

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE : August 26, 2020

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

**AGENDA**

Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch and comment (*one must have an account to make live comments on Facebook and YouTube*) on the livestream of the meeting on <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDzTdjurQ>

**I. APPROVAL OF PREVIOUS MEETING MINUTES**

Documents:

[BZA 07.22.2020.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

1. BZA-2038 BILL J. PHILLIPS:

**\*\*Withdrawn\*\***

Petitioner is requesting a variance to allow a setback of 15' instead of the required 25' from the (southern) Samola Drive to build a house on 0.82 acres zoned R1, located at the northwest corner of US 231 and Samola Drive, specifically, 36 Samola Drive in the Sam Wilson Subdivision, Wea 29 (SW) 22-4. (UZO 2-1-7) *Continued from the July ABZA meeting by inconclusive vote.*

Documents:

[BZA-2038.PDF](#)

2. BZA-2041 MURTAUGH LAW, LLC:

Petitioner is requesting the following variance for a proposed RV self-storage warehouse business on a half-acre tract of GB-zoned property:

1. To allow a 1' setback from Old SR 25 N instead of the required 60'; (UZO 2-17-7) and
2. ~~To eliminate the requirement for each required off-street auto space to open directly on an unobstructed maneuvering aisle; (UZO 4-6-15 b)~~ *Withdrawn.*

on property located at 10 Aretz Lane, Fairfield 11 (SW) 23-4. *Continued from the July ABZA meeting because notices were not sent out in time.*

**Vote Results 7-Yes and 0-No**

Documents:

[BZA-2041.PDF](#)

3. BZA-2042 ZERN VESS:  
Petitioner is requesting a variance to allow a fascia sign of 63.20 sq. ft. in an integrated center instead of the maximum allowed 40 sq. ft. for a Domino's Pizza on a GB zoned lot. The property is located in Paramount-Lakeshore Subdivision, more specifically at 3504 Paramount Drive, Wabash 2 (NE) 23-5. (UZO 4-8-7)

**Vote Results 2-Yes and 5-No**

Documents:

[BZA-2042.PDF](#)

4. BZA-2043 RESONS, LLC:  
**\*\* Continued\*\***  
Petitioner is requesting the following variances to renovate the basement to add a bedroom to the existing nonconforming apartment structure in an R4W zone:
  1. To allow a lot width of 50.68 feet from the minimum required 70 feet for a multi-family dwelling; (UZO 2-11-6)
  2. To reduce the setback from North Street to 21 feet from the minimum requirement of 25 feet; (UZO 2-11-8)
  3. To reduce the setback from N. Chauncey Avenue to 10 feet from the minimum requirement of 25 feet; (UZO 2-11-8) and
  4. To reduce the onsite parking to 6 from the minimum requirement of 9 spaces; (UZO 4-6-4)

on property located at 302 N. Chauncey Avenue (commonly known as Chauncey Townhouses Planned Development) in West Lafayette, Wabash 19 (NE) 23-4. *Continued to the September ABZA meeting to add variances.*

**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)