

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE : AUGUST 28, 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 07.24.2019.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

1. 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 ~~To increase the coverage by all buildings to 11.5% from the maximum allowed 10% (UZO 2-26-6)~~ **Withdrawn**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. ***Continued from the July meeting due to insufficient paperwork.***

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

Documents:

[BZA-2018.PDF](#)

2. BZA-2019 TOMISH DEVELOPERS, LLC:

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)
4. To reduce the side setback from the southern property line to 4'-3" from the minimum requirement of 6'; (UZO 2-10-10) and
5. To decrease the front setback along Grant Street to 25' from the minimum requirement of 60'; (UZO 2-10-8)

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

*Continued from the July meeting to add a variance.*

**Vote Results:**

- 1) **6-Yes and 0-No**
- 2) **6-Yes and 0-No**
- 3) **6-Yes and 0-No**
- 4) **6-Yes and 0-No**
- 5) **6-Yes and 0-No**

Documents:

[BZA-2019.PDF](#)

3. BZA-2020 BARRY KNECHTEL-KJG ARCHITECTURE, INC.:

Petitioner is requesting the following variances to raze the existing structure and construct a new 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)~~ **Withdrawn**

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

*Continued from the July meeting at petitioner's request.*

**Vote Results:**

- 1) **6-Yes and 0-No**
- 2) **6-Yes and 0-No**
- 3) **6-Yes and 0-No**
- 4) **6-Yes and 0-No**
- 5) **6-Yes and 0-No**
- 6) **6-Yes and 0-No**

Documents:

[BZA-2020 .PDF](#)

4. BZA-2023 LINDA SIGLER:

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 R1B zone. The proposed hours of operation are 24 hours a day, seven days per week. The property is located on the east side of Rochelle Drive, just north of Holly Drive in the Southlea Addition to Lafayette (east of Armstrong Park), more specifically, 929 Rochelle Drive, Lafayette, Wea 04 (NW) 22-4. (UZO 3-2) **WITH CONDITIONS.**

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

Documents:

[BZA-2023 \(SPECIAL EXCEPTION\).PDF](#)

**IV. ADMINISTRATIVE MATTERS**

**V. ADJOURNMENT**