

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE :June 23, 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 and comment (one must have an account to make live comments on Facebook and YouTube) on the livestream of the meeting on

<https://www.facebook.com/TippecanoeCountyIndiana> or

<https://www.youtube.com/channel/UCJleeA9ZQo9EIlGdZTdjurQ>

I. APPROVAL OF PREVIOUS MEETING MINUTES

Documents:

[BZA MINUTES 05.26.21.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. BZA-2052 FOX ACQUISITIONS, LLC:

Petitioner is requesting the following variances to construct a 5,500 sq. ft. building for the Blue Fox Heating and Cooling business in a GB zone:

1. To reduce the west side setback to 15 feet from the minimum requirement of 30 feet from the adjoining residential zone and use; (UZO 4-8-5)

2. To reduce a required Type C (30' wide) bufferyard to 15 feet along the western property line; (UZO 4-9-3)
3. To reduce the number of rows of standard plant units located within the bufferyard from two to one; (UZO 4-9-1b and Appendix E-1) and
4. To reduce the number of required parking spaces from 28 to 26; (UZO 4-6-3)

on property located at 1511 W 350 N (former location of The Wild Bird Shoppe), West Lafayette, Wabash 01 (SW) 23-5. *Continued from the April meeting at petitioner's request. (First Continuance)*

Vote Results

Variance #1 6-Yes and 0-No

Variance #2 6-Yes and 0-No

Variance #3 6-Yes and 0-No

Variance #4 6-Yes and 0-No

Documents:

[BZA-2052 \(JUNE\).PDF](#)

2. BZA-2057 AMERICAN REALTY OF LAFAYETTE, LLC:
Petitioner is requesting a variance to eliminate the required half of type C, 30-foot-wide bufferyard to construct a 9,676 sq. ft. office/shop building in an I3 zone. The 19.4 acres is located on the south side of CR 350 S and east of CR 500 E, specifically, 5121 E Old 350 S, Sheffield 07(SW) 22-3. (UZO 4-9-3)

Vote Results 6-Yes and 0-No

Documents:

[BZA-2057.PDF](#)

3. BZA-2058 DANIEL L. MCDOLE:
Petitioner is requesting a setback of 1' from the minimum requirement of 10' (the minimum setback by averaging) from Forest Street to build a 24' x 24' detached garage on R1B-zoned land. The corner lot property is located at 6827 Monroe Street in the unincorporated town of Stockwell, Lauramie 08 (NE) 21-3. (UZO 2-3-7) *Continued to the July 28, 2021 ABZA meeting to provide proof of publication from the Lafayette Leader.*

Documents:

[BZA-2058.PDF](#)

4. BZA-2059 HERITAGE AGGREGATES, LLC:

Petitioner is requesting a special exception to allow the continuation of sand and gravel mining (SIC 14) in the I3 zone, permitted under BZA-1819 (granted in May of 2011) to extend another 10 years. Mining operations would occur from 6:00am to 5:00pm Monday through Saturday with occasional night work; the property is located at 5070 Swisher Road, in Prophetstown State Park, Tippecanoe, Burnetts Reserve 5 (N1/2) 24-4. (UZO 3-2) **WITH CONDITIONS.**

Vote Results 6-Yes and 0-No

Documents:

[BZA-2059 \(SPECIAL EXCEPTION\).PDF](#)

5. BZA-2060 GRORU, LLC:

Petitioner is requesting a variance to allow a reduction in required parking in the NB zone, from 68 spaces to 60 parking spaces at Brokerage Brewery. This parking variance would allow the addition of a patio on site, located at the northeast corner of Sagamore Parkway West and Covington Street, specifically, 2506 Covington, West Lafayette, Wabash 07(NE)23-4 (UZO 4-6-3).

Vote Results 6-Yes and 0-No

Documents:

[BZA-2060.PDF](#)

IV. ADMINISTRATIVE MATTERS

Ongoing discussion facilitated by Atty. Eric Burns regarding a resolution on an electronic meeting policy for the ABZA.

Documents:

[ELECTRONIC MEETINGS POLICY RESOLUTION - ABZA.PDF](#)

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