

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: JUNE 22, 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 05.25.2022.PDF](#)

II. NEW BUSINESS

BZA 2081 - Patrick R and Melinda C ONeil, Trustees of the Patrick R ONeil and Melinda C ONeil Revocable Living Trust has been continued to the July 27, 2022 hearing per petitioners' request.

III. PUBLIC HEARING

1. BZA-2079 WILLIAM AND JAQUELINE BOND

Petitioners are requesting an extension of a previously approved special exception (BZA-1958) to add a 140' x 120' gravel overflow parking area and legitimize various outdoor areas for their agricultural rental hall in an A zone. The overflow parking area will extend

north by 120' from the existing approved site area onto property petitioner has leased. Hours of operation will remain the same with events occurring 7 days a week, 8am to midnight. The property is located at 7071 S 100 E, Wea 33 (NW) 22-4 (UZO 3-2).

Documents:

[BZA-2079 WILLIAM AND JAQUELINE BOND.PDF](#)

2. BZA-2080 JAMES ALAN AND TRACI BRATTON

Petitioners are requesting the following setback variances for a proposed 23' x 24' detached garage in an R1 zone:

1. To reduce the side setback from the minimum required 6' to 2' (UZO 2-1-9) and
2. To reduce the rear setback from the minimum required 10' to 2' (UZO 2-1-8).

The site is currently a single-family residence and is located at 256 Washington Street, in Dayton, Sheffield 04 (SW) 22-3.

Documents:

[BZA-2080 JAMES AND TRACI BRATTON.PDF](#)

3. BZA-2081 PATRICK R AND MELINDA C O'NEIL, TRUSTEES OF THE PATRICK R O'NEIL AND MELINDA C O'NEIL REVOCABLE LIVING TRUST

*****Continued to the July 27, 2022 hearing per petitioners' request.*****

Petitioners are requesting the following variances for a proposed apartment building in a (pending) R4W zone:

1. To reduce the lot area from the minimum required 27,750 sq. ft to 10,763 sq. ft (UZO 2-11-5);
2. To increase the maximum coverage by all buildings from 40% to 74.4% (UZO 2-11-7);
3. To reduce the minimum vegetative coverage from the required 30% to 14.4% (UZO 2-11-7);
4. To reduce the front setback from the minimum required 25' to 9'1" (UZO 2-11-8);
5. To reduce the rear setback from the minimum required 25' to 0' (UZO 2-11-9);
6. To increase the maximum building height from 14' (as measured from the ground to the finished floor of the uppermost level) to 45' (UZO 2-11-11);
7. To reduce the minimum parking standards from the required 91 parking spaces to 20 spaces (UZO 2-10-12) and;
8. To eliminate the requirement of a 5' no parking setback along the western property line (UZO 4-4-6);

on property located at 418 Harrison Street, West Lafayette, Wabash 19 (SW) 23-4.

Documents:

[BZA-2081 ONEIL LIVING TRUST.PDF](#)

4. BZA-2082 RIVERSIDE CONSTRUCTION, LLC

Petitioner is requesting a variance to reduce the rear setback to 21.5' from the minimum required 25' to replace an existing 20' x 12' deck with a proposed 20' x 12' covered/screened-in porch in an R1B zone. The existing single-family home is located at 15 Flowermound Drive, in Winding Creek Subdivision, Tippecanoe 29 (SW) 24-4 (UZO 2-3-8).

Documents:

[BZA-2082 RIVERSIDE CONSTRUCTION.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