

**THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY**

**NOTICE OF PUBLIC HEARING**

DATE : OCTOBER 24, 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 09/26/2018

Documents:

[BZA 09.26.2018.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

1. BZA-1986 PURE DEVELOPMENT, INC.:  
Petitioner is requesting the following variances to construct a 252-unit apartment building in an R4W zone:
  1. To reduce the bicycle parking to 126 from the minimum requirement of 252 spaces; (UZO 4-6-7)
  2. To reduce the off-street parking to 426 from the minimum requirement of 504 spaces; (UZO 2-11-12)
  3. To increase the number of permitted freestanding signs to 3 from the maximum allowed 1 per lot; (UZO 4-8-6)
  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) and
  5. To install a Type B (20 foot wide) bufferyard instead of the required Type C (30 foot wide) where it abuts NB zoned property (UZO 4-9-3-a)

on property located south of Kalberer and west of Yeager Road, West Lafayette,

Wabash 1 (SE) 23-5. **WITH CONDITION.** Continued from the August ABZA meeting at petitioner's request (Last continuance).

**Voting Result**

**Request 1 : 6- Yes and 0- No**

**Request 2 : 6- Yes and 0- No**

**Request 3 : 5- Yes and 1- No**

**Request 4 : 6- Yes and 0- No**

**Request 5 : 5- Yes and 1- No**

Documents:

[BZA-1986 \(UPDATED\).PDF](#)

2. BZA-1991 SHERYL S. KENNY:  
Petitioner is requesting a variance to reduce the street setback to 1.4 feet from the minimum requirement of 25 feet from Wiley Drive to raze the existing shed and build an attached 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 from the August ABZA meeting at petitioner's request (Last continuance).

Note: At the ABZA meeting on 10/24/18, the request was amended to reduce street setback to 5'-4".

**Voting Result 6-Y and 0-N (Approved the street setback of 5'-4" from Wiley Drive with a condition to provide a revised site plan.)**

Documents:

[BZA-1991.PDF](#)

3. BZA-1997 NUMBER NINE, LLC:  
Petitioner is requesting a special exception to use the existing single-family home, a historic one -room schoolhouse "plaqued" by the Wabash Valley Trust for Historic Preservation, as a Transient Guest House (SIC 702) in an R1 zone, 24 hours a day, seven days per week. The property is located at 2440 South Beck Lane, Lafayette, Fairfield 21 (SE) 23-4. (UZO 3-2) **WITH COMMITMENT AND CONDITION.**

**Voting Result 6-Yes and 0-No**

Documents:

[BZA-1997 \(SPECIAL EXCEPTION\).PDF](#)

4. BZA-1998 NEW JOURNEY FARMS, LLC:  
Petitioner is requesting a special exception to allow an Agricultural Rental Hall (SIC 799) on 13.127 acres in the Agricultural Wooded zone. The proposed hours of operation are 8am to 10pm, Sunday through Thursday and 8am to 12am, Friday and Saturday. The property is located on the east side of CR 800 E, northeast of Dayton, Sheffield 03 (NW) 22-3. (UZO 3-2) **WITH COMMITMENT AND CONDITIONS.**

**Voting Result 4-Yes and 2-No**

Documents:

**IV. ADMINISTRATIVE MATTERS**

**V. ADJOURNMENT**