

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: JANUARY 26, 2022

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

AGENDA

This meeting will be in person.

Members of the public may choose to watch 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 12.01 MINUTES.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-2064 MARK YOUR SPACE, MICHAEL SOBEL

Petitioner is requesting the following sign variances for a Freightliner dealership and service center for commercial truck fleets (Truck Country) in an I3 (Industrial) zone:

1. To allow the total signage on the sign-lot to be ~~704.75~~ 400.25 square feet instead of the maximum allowed 260 square feet (UZO 4-8-6) (Denied 1-4 on 12/01/21);

2. ~~To allow a freestanding sign height of 60 feet instead of the maximum allowed 24 feet (UZO 4-8-6) (Continued after a split vote of 3-2 at the 12/01/21 hearing) (Withdrawn by petitioner on 12/22/21.);~~
3. To allow a freestanding sign measuring 251.75 square feet instead of the maximum allowed 160 square feet (UZO 4-8-6) (Denied 1-4 on 12/01/21);
4. ~~To allow a different freestanding sign near Hine Drive measuring 80 square feet instead of the maximum allowed 40 square feet (UZO 4-8-6); and (Withdrawn by petitioner on 11/19/21.)~~
5. ~~To allow a sign setback of 43 feet instead of the required setback of 60 feet (sign setback is equal to sign height) (UZO 4-8-6); (Withdrawn by petitioner on 11/19/21.)~~

on property located at 6584 Hine Drive, Dayton, Sheffield 5 (S1/2) 22-3. [Request #4 and #5 withdrawn by petitioner on Nov 19, 2021. Request #1 and Request #3 voted on and denied, both with vote 1-4, at the Dec 1, 2021 hearing. Request #2 voted on at December 1, 2021 hearing and continued per a split vote 3-2 to the January 26, 2022 hearing, but ultimately withdrawn by petitioner on Dec 22, 2021.](#)

2. BZA-2067 SCOTT AND LORI WILLIAMS

Petitioners are requesting a variance to reduce a rear setback not along a street frontage to 19' from the minimum required 25' for the construction of a new deck with a roof structure in an A zone. The property is located at 7131 US 231 S, Wea 32 (NW) 22-4 (UZO 2-24-8). Continued from the December 2021 meeting because public notices were not paid for by petitioners, so they failed to publish at least 10 days prior to the meeting.

Documents:

[BZA-2067 SCOTT AND LORI WILLIAMS.PDF](#)

3. BZA-2069 WABASH LOFTS, LLC:

Petitioners are requesting a variance to allow 357 on-site parking spaces instead of 480 on-site parking spaces for the Wabash Lofts apartments in an R3 zone. The property is located at 3680 Paramount Dr, Wabash 2 (NE) 23-5 (Lot 7 in Paramount-Lakeshore Subdivision Phase One, Section 5) (UZO 4-6-3).

Documents:

[BZA-2069 WABASH LOFTS, LLC.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