

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

NOTICE OF PUBLIC HEARING

DATE APRIL 22, 2020
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

**(Tentative)
AGENDA**

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

1. BZA-2032 JAMES L. AND SHEILA A. COCHRAN:

Petitioners are requesting the following variances to add a residential unit in an existing apartment building on R3W-zoned land:

- 1. To decrease the required parking to 6 spaces from the minimum requirement of 11 spaces; and (UZO 4-6-3)
- 2. To reduce the building setback from Vine Street to 7.2' from the minimum requirement of 25'; (UZO 2-10-8)

on property located at the southeast corner of Vine Street and Fowler, more specifically, 229 W. Fowler Avenue in West Lafayette, Wabash 19 (NE) 23-4. Continued to the April ABZA meeting to add variances.

2. BZA-2033 THE RIDGE GROUP, INC.:

Petitioner is requesting a parking variance to allow 76 spaces from the minimum requirement of 120 to construct a two-story multi-family building (containing a total of 60 units: 52 one-bedroom and 8 two-bedroom) on R3W-zoned land. The property is located at the southeast corner of Lindberg Road and US 231 in West Lafayette, Wabash 14 (NE) 23-4. (UZO 2-10-12) Continued to the April ABZA meeting awaiting APC action on the determination of variance.

3. BZA-2034 DAVE HELTON AND ASSOCIATES, INC.:

Petitioner is requesting a special exception to allow a primary communications tower (SIC 48) in an Agricultural (A) zone. A 198-foot tall unmanned cell tower (including the lighting rod) will operate 24 hours per day, 7 days per week at the southwest corner of CR 500 N and CR 375 W, Wabash 34 (NW) 24-5. (UZO 3-2)

4. BZA-2035 JACOB BALLAH:

Petitioner is requesting the following bufferyard variances to construct a new structure for the existing business on property zoned I3:

1. To eliminate the required bufferyard along the western property line; and (UZO 4-9-3)
2. To eliminate the required bufferyard along the northern and eastern property lines; (UZO 4-9-3)

on property located on the north side of CR 375 S, more specifically at 6274 E 375 S, Sheffield 08 (SW) 22-3. Continued to the April ABZA meeting awaiting APC action on the determination of variance.

5. BZA-2036 HERITAGE LAND COMPANY, LLC:

Petitioner is requesting a special exception to extend a previously approved special exception for a mining operation (BZA-1778 approved May 27, 2009). There would be no further mining; petitioner is requesting this extension to modify the expired reclamation plan under BZA-1778 by allowing the placing of fill on the property from June 1, 2020 until December 31, 2025 with reclamation completed by March 2026. The hours of operation would be from 7:00am to 7:00pm Monday through Friday with possible random Saturday operations, on an 8.14-acre tract located north of SR 25 (Hoosier Heartland) and east of CR 500 E at 3619 N 500 E, Perry 6 (NW) 23-3. (UZO 3-2)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT