

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE : MARCH 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

Documents:

[BZA 02.27.2019.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-2003 LISA AND STEVE ROBINSON:
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 from the February ABZA meeting to add and send notice to missing interested parties.*

Vote Results 3-Yes and 1-No

Inconclusive, this case will be heard again at the April 24, 2019 ABZA meeting.

Documents:

[BZA-2003.PDF](#)

2. BZA-2005 CUMBERLAND PARTNERS, LLC (SPECIAL EXCEPTION):
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, West Lafayette, Wabash 11(NE) 23-5. (UZO 3-2) **WITH COMMITMENT AND CONDITIONS.** *Continued from the February ABZA meeting at the petitioner's request.*

Vote Results 4-Yes and 0-No
with commitment and conditions

Documents:

[BZA-2005 \(SPECIAL EXCEPTION\).PDF](#)

3. 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 from the February ABZA meeting at the petitioner's request.*

Vote Results 4-Yes and 0-No
with condition

Documents:

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

4. 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 from the February ABZA meeting at the petitioner's request.*

Vote Results 4-Yes and 0-No
with condition

Documents:

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

5. BZA-2009 CUMBERLAND PARTNERS, LLC (VARIANCE):
Petitioner is requesting a variance to install a Type B (20 foot wide) bufferyard instead of the required Type C (30 foot wide) along southern and western property lines, where it abuts R1 zone. The NB zoned property is located at the southwest corner of US 231 and Cumberland Avenue West Lafayette, Wabash 11(NE) 23-5. The subject property is the same as that involved in the special exception case BZA- 2005 (Self-Storage Warehouse, SIC 4225). (UZO 4-9-3-a)

Vote Results 4-Yes and 0-No

Documents:

6. BZA-2011 SECOND CIRCLE ACQUISITIONS, LLC:

****Continued****

Petitioner is requesting a parking variance to reduce the number of parking spaces to 30 from the minimum requirement of 46 spaces for a proposed Dollar General store on GB-zoned land. The site in question, proposed Lot 1 in SCI West Point First Addition Subdivision (primary approval expected at the April APC meeting). The property is located on the west side of SR 25 South, near the unincorporated town of West Point, Wayne, Burnetts Reserve Section 5 (NE) 22-6.(UZO 4-6-3) *Continued to the April ABZA meeting at the petitioner's request.*

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT