

**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

**(Tentative)  
A G E N D A**

- 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, specifically 6274 E 375 S, Sheffield 08 (SW) 22-3.

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT