

THE  
AREA BOARD OF ZONING APPEALS  
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: ..... JANUARY 26, 2021  
TIME: ..... 6:00 P.M.  
PLACE: ..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

AGENDA

*This meeting will be in person.*

Links to watch the livestream can be found on the APC website at: [www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc)

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

1. **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) (Denied 1-4 on 12/01/21);
- 2. ~~To allow a freestanding sign height of 60 feet instead of the maximum allowed 24 feet (UZO 4-8-6) (Withdrawn by petitioner on 12/22/21.);~~
- 3. To allow a freestanding sign measuring 251.75 square feet instead of the maximum allowed 160 square feet (UZO 4-8-6) (Denied 1-4 on 12/01/21);
- 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sign near Hine Drive measuring 80 square feet instead of the maximum allowed 40 square feet (UZO 4-8-6); and (Withdrawn by petitioner on 11/19/21.)~~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sign setback of 43 feet instead of the required setback of 60 feet (sign setback is equal to sign height) (UZO 4-8-6); (Withdrawn by petitioner on 11/19/21.)~~

Request #4 and #5 withdrawn by petitioner on Nov 19, 2021. Request #1 and Request #3 voted on and denied, both with vote 1-4, at the Dec 1, 2021 hearing. Request #2 withdrawn by petitioner on Dec 22, 2021.

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

2. **BZA-2067 SCOTT AND LORI WILLIAMS:**

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). Continued from the December 2021 meeting because public notices were not paid for by petitioners, so they failed to publish at least 10 days prior to the meeting.

3. **BZA-2069 WABASH LOFTS, LLC:**

Petitioners are requesting a variance to permit 357 on-site parking spaces instead of 480 on-site parking spaces for the Wabash Lofts apartments in an R3 zone. The property is located at 3680 Paramount Dr. West Lafayette, Wabash 2 (NE) 23-5 (Lot 7 in Paramount-Lakeshore Subdivision Phase One, Section 5) (UZO 4-6-3).

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT