

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE : December 2, 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 09.23.2020.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

1. BZA-2043 RESONS, LLC:

**\*\*Withdrawn\*\***

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 from the September ABZA meeting to add variances. Second Continuance.*

2. BZA-2044 MEZZANINE 7, LLC:  
Petitioner is requesting the following variances to raze the existing structure and construct a new three-story student apartment in an R3W zone:
1. To decrease the minimum lot width to 59' from the minimum requirement of 70'; (UZO 2-10-6)
  2. To reduce the front setback to 12' from the minimum requirement of 25' along Wood Street; (UZO 2-10-8)
  3. To increase the height of the structure to 19' from the maximum allowed 14' at the finished floor of the upper story; (UZO 2-10-11)
  4. To reduce the off-street parking to 6 from the minimum requirement of ~~13~~ 11 spaces for university-proximate residences; (UZO 4-6-4) and
  5. To eliminate the requirement of a 5' no parking setback; (UZO 4-4-6)

on property located at 202 Pierce Street, West Lafayette, Wabash 19 (SE) 23-4.

***Vote Results:***

***Variance #1 7-Yes and 0-No***

***Variance #2 7-Yes and 0-No***

***Variance #3 7-Yes and 0-No***

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

***Variance #5 6-Yes and 1-No***

Documents:

[BZA-2044.PDF](#)

3. BZA-2045 TIM STEVENS:  
Petitioner is requesting a variance to allow a gateway directory sign with a setback of 20' instead of the minimum requirement of 30' in a business park on a GB zoned lot. The property is in the proposed Sagamore Commons Subdivision, west of Sagamore Parkway W, in West Lafayette, Wabash 1 (S1/2) 23-5. (UZO 4-8-8)

***Vote Results: 6-Yes and 1-No***

Documents:

[BZA-2045.PDF](#)

4. BZA-2046 DONALD R. VAN DAME:  
Petitioner is requesting a variance to allow a setback of 26' instead of the required 60' from McCarty Lane to build a house on 1.126 acres zoned AW. The property is located at the southwest corner of SR 26 and McCarty Lane, Perry 20 (SE) 23-3. (UZO 2-26-7)

***Vote Results: 6-Yes and 1-No***

Documents:

[BZA-2046.PDF](#)  
[REVISED SITE PLAN BZA -2046.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)