

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: September 22, 2021
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

AGENDA

This meeting will be in person.

Members of the public may choose to watch 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 MINUTES 07.28.2021.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-2061 QUIKTRIP CORPORATION

Petitioner is requesting the following sign variances for a proposed gas station/convenience store in an HB (Highway Business) zone:

1. To allow a 100' tall freestanding pylon sign instead of the maximum sign height of 36' (withdrawn 9/15/21);
2. To allow ~~632.6~~ 132.6 square feet of signage instead of the maximum permitted ~~40~~ 100 square feet on a freestanding "monument" sign

(UZO 4-8-6) (revised 9/15/21);

3. To allow a sign setback of ~~3-17~~ 20 feet instead of the required setback of ~~47~~ 36 feet (sign setback is equal to sign height) on the same freestanding "monument" sign (UZO 4-8-6) (revised 9/15/21); and
4. To allow a total sign area on site of ~~909.7~~ 334.36 square feet (composed of the ~~freestanding pylon sign~~, freestanding "monument" sign near SR 43, and five fascia signs) instead of the maximum permitted ~~207.5~~ 216 square feet (UZO 4-8-6) (revised 9/15/21);

on property located at 1973-1887 Northgate Court, (lots 1-4 in Gateway Park Commercial Subdivision), Battle Ground, Tippecanoe 28 (NE) 24-4. With condition. CONTINUED FROM THE AUGUST ABZA MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

Vote Results: Granted

Variance #1 Withdrawn

Variance #2 5-Yes and 0-No

Variance #3 5-Yes and 0-No

Variance #4 5-Yes and 0-No

Documents:

[BZA 2061 QUIKTRIP CORP.PDF](#)

2. BZA-2062 JAMES M TYLER AND JENNIFER L NEVILLE

Petitioner is requesting the following setback variances for a proposed 14 x 28 swimming pool in a R1 (Single Family Residential) zone:

1. To reduce a front setback to 4 feet from the minimum requirement of 25 feet from the front lot line (UZO 2-1-7) and
2. To reduce a side setback to 4 feet from the minimum requirement of 25 feet from the front lot line (UZO 2-1-7)

on property located at 705 Bexley Road, (Lot 16 in Hills and Dales Addition), West Lafayette, Wabash 18 (SE) 23-4.

This case is continued to the October 27, 2021 ABZA meeting due to an inconclusive vote.

Vote Results: Inconclusive

Variance #1 3-Yes and 2-No

Variance #2 3-Yes and 2-No

Documents:

[BZA 2062 JAMES M TYLER AND JENNIFER L NEVILLE.PDF](#)

IV. ADMINISTRATIVE MATTERS

A discussion regarding proposed amended notification procedures and materials for BZA cases.

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