

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE : AUGUST 22, 2018
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

AGENDA

I. APPROVAL OF PREVIOUS MEETING MINUTES

1. DRAFT - BZA MEETING MINUTES 07/25/2018

Documents:

[BZA 07.25.2018.PDF](#)

II. NEW BUSINESS

1. APPROVAL OF THE RELEASE OF CLAIM (THURMAN SANDERS APPEAL: BZA-1871)

III. PUBLIC HEARING

1. BZA-1986 PURE DEVELOPMENT, INC.:

****Continued****

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 October ABZA meeting at petitioner's request \(second continuance\).](#)

Documents:

[BZA-1986.PDF](#)

2. BZA-1991 SHERYL S. KENNY:

**** Continued ****

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 October ABZA meeting at petitioner's request \(second continuance\).](#)

3. BZA-1992 TBIRD DESIGN SERVICES CORP:

****Continued****

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, A and FP zone (The proposed new construction is not in the Flood Plain). The property is located at 1700 Wea School Road, Wea 21 (NE) 22-4. (UZO 3-2) [Continued to the September ABZA meeting to send notice to interested parties \(second continuance\).](#)

Documents:

[BZA-1992.PDF](#)

4. BZA-1993 COUNTRY SQUIRE ASSOCIATES, LLC:

Petitioner is requesting a reduction of the rear setback to 15.8 feet from the minimum requirement of 25 feet to legitimize existing apartment buildings in an R3 zone. The property, commonly known as Trailside Flats Apartments, is located in the proposed Lot 2 of Country Squire Subdivision on Morehouse Road, Wabash 01 (NW) 23-5. (UZO 2-8-8)

Vote Results 4-Yes and 0-No

Documents:

[BZA-1993.PDF](#)

5. BZA-1994 JOHN SCHUMANN:

Petitioner is requesting a variance for a structural projection from the permitted 2' of projection (leaving a 4' setback) to 3.5' of projection (leaving a 3.5' setback – the existing side setback, foundation to property line, is 7') to legitimize a recently constructed window well on an existing house in an R1U zone. The property is located at 331 Lawn Avenue, West Lafayette, Wabash 08 (SE) 23-5. (UZO 4-4-5)

Vote Results 4-Yes and 0-No

Documents:

[BZA-1994.PDF](#)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT