

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

## NOTICE OF PUBLIC HEARING

DATE :May 26, 2021

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 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 MINUTES 04.28.2021.PDF](#)

#### II. NEW BUSINESS

#### III. PUBLIC HEARING

1. BZA-2053 CASEY GILES:

Petitioner is requesting a special exception to use an existing single-family house as a Transient Guest House (as defined in the ordinance). The proposed hours of operation are 24 hours a day, seven days per week. The property is zoned Agricultural (A) and is located at 7342 Abby Marle East, in Tippecanoe 16 (SW) 24-4. (UZO 3-2) **WITH COMMITMENT AND CONDITION.** *Continued from the April meeting to publish the J & C legal ad. (First Continuance)*

**Vote Results 0-Yes and 6-No**

Documents:

[BZA-2053 \(SPECIAL EXCEPTION\).PDF](#)

2. BZA-2054 RIETH-RILEY CONSTRUCTION CO. INC.:  
Petitioner is requesting a variance to allow a 15' setback from the minimum requirement of 25' from O'Farrell Road to build a 32' x 35.5' addition to their existing office in an I3 zone. The property is located at 3425 O'Farrell Road, Fairfield, Longlois Reserve (E 1/2) 23-4. (UZO 2-23-7)

**Vote Results 6-Yes and 0-No**

Documents:

[BZA-2054.PDF](#)

3. BZA-2055 TONYA LOWRY:  
Petitioner is requesting a variance to allow a 20' setback from the minimum requirement of 60' from I-65 to build a 3,830 sq. ft. barn in an R1 zone. The property is located at 3115 E 200 N, Fairfield 14 (NW) 23-4. (UZO 2-1-7)

**Vote Results 6-Yes and 0-No**

Documents:

[BZA-2055.PDF](#)

4. BZA-2056 WEST LAFAYETTE GREENHOUSE FACILITY, LLC:  
Petitioner is requesting a variance to increase the lot coverage to 36.8% from the minimum requirement of 25% to build a new greenhouse addition in an OR zone. The property is located at 3315 Kent Avenue, West Lafayette, Wabash 01 (SE) 23-5. (UZO 2-14-6)

**Vote Results 6-Yes and 0-No**

Documents:

[BZA-2056.PDF](#)

#### **IV. ADMINISTRATIVE MATTERS**

A discussion regarding a resolution on an electronic meeting policy for the ABZA.

Documents:

[ELECTRONIC MEETINGS POLICY RESOLUTION - ABZA.PDF](#)

#### **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)