7)
 2. To reduce the off-street parking to 285 from the minimum requirement of 456 spaces; (UZO 2-11-12)
 3. To increase the number of permitted freestanding signs to 2 from the maximum allowed 1 per lot; (UZO 4-8-6) and
 4. To increase the overall height of the building to 35' from the maximum allowed 14' (measured from the ground to the finished floor of the uppermost story); (UZO 2-11-11)

on property located south of Kalberer and west of Yeager Road, West Lafayette, Wabash 1 (SE) 23-5. *Continued to the August ABZA meeting at petitioner's request.*

Documents:

[BZA-1986.PDF](#)

2. BZA-1987 MEZZANINE 7, LLC:

Petitioner is requesting the following variances to raze the existing structure and construct a new two-story student apartment in an R3W zone:

1. To decrease the minimum lot width to 42.5' from the minimum requirement of 70'; (UZO 2-10-6)
2. To reduce the side setback from the northern property line to 5'1" instead of the minimum requirement of 6'; (UZO 2-10-10)
3. To reduce the side setback from the southern property line to 4' from the minimum requirement of 6'; (UZO 2-10-10)
4. To eliminate the requirement of a 5' no parking setback along the south property line; (UZO 4-4-6) and
5. To reduce the off-street parking to 5 from the minimum requirement of 10 spaces for university-proximate residences; (UZO 4-6-4)

on the property located at 234 Marsteller Street, West Lafayette, Wabash 19 (SE) 23-5.

Vote Results:

1. **7-Yes and 0-No**
2. **7-Yes and 0-No**
3. **7-Yes and 0-No**
4. **7-Yes and 0-No**
5. **7-Yes and 0-No**

Documents:

[BZA-1987.PDF](#)

3. BZA-1988 NATHANIEL METZ:

Petitioner is requesting a reduction of the front setback to 6.5 feet from the minimum requirement of 11 feet (using setback averaging in UZO 4-4-1) to legitimize an existing single-family home in an R1U-zoned lot located at 112 Main Street, Battle Ground, Tippecanoe 23 (SE) 24-4. (UZO 2-4-7)

Vote Results:

7-Yes and 0-No

Documents:

[BZA-1988.PDF](#)

4. BZA-1989 LONGARDNER INVESTMENTS, INC.:

Petitioner is requesting a reduction of the street setback to 17 feet from the minimum requirement of 25 feet from Navajo Street; Hot Box Pizza would like to add a cooler-freezer on the existing integrated center in a GB zone. The property is located at 307 Sagamore Parkway West, West Lafayette, Wabash 07 (SE) 23-4. (UZO 2-17-7) **WITH COMMITMENTS AND CONDITIONS.**

Vote Results:

7-Yes and 0-No

Documents:

[BZA-1989.PDF](#)

5. BZA-1990 WEST LAFAYETTE SCHOOL BUILDING CORPORATION:
Petitioner is requesting the following sign variances for the new West Lafayette Intermediate School building on an R1 zoned property:

1. To increase the total amount of signage to 64 square feet from the maximum allowed 40 square feet; (UZO 4-8-5) and
2. To increase the freestanding sign's area to 40 square feet from the maximum allowed 20 square feet; (UZO 4-8-6)

on property located at 1838 Salisbury Street, West Lafayette, Wabash 18 (NE) 23-4.

Vote Results:

- 1. 7-Yes and 0-No***
- 2. 7-Yes and 0-No***

Documents:

[BZA-1990.PDF](#)

6. BZA-1991 SHERYL S. KENNY:
Petitioner is requesting a reduction of the side setback to 6 feet from the minimum requirement of 25 feet from Wiley Drive to legitimize and expand an existing garage in an R1 zone. The property is located at 120 Leslie Avenue, West Lafayette, Wabash 18 (SE) 23-4.(UZO 2-1-7) *Continued to the August ABZA meeting at petitioner's request.*
7. BZA-1992 TBIRD DESIGN SERVICES CORP:
Petitioner is requesting a special exception to expand a previously approved special exception for a fire station (SIC 9224) to serve Wea Township. This facility would operate 24 hours per day, 7 days a week in the AW and FP zone. (The proposed new construction is not in the Flood Plain.) The property is located at 4345 Wea Ridge Road, Wea 21 (NE) 22-4. (UZO 3-2) *Continued to the August 22nd ABZA meeting to post signage on the site.*

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT