

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: APRIL 27, 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 MINUTES 03.23.2022.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-2073 JON SHEIDLER – LANDWORX ENGINEERING

Petitioner is requesting the following variances for a proposed Arby's restaurant with drive-thru in an HB zone:

1. To allow a 38' side setback instead of the minimum required 60' side setback along a primary arterial road (UZO 2-18-17) and
2. To allow a 20' bufferyard along the adjacent property zoned R2 to the east

instead of the minimum required 30' (UZO 4-9-3-a).

The site is located at 6001 SR 43 N, Lot 1 in Arora Minor Subdivision in the Town of Battle Ground, Tippecanoe 22 (SW) 24-4. With conditions. Continued from the March 23, 2022 hearing at petitioner's request. First continuance.

Documents:

[BZA-2073 JON SHEIDLER_LANDWORX ENGINEERING.PDF](#)

2. BZA-2074 ANDREW HEBER - HEBER REAL ESTATE, LLC
Petitioner is requesting a special exception to use an existing single-family home as a Transient Guest House (as defined in the ordinance) in an R1B zone for a maximum of 6 guests. The proposed hours of operation are 24 hours a day, seven days per week. The property is located just east of US 231, specifically at 525 Schroeder Court, Lafayette, Wea 06 (NW) 22-4 (UZO 3-2). With condition.

Documents:

[BZA-2074 ANDREW HEBER_HEBER REALESTATELLC.PDF](#)

3. BZA-2075 TIPPECANOE COUNTY COMMISSIONERS
Petitioner is requesting a special exception to expand a previously approved special exception (BZA-1473) for a correctional facility (SIC 9223) and a redesign of the building approved under the special exception heard in October 2021 (BZA-2066) operating 24 hours a day, seven days a week, on property located at 2800 North Ninth Street Road, Fairfield, Longlois Reserve, (W1/2) 23-4

Documents:

[BZA-2075 COUNTY_COMMISSIONERS.PDF](#)

4. BZA-2076 AMY GAETA
Petitioner is requesting a special exception to allow an indoor soccer (futsal) field (SIC 7999) operating 24 hours per day, seven days a week, on property located at 160 N. 36th Street, Lafayette, Fairfield 22 (SE) 23-4.

Documents:

[BZA-2076 AMY GAETA.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