

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE : May 27, 2020

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

**AGENDA**

Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch and comment on the livestream of the meeting on <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDzTdjurQ>

**I. APPROVAL OF PREVIOUS MEETING MINUTES**

Documents:

[BZA 02.26.2020.PDF](#)

**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 5 spaces from the minimum requirement of 11 spaces; (UZO 4-6-3)
- 2.To reduce the building setback from Vine Street to 7.4' from the minimum requirement of 10' (average setback); (UZO 2-10-8)
- 3.To remove the no parking setback; (UZO 4-6-14)
- 4.To reduce the one-way maneuvering aisle to 10.8' from the minimum requirement of 22'; and (UZO 4-6-15)  
Not required per staff review.
- 5.To reduce the lot width to 54.11' from the minimum requirement of 60' (for single and two-family dwellings); (UZO 2-10-6)

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 April ABZA meeting to add variances. Continued from the March ABZA agenda awaiting APC action on the determination of variance. There was no public hearing in March or April due to health concerns.*

***Vote Results:***

***Variance #1 5-Yes and 1-No***

***Variance #2 6-Yes and 0-No***

**Variance #3 6-Yes and 0-No**

**Variance #5 5-Yes and 1-No**

Documents:

[BZA-2032.PDF](#)

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) [Continued from the March ABZA agenda awaiting APC action on the determination of variance. There was no public hearing in March or April due to health concerns.](#)

**Vote Results 6-Yes and 0-No**

Documents:

[BZA-2033.PDF](#)

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. The 198-foot tall unmanned cell tower (including the lighting rod) would 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) [Continued from the March ABZA agenda; there was no public hearing in March or April due to health concerns.](#)

**Vote Results 6-Yes and 0-No**

Documents:

[BZA-2034 \(SPECIAL EXCEPTION\).PDF](#)

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, more specifically at 6274 E 375 S, Sheffield 08 (SW) 22-3. **WITH CONDITIONS.** [Continued from the March ABZA agenda awaiting APC action on the determination of variance. There was no public hearing in March or April due to health concerns.](#)

**Vote Results:**

**Variance #1 6-Yes and 0-No**

**Variance #2 6-Yes and 0-No**

Documents:

[BZA-2035.PDF](#)

5. BZA-2036/ BZA-1778 HERITAGE LAND COMPANY, LLC:  
Petitioner is requesting an extension of the previously approved special exception for a mining operation (originally approved in 2009) to modify the expired reclamation plan. The proposed hours of operation are 7 a.m. until 7 p.m., five days a week (Monday through Friday) and possible random Saturdays to complete the proposed reclamation plan. There will be no further mining and the proposed reclamation would be completed no later than December 31, 2025. The 8.14-acre tract is located north of SR 25 (Hoosier Heartland) and east of CR 500 E at 3619 N 500 E, Perry 6 (NW) 23-3. (UZO 3-2) **WITH CONDITIONS.** [Continued from the April ABZA agenda awaiting APC action on the determination of special exception. There was no public hearing in March or April due to health concerns.](#)

**Vote Results 6-Yes and 0-No**

Documents:

[BZA-2036 BZA-1778 \(SPECIAL EXCEPTION\).PDF](#)

6. BZA-2037 TIPPECANOE COUNTY NSE08 SCHOOL BUILDING CORPORATION:

Petitioner is requesting the following parking variances to add a science wing to the existing Harrison High School in an R1 zone:

1. To decrease the required parking to 965 spaces from the minimum requirement of 1048 spaces; and (UZO 4-6-3)
2. To allow the Administrative Officer to permit off-site parking located within 410 feet instead of the maximum allowed within 300 feet; (UZO 4-6-11)

on property located at 5701 N 50 W, Tippecanoe 30 (NE) 24-4.

***Vote Results:***

***Variance #1 6-Yes and 0-No***

***Variance #2 Withdrawn - this variance was not needed because Variance #1 was approved***

Documents:

[BZA-2037.PDF](#)

**IV. ADMINISTRATIVE MATTERS**

**V. ADJOURNMENT**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit [www.tippecanoe.in.gov/ada](http://www.tippecanoe.in.gov/ada)