

March 10, 2022

1. BZA-2072 TIM VALIANT:

Petitioner is requesting a parking variance to allow for 16 spaces (10 standard, 1 handicapped and 5 compact) instead of the minimum required 46 spaces for Kona Ice of Tippecanoe County's truck storage facility and one additional tenant in an NB zone. The property is located at 10 S 550 E, Perry 30 (NW) 23-3 (UZO 4-6-3).

2. 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' front setback instead of the minimum required 60' front 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 Battle Ground, Tippecanoe 22 (SW) 24-4.

RECOMMENDATION:

Staff advises that the above requests do not constitute use variances.