

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

~~DATE : MARCH 25, 2020~~  
~~TIME: 6:00 P.M.~~  
~~PLACE: COUNTY OFFICE BUILDING~~  
~~20 N. 3RD STREET~~  
~~LAFAYETTE, IN 47901~~

**Due to the recent County Health Department's guidance to drop the meeting number from 50 to 10 people, this public hearing is CANCELLED.**

**AGENDA**

**I. APPROVAL OF MINUTES**

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

1. BZA-2032 JAMES L. AND SHEILA A. COCHRAN:

Petitioners are requesting the following variances to add a residential unit in an existing apartment building on R3W-zoned land:

1. To decrease the required parking to 6 spaces from the minimum requirement of 11 spaces; and (UZO 4-6-3)
2. To reduce the building setback from Vine Street to 7.2' from the minimum requirement of 25'; (UZO 2-10-8)

on property located at the southeast corner of Vine Street and Fowler, more specifically, 229 W. Fowler Avenue in West Lafayette, Wabash 19 (NE) 23-4. Continued from the February ABZA meeting to add variances.

2. BZA-2033 THE RIDGE GROUP, INC.:

Petitioner is requesting a parking variance to allow 76 spaces from the minimum requirement of 120 to construct a two-story multi-family building (containing a total of 60 units: 52 one-bedroom and 8 two-bedroom) on R3W-zoned land. The property is located at the southeast corner of Lindberg Road and US 231 in West Lafayette, Wabash 14 (NE) 23-4. (UZO 2-10-12)

3. BZA-2034 DAVE HELTON AND ASSOCIATES, INC.:

Petitioner is requesting a special exception to allow a primary communications tower (SIC 48) in an Agricultural (A) zone. A 198-foot tall unmanned cell tower (including the lighting rod) will operate 24 hours per day, 7 days per week at the southwest corner of CR 500 N and CR 375 W, Wabash 34 (NW) 24-5. (UZO 3-2)

4. BZA-2035 JACOB BALLAH:

Petitioner is requesting the following bufferyard variances to construct a new structure for the existing business on property zoned I3:

1. To eliminate the required bufferyard along the western property line; and (UZO 4-9-3)
2. To eliminate the required bufferyard along the northern and eastern property lines; (UZO 4-9-3)

on property located on the north side of CR 375 S, more specifically at 6274 E 375 S, Sheffield 08 (SW) 22-3.

**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)