

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

## NOTICE OF PUBLIC HEARING

DATE: OCTOBER 27, 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 09.22.2021.PDF](#)

#### II. NEW BUSINESS

#### III. PUBLIC HEARING

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

**Continued at petitioner's request to the December 1st public hearing.**

Petitioner is requesting the following setback variances for a proposed ~~14x28~~ 324 square foot (revised 9/22/21) swimming pool in an R1 (Single-Family Residential) zone:

1. To reduce a front setback to ~~4 feet~~ 12 feet from the minimum requirement of 25 feet from the front lot line (UZO 2-1-7) (revised 9/22/21) and

2. To reduce a side setback to ~~4 feet~~ 12 feet from the minimum requirement of 25 feet from the front lot line (UZO 2-1-7) (revised 9/22/21)

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.

2. BZA-2063 RESONS, LLC

**Continued at petitioner's request to the December 1st public hearing.**

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 (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.

3. BZA-2064 MARK YOUR SPACE, MICHAEL SOBEL

**Continued at petitioner's request to the December 1st public hearing.**

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 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
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);

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

Documents:

4. BZA-2065 BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY  
**WITHDRAWN; After further staff review, this parking variance is unnecessary.**

Petitioner is requesting a variance to allow 125 parking spaces on site rather than the required 210 spaces for an expansion of the county correctional facility located at 2800 N. Ninth Street Road, Fairfield, Longlois Reserve, 23-4 (UZO 4-6-4).

5. BZA-2066 BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY  
Petitioner is requesting a special exception to allow the expansion of the county's Community Corrections Work Release facility, operating 24 hours per day, seven days per week, at 2800 N. Ninth Street Road, Fairfield, Longlois Reserve, 23-4.

Documents:

#### **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](http://www.tippecanoe.in.gov/ada)