

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE : APRIL 24, 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 03.27.2019.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

1. BZA-2000 JOE KEPNER, PRESIDENT, BLACK DAWG ENTERPRISE, LLC:

**\*\*Withdrawn\*\***

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 from the February ABZA meeting at petitioner's request. (Last continuance)*

2. 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 due to an inconclusive vote at the March ABZA meeting.*

***Vote Results 4-Yes and 3-No***

Documents:

[BZA-2003.PDF](#)

3. BZA-2011 SECOND CIRCLE ACQUISITIONS, LLC:

Petitioner is requesting the following variances to construct a Dollar General store on GB-zoned land:

1. To reduce the off-street parking to 30 spaces from the minimum requirement of 46; (UZO 4-6-3)
2. To reduce the length of the required bufferyard along the northern property line to ~~498~~ 213 feet from the required 540 feet; (UZO 4-9-3)
3. To reduce the length of the required bufferyard along the southern property line to 176 feet from the required 485 feet; (UZO 4-9-3)
4. To remove the required bufferyard along the western boundary; (UZO 4-9-3) and
5. ~~To vary the bufferyard width along the northern property line (UZO 4-9-3)~~—withdrawn

on proposed Lot 1 in SCI West Point First Addition Subdivision (primary approval for this subdivision is 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. **WITH CONDITIONS** *Continued from the March ABZA meeting at petitioner's request to add variances.*

**Vote Results:**

**Variance #1. 7-Yes and 0-No**

**Variance #2. 7-Yes and 0-No**

**Variance #3. 7-Yes and 0-No**

**Variance #4. 7-Yes and 0-No**

Documents:

[BZA-2011.PDF](#)

[BZA-2011 ADDENDUM REQUEST 2.PDF](#)

4. BZA-2012 WEST LAFAYETTE SCHOOL BUILDING CORPORATION:

Petitioner is requesting the following variances to construct performing arts and education wing additions to the existing R1-zoned West Lafayette Junior-Senior High School:

1. To decrease vegetative coverage to 35% from the minimum requirement of 40%;(UZO 2-1-6)
2. To increase the building coverage to 34% from the maximum allowed 30%; (UZO 2-1-6) and
3. To reduce the off-street parking to 222 from the minimum requirement of 744 (UZO 4-6-3)

on property located at 1105 N. Grant St., West Lafayette, Wabash 18 (SE) 23-4.

**Vote Results:**

**Variance #1. 7-Yes and 0-No**

**Variance #2. 7-Yes and 0-No**

**Variance #3. 7-Yes and 0-No**

Documents:

[BZA-2012.PDF](#)

**IV. ADMINISTRATIVE MATTERS**

## V. ADJOURNMENT