

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE : JUNE 26, 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 05.22.2019.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-2010 BARRY KNECHTEL-KJG ARCHITECTURE, INC.:

****Continued****

Petitioner is requesting the following variances to construct an 845 sq. ft. addition to the existing Purdue Hillel Jewish Center in an R3W zone:

1. To reduce the number of required parking spaces to 3 from the minimum requirement of 19; (UZO 4-6-3)
2. To reduce the setback from Waldron Street to 16' from the minimum requirement of 25'; (UZO 2-10-8)
3. To reduce the rear setback to 6' from the minimum requirement of 25'; (UZO 2-10-9) and
4. To increase the building coverage to 42.6% from the maximum allowed 40%; (UZO 2-10-7)

on property located at 912 W State Street, West Lafayette, Wabash 19(NW) 23-4.

[Continued to the July ABZA meeting to add a variance.](#)

2. BZA-2014 PURDUE RESEARCH FOUNDATION:

Petitioner is requesting a special exception to construct a 15,000 sq. ft. daycare and sales/leasing center (Child Care Centers / SIC 835) for Provenance at Discovery Park District in an R3W zone. The proposed hours of operation are Monday through Friday, 7am to 6pm. The property is located at the southwest corner of State Street and Airport Road, West Lafayette, Wabash 24(SE) 23-5. (UZO 3-2) [Continued from the May ABZA meeting at petitioner's request.](#)

Vote Results 6-Yes and 0-No

Documents:

[BZA-2014 \(SPECIAL EXCEPTION\).PDF](#)

3. BZA-2016 PURDUE RESEARCH FOUNDATION:

Petitioner is requesting the following variances to construct a new daycare and sales/leasing center for Provenance at Discovery Park District in an R3W zone:

1. ~~To increase the height of the structure to 30' from the maximum allowed 14' at the finished floor of the upper story; (UZO 2-10-11)~~ Not needed as per staff review.
2. To reduce the front setback to 20' from the minimum requirement of 60' from State Street; (UZO 2-10-8) and
3. To reduce the number of parking spaces to 47 from the minimum requirement of 48 spaces; (UZO 4-6-3)

on property located at the southwest corner of State Street and Airport Road, West Lafayette, Wabash 24(SE) 23-5. [Continued from the May ABZA meeting to add variances.](#)

Vote Results

Variance #2 6-Yes and 0-No

Variance #3 6-Yes and 0-No

Documents:

[BZA-2016.PDF](#)

4. BZA-2017 KURT BROCK:

Petitioner is requesting a special exception to use an existing single-family home as a Transient Guest House (as defined in the ordinance) in an R1 zone. The proposed hours of operation are 24 hours a day, seven days per week. The property is located at 1700 N. River Road, Wabash 17(NW) 23-4. (UZO 3-2) **WITH COMMITMENT AND CONDITION.**

Vote Results 6-Yes and 0-No

Documents:

[BZA-2017 \(SPECIAL EXCEPTION\).PDF](#)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT