

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE : JULY 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 06.26.2019.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

1. BZA-2010 BARRY KNECHTEL-KJG ARCHITECTURE, INC.:  
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 13' from the minimum requirement of 25'; (UZO 2-10-8)
  3. To reduce the rear setback to 3.5' from the minimum requirement of 25'; (UZO 2-10-9)
  4. To increase the building coverage to 42.6% from the maximum allowed 40%; (UZO 2-10-7) and
  5. To reduce the average setback from State Street to 19.5' from the minimum requirement of 24.75' (UZO 2-10-8)

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

**WITH CONDITION.** *Continued from the June ABZA meeting to add a variance.*

**Vote Results:**

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

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

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

**Request #4 6- Yes and 0-No**

**Request #5 6- Yes and 0-No**

Documents:

[BZA-2010.PDF](#)

2. BZA-2018 RALPH AND SHIRLEY LINDER:  
Petitioners are requesting the following variances to legitimize their existing single-family house and construct a new front porch in an AW zone:
  1. To reduce the front setback from CR 350 E to 4' from the minimum requirement of 40'; (UZO 2-26-7) and
  2. ~~To increase the coverage by all buildings to 11.5% from the maximum allowed 10% (UZO 2-26-6)~~ Withdrawn

on property located at 8507 S 350 E in the unincorporated town of Concord, Lauramie 02 (SE) 21-4. **WITH CONDITION**

*Continued to the August ABZA meeting due to incomplete paperwork.*

Documents:

[BZA-2018.PDF](#)

3. BZA-2019 TOMISH DEVELOPERS, LLC:  
**\*\*Continued\*\***  
Petitioner is requesting the following variances to raze the existing structure and construct a new two-story student apartment in an R3W zone:
  1. To decrease the minimum lot width to 55.16' from the minimum requirement of 70'; (UZO 2-10-6)
  2. To reduce the side setback from the northern property line to 4'-3" instead of the minimum requirement of 6'; (UZO 2-10-10)
  3. To reduce the off-street parking to 5 from the minimum requirement of 10 spaces for university-proximate residences; (UZO 4-6-4) and
  4. To reduce the side setback from the southern property line to 4'-3" from the minimum requirement of 6'; (UZO 2-10-10)

on property located at 418 S. Grant Street, West Lafayette, Wabash 19 (SE) 23-4.

*Continued to the August ABZA meeting to add a variance.*

4. BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC.:  
Petitioner is requesting the following variances to raze the existing structure and construct a new two-story student apartment in an R3W zone:
  1. To decrease the minimum lot width to 42.5' from the minimum requirement of 70'; (UZO 2-10-6)
  2. To reduce the side setback from the northern property line to 5'1" instead of the minimum requirement of 6'; (UZO 2-10-10)
  3. To reduce the side setback from the southern property line to 4' from the minimum requirement of 6'; (UZO 2-10-10)
  4. To eliminate the requirement of a 5' no parking setback along the south property line; (UZO 4-4-6)
  5. To increase the height of the structure to 22' from the maximum allowed 14' at the

finished floor of the upper story; (UZO 2-10-11)

6. To reduce the vegetative coverage to 23.4% from the minimum requirement of 30%; (UZO 2-10-7) and

7. ~~To reduce the off-street parking to 9 from the minimum requirement of 10 spaces for university-proximate residences; (UZO 4-6-4)~~ Not needed per staff review.

on the property located at 234 Marstellar Street, West Lafayette, Wabash 19 (SE) 23-5.

*Continued to the August ABZA meeting at petitioner's request.*

Documents:

[BZA-2020 .PDF](#)

5. BZA-2021 MURTAUGH LAW, LLC:

Petitioner is requesting a variance to reduce the side setback to 1' from the minimum requirement of 25' from Garden Street to construct an outbuilding and fence to install a swimming pool. The existing home is on an R1-zoned corner lot located at 1701 Sheridan Road, West Lafayette, Wabash 18 (NW) 23-4 (UZO 2-1-7)

***Vote Results 5-Yes and 1-No***

Documents:

[BZA-2021.PDF](#)

6. BZA-2022 THOMAS L. TAULMAN II:

Petitioner is requesting a variance to eliminate the paving requirement and allow gravel areas for parking and maneuvering of trailer inventory and equipment in an I3 zone. Approximately 30 acres of the subject property was approved for a similar variance in 2013 (BZA-1878). With this request, petitioner plans to add 18 acres of land west of the existing business. The property is located at the northeast corner of CR 450 S and US 52 in Sheffield 18 (NW) 22-3. (UZO 4-6-15(a))

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

Documents:

[BZA-2022.PDF](#)

#### **IV. ADMINISTRATIVE MATTERS**

#### **V. ADJOURNMENT**