

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

## NOTICE OF PUBLIC HEARING

DATE: JULY 27, 2022

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

### AGENDA

**This meeting will be in person.**

Members of the public may choose to watch on the livestream of the meeting on

<https://www.facebook.com/TippecanoeCountyIndiana> or

<https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDzTdjurQ>

#### **I. APPROVAL OF MINUTES (FROM MAY 25TH MEETING)**

Documents:

[BZA MINUTES 05.25.2022.PDF](#)

#### **II. NEW BUSINESS**

BZA 2086 - Cumberland Partners Storage has been continued to the August 24, 2022 hearing at petitioners' request.

#### **III. PUBLIC HEARING**

##### **1. BZA-2079 WILLIAM AND JAQUELINE BOND**

Petitioners are requesting an extension of a previously approved special exception (BZA-1958) to add a 140' x 120' gravel overflow parking area and legitimize various outdoor areas for their agricultural rental hall in an A zone. The overflow parking area will extend north by 120' from the existing approved site area onto property petitioner has leased.

Hours of operation will remain the same with events occurring 7 days a week, 8am to midnight. The property is located at 7071 S 100 E, Wea 33 (NW) 22-4 (UZO 3-2). The June 22, 2022 hearing was cancelled due to a power outage at TCOB; all cases were continued from the June agenda to the July agenda. No continuance is counted.

### **Vote Results**

### **Conditional Approval 5-Yes and 0-No**

Documents:

[BZA-2079 WILLIAM AND JAQUELINE BOND.PDF](#)

#### 2. BZA-2080 JAMES ALAN AND TRACI BRATTON

Petitioners are requesting the following setback variances for a proposed 23' x 24' detached garage in an R1 zone:

1. To reduce the side setback from the minimum required 6' to 2' (UZO 2-1-9) and
2. To reduce the rear setback from the minimum required 10' to 2' (UZO 2-1-8).

The site is currently a single-family residence and is located at 256 Washington Street, in Dayton, Sheffield 04 (SW) 22-3. The June 22, 2022 hearing was cancelled due to a power outage at TCOB; all cases were continued from the June agenda to the July agenda. No continuance is counted.

### **Vote Results**

### **Variance #1 5-Yes and 0-No**

### **Variance #2 5-Yes and 0-No**

Documents:

[BZA-2080 JAMES AND TRACI BRATTON.PDF](#)

#### 3. BZA-2081 PATRICK R AND MELINDA C O'NEIL, TRUSTEES OF THE PATRICK R O'NEIL AND MELINDA C O'NEIL REVOCABLE LIVING TRUST

Petitioners are requesting the following variances for a proposed apartment building in an R4W zone:

1. To reduce the lot area from the minimum required 27,750 sq. ft. to 10,763 sq. ft. (UZO 2-11-5);
2. To increase the maximum coverage by all buildings from 40% to ~~74.4%~~ 69.5% (UZO 2-11-7) (Amended by petitioner 06/27/2022);
3. To reduce the minimum vegetative coverage from the required 30% to ~~14.4%~~ 17.1% (UZO 2-11-7) (Amended by petitioner 06/27/2022);

4. To reduce the front setback from the minimum required 25' to 9'1" (UZO 2-11-8);
5. To reduce the rear setback from the minimum required 25' ~~to 0'~~ to 3' (UZO 2-11-9) (Amended by petitioner 06/27/2022);
6. To increase the maximum building height from 14' (as measured from the ground to the finished floor of the uppermost level) to 45' (UZO 2-11-11);
7. To reduce the minimum parking standards from the required 91 parking spaces to 20 spaces (UZO 2-10-12) and;
8. To eliminate the requirement of a 5' no parking setback along the western property line (UZO 4-4-6);

on property located at 418 Harrison Street, West Lafayette, Wabash 19 (SW) 23-4.  
Continued from the June 22, 2022 meeting at petitioner's request to make revisions.  
First continuance.

**Vote Results**

**Variance #1 5-Yes and 0-No**

**Variance #2 5-Yes and 0-No**

**Variance #3 5-Yes and 0-No**

**Variance #4 5-Yes and 0-No**

**Variance #5 5-Yes and 0-No**

**Variance #6 4-Yes and 1-No**

**Variance #7 4-Yes and 1-No**

**Variance #8 5-Yes and 0-No**

Documents:

[BZA-2081 ONEIL LIVING TRUST REVISED.PDF](#)

4. BZA-2082 RIVERSIDE CONSTRUCTION, LLC  
 Petitioner is requesting a variance to reduce the rear setback to 21.5' from the minimum required 25' to replace an existing 20' x 12' deck with a proposed 20' x 12' covered/screened-in porch in an R1B zone. The existing single-family home is located at 15 Flowermound Drive, in Winding Creek Subdivision, Tippecanoe 29 (SW) 24-4 (UZO 2-3-8). The June 22, 2022 hearing was cancelled due to a power outage at TCOB; all cases were continued from the June agenda to the July agenda. No continuance is counted.

**Vote Results**

**5- Yes and 0-No**

Documents:

[BZA-2082 RIVERSIDE CONSTRUCTION.PDF](#)

5. BZA-2083 LOVE'S TRAVEL STOP - BETTY TORSTENSON

Petitioner is requesting a variance to increase the total signage of the sign-lot from the allowed 300 sq.ft. to 368.04 sq.ft. for a new Love's Travel Stop near the Schuyler Ave/I-65 interchange. The property is zoned I3 (Industrial) and is specifically located at 2400 E 200 N, in Fairfield, 10 (SE) 23-4 (UZO 4-8-5).

**Vote Results**

**Conditional Approval 4-Yes and 1-No**

Documents:

[BZA-2083 LOVES TRAVEL STOP.PDF](#)

6. BZA-2084 WEST LAFAYETTE GREENHOUSE PHASE 2, LLC

Petitioner is requesting the following variances to expand the Inari Greenhouse facility in an OR (Office Research) zone:

1. To reduce the required maximum lot coverage from 25% to 28.7% (UZO 2-14-6) and
2. To reduce the required side setback from 20 ft to 0 ft (UZO 2-14-8);

on property located at 1436 Win Hentschel Blvd, West Lafayette, Wabash 01 (SE) 23-5. The expansion will include constructing a physical connection between the building on the subject site to the building on the adjacent property to the north.

(See BZA-2085 below.)

**Vote Results**

**Variance #1 5-Yes and 0-No**

**Variance #2 5-Yes and 0-No**

7. BZA-2085 WEST LAFAYETTE GREENHOUSE FACILITY, LLC

Petitioner is requesting a variance to reduce the minimum required side setback from 20 ft to 0 ft to expand the Inari Greenhouse facility in an OR (Office Research) zone (UZO 2-14-9). The expansion will include constructing a physical connection between the building on the subject site to the building on the adjacent property to the south. (See BZA-2084.) The property is located at 3315 Kent Ave, West Lafayette, Wabash 01(SE) 23-5.

## **Vote Results**

### **5- Yes and 0-No**

Documents:

[BZA-2084 AND 2085 WEST LAFAYETTE GREENHOUSE FACILITY, LLC.PDF](#)

#### 8. BZA-2086 CUMBERLAND PARTNERS STORAGE

**\*\*This case has been continued to the August 24th meeting at petitioner's request.\*\***

Petitioner is requesting the following variances to expand an existing self-storage warehouse in an NB zone:

1. To eliminate the required Type B bufferyard (20') that was previously granted (BZA-2009 allowed a reduction in the required Type C bufferyard of 30' to a Type B bufferyard of 20'.) (UZO 4-9-3) and
2. To increase the total signage on the sign-lot from the allowed 180 sq.ft. to 280 sq.ft. (UZO 4-8-5)

on property located at 2575 Cumberland Ave, West Lafayette, Wabash 11 (NW) 23-5.

Documents:

[BZA-2086 CUMBERLAND PARTNERS STORAGE.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](http://www.tippecanoe.in.gov/ada)