

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: DECEMBER 1, 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 10.27.2021.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

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

Petitioners are requesting the following setback variances for a proposed ~~14 x 28~~ 324 square foot (revised 9/22/21) swimming pool in an R1 (Single-Family Residential) zone:

1. To reduce the front setback to ~~4 feet 12 feet~~ 14 feet from the minimum requirement of 25 feet from the Ravinia Road right-of-way line (UZO 2-1-7) (revised 9/22/21 and a second time on 11/18/21) and

2. To reduce the side setback to ~~4 feet 12 feet~~ 14 feet from the minimum requirement of 25 feet from the Bexley Road right-of-way line (UZO 2-1-7) (revised 9/22/21 and a second time on 11/18/21)

on property located at 705 Bexley Road, (Lot 16 in Hills and Dales Addition), West Lafayette, Wabash 18 (SE) 23-4. Continued from the September 2021 ABZA Hearing by inconclusive vote and from the October 2021 ABZA Hearing per petitioner's request.

Vote Results

Variance #1 5-Yes and 0-No

Variance #2 5-Yes and 0-No

Documents:

[BZA-2062 TYLER AND NEVILLE.PDF](#)

2. BZA-2063 RESONS, LLC

Petitioner is requesting the following ~~4~~ 3 variances to legitimize an existing multi-family dwelling (originally constructed as Chauncey Townhomes planned development) and to permit the addition of a bedroom to allow a three-bedroom unit in an R4W (Single-Family, Two-Family, and Multi-Family Residential) zone:

1. To allow a lot width of 50.68 feet instead of the required 70 feet (UZO 4-2-1);
2. ~~To allow a 21-foot front setback instead of the required 25-foot setback (UZO 4-2-2);~~ (revised 10/21/2021; After further review, this variance is unnecessary.)
3. To allow a 10-foot side setback instead of the required 25-foot from Chauncey (UZO 4-2-2); and
4. To allow 5 parking spaces instead of the required 9 parking spaces (UZO 4-6-4);

on property located at 302 N. Chauncey Avenue, West Lafayette, Wabash 19 (NE) 23-4. Continued from the October 2021 ABZA hearing per petitioner's request.

Vote Results

Variance #1 5-Yes and 0-No

Variance #3 5-Yes and 0-No

Variance #4 5-Yes and 0-No

Documents:

[BZA-2063 RESONS LLC.PDF](#)

3. BZA-2064 MARK YOUR SPACE, MICHAEL SOBEL

Petitioner is requesting the following sign variances for a Freightliner dealership and service center for commercial truck fleets (Truck Country) in an I3 (Industrial) zone:

1. To allow the total signage on the sign-lot to be ~~701.75~~ 400.25 square feet instead of the maximum allowed 260 square feet (UZO 4-8-6);
2. To allow a freestanding sign height of 60 feet instead of the maximum allowed 24 feet (UZO 4-8-6);
3. To allow a freestanding sign measuring 251.75 square feet instead of the maximum allowed 160 square feet (UZO 4-8-6).
4. ~~To allow a different freestanding sign near Hine Drive measuring 80 square feet instead of the maximum allowed 40 square feet (UZO 4-8-6);~~ and (withdrawn by petitioner on 11/19/21.)
5. ~~To allow a sign setback of 43 feet instead of the required setback of 60 feet (sign setback is equal to sign height) (UZO 4-8-6);~~ (Withdrawn by petitioner on 11/19/21.)

on property located at 6584 Hine Drive, Dayton, Sheffield 5 (S1/2) 22-3.

Continued from the October 2021 ABZA Hearing per petitioner's request.

Vote Results

Variance #1 1-Yes and 4-No

Variance #2 2-Yes and 3-No (inconclusive) This variance will be heard again at the January 26, 2022 ABZA meeting

Variance #3 1-Yes and 4 No

Documents:

[BZA-2064 MARK YOUR SPACE.PDF](#)

4. BZA-2067 SCOTT AND LORI WILLIAMS

Continued to the January 26, 2022 ABZA meeting because one of the legal ads was not published.

Petitioners are requesting a variance to reduce a rear setback not along a street frontage to 19' from the minimum required 25' for the construction of a new deck with a roof structure in an A zone. The property is located at 7131 US 231 S, Wea 32 (NW) 22-4. (UZO 2-24-8)

5. BZA-2068 KOH AND COURTNEY KNOX

Petitioners are requesting a special exception to permit an agricultural rental hall in the

AW zone with a maximum capacity of 295 people. The proposed hours of operation are Monday through Thursday 8:00 AM to midnight and Friday through Sunday 8:00 AM to 2:00 AM with all outdoor activities ceasing at midnight. The property is located at 5124 Jackson Hwy, Shelby 08 (NE) 23-5 (UZO 3-2).

This case is continued to the February 23, 2022 ABZA meeting.

Documents:

[BZA-2068 KOH AND COURTNEY KNOX.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