

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE : FEBRUARY 27, 2019
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

AGENDA

I. APPROVAL OF PREVIOUS MEETING MINUTES

1. DRAFT - BZA MEETING MINUTES 01/23/2019

Documents:

[BZA 01.23.2019.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-1999 ISRAEL AVILA GAYTAN AND MARIA DE LA LUZ RAMOS MUNOZ:
Petitioner is requesting a special exception to allow an Agricultural Rental Hall (as defined in the UZO) on 8.628 acres in the Agricultural zone. The revised, proposed hours of operation are 10:00am to 10:00pm Sunday through Thursday and 10:00am to midnight, Friday and Saturday. The property is located on the east side of Old SR 25, northeast of the Shafers Acres subdivision, Washington 36 (NE) 24-3. (UZO 3-2)
[Continued from the January ABZA meeting at petitioner's request. \(Last continuance\)](#)

Vote Results 0-Yes and 6-No

Documents:

[BZA-1999 \(SPECIAL EXCEPTION- REVISED STAFF REPORT\).PDF](#)

2. BZA-2000 JOE KEPNER, PRESIDENT, BLACK DAWG ENTERPRISE, LLC:
*****Continued*****

Petitioner is requesting a variance to reduce the street setback to 0 feet from the minimum requirement of 40 feet from platted Main Street in the unincorporated town of Montmorenci to construct a 4,593 sq. ft. structure on property zoned GB and FP. (The proposed structure would be constructed 25' away from the 100-year Flood Plain boundary within the GB zoned portion.) The property is located at 3803 N 650 W (Main Street), Shelby 18 (NE) 23-5. (UZO 2-17-7) [Continued to the April ABZA meeting at petitioner's request. \(Last continuance\)](#)

3. BZA-2002 JON TROY AUSTIN:

Petitioner is requesting a special exception to use an existing duplex, a long-term rental property, as a Transient Guest House (SIC 702) in an R2 zone. The proposed hours of operation is 24 hours a day, seven days per week. The property is located at 625 Vineyards Court, Vineyards Subdivision, west of Park East Blvd., Lafayette, Fairfield 26 (NE) 24-4. (UZO 3-2) **WITH COMMITMENT AND CONDITION.**

Vote Results 2-Yes and 4-No

Documents:

[BZA-2002 \(SPECIAL EXCEPTION\).PDF](#)

4. BZA-2003 LISA AND STEVE ROBINSON:

****Continued****

Petitioner is requesting a variance to reduce the street setback to 36 feet from the minimum requirement of 60 feet from SR 26 E to build an attached garage to an existing single-family home in an R1 zone. The property is located at 1 Pineview Lane, Perry 19 (SE) 23-3. (UZO 2-1-7) [Continued to the March ABZA meeting to add and send notice to missing interested parties.](#)

5. BZA-2004 CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.:

Petitioner is requesting a variance to reduce the required number of parking spaces to 75 from the minimum requirement of 93-94 spaces to build a 2005 sq. ft. addition to the existing Aldi grocery store in an NB zone. The property is located at 210 Sagamore Parkway, West Lafayette, Wabash 07 (NE) 23-4. (UZO 4-6-3) **WITH CONDITION.**

Vote Results 6-Yes and 0-No

Documents:

[BZA-2004.PDF](#)

6. BZA-2005 CUMBERLAND PARTNERS, LLC:

****Continued****

Petitioner is requesting a special exception to operate a self-storage warehouse (SIC 4225) in an NB zone. A previously approved special exception request for self-storage at this location expired in 2018 with no action (BZA-1964). The proposed facility would be open Monday-Saturday 7am-6pm and on Sundays from 10am to 5pm. Additionally, gate access would be seven days a week, 6am to 10pm. The property is located at the southwest corner of US 231 and Cumberland Avenue (Lot 1 of Cumberland Crossing Subdivision), West Lafayette, Wabash 11(NE) 23-5. (UZO 3-2) [Continued to the March ABZA meeting at the petitioner's request.](#)

7. BZA-2006 PRAVEEN SAXENA:

Petitioner is requesting the following setback variances to expand and legitimize the existing single-family house in an R1B zone:

1. To reduce the street setback to 10' from the minimum required 25' along Kingston Drive; and (UZO 2-3-7)
2. To reduce the side setback to 4.5" from the minimum requirement of 5' from the

southern property line; (UZO 2-3-9)

on property located at 1111 Riverton Drive, West Lafayette, Wabash 17 (SW) 23-4.

Vote Results

1. 6-Yes and 0-No

2. 6-Yes and 0-No

Documents:

[BZA-2006.PDF](#)

8. BZA-2007 ROBERT WM. GROSS:

Petitioner is requesting a variance to reduce a side setback to 0' from the minimum requirement of 6' to build 24 additional apartments in an MR zone. The property is located at 1008 Cumberland Avenue, West Lafayette, Wabash 06 (SW) 23-4. (UZO 2-15-9) **WITH CONDITION.**

Continued to the March ABZA meeting at petitioner's request.

Documents:

[BZA-2007 AND BZA-2008.PDF](#)

9. BZA-2008 ROBERT WM. GROSS:

Petitioner is requesting the following variances to build 24 additional apartments and a community room at Friendship House in an MR zone:

1. To reduce the rear setback to 0' from the minimum required 25'; and (UZO 2-15-8)
2. To increase the height of the building to 47 feet from the maximum allowed 35 feet (UZO 2-15-10)

on property located at 1010 Cumberland Avenue, West Lafayette, Wabash 06 (SW) 23-4. (This request, along with BZA-2007 above, would allow the Friendship House to expand across a property line. The two properties involved have different owners.) **WITH CONDITION.**

Continued to the March ABZA meeting at petitioner's request.

Documents:

[BZA-2007 AND BZA-2008.PDF](#)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT