

**THE  
AREA BOARD OF ZONING APPEALS  
OF TIPPECANOE COUNTY**

**NOTICE OF PUBLIC HEARING**

DATE: ..... APRIL 26, 2023  
TIME: ..... 6:00 P.M.  
PLACE: ..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

(tentative)  
**A G E N D A**

***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 (from the January 25<sup>th</sup> meeting)
- II. NEW BUSINESS  
Discussion regarding updates to the BZA Bylaws
- III. PUBLIC HEARING

**1. BZA-2096 TOMISH DEVELOPERS, LLC**

Petitioner is requesting the following variances for a proposed apartment complex in an R4W zone:

- 1. To reduce the required parking standard from the minimum 352 spaces to 192 parking spaces (or 55% of the total required) (UZO 2-11-12) and
- 2. To increase the maximum building height from 14' (as measured from the ground to the finished floor of the uppermost level) to 32' (UZO 2-11-11).

The 4.212-acre site is located on the west side of Sagamore Pkwy, just north of its intersection with Northwestern Avenue, specifically, 2541 Neil Armstrong Drive in West Lafayette, Wabash 12 (NE) 23-5. *Continued from the March 2023 ABZA hearing at petitioner's request. (First Continuance)*

**2. BZA-2097 ROBERT AND JULIA KOLOUCH**

Petitioners are requesting the following variances for a proposed addition to a single-family residence in an R1 zone:

- 1. To increase the maximum coverage by all buildings from 30% (or 3,787 sq ft) to 33% (or 4,116 sq ft, an increase of 3% or 329 sq ft) (UZO 2-1-6) and
- 2. To reduce the minimum vegetative coverage from the required 40% (5,050 sq ft) to 38.9% (4,921 sq ft) (UZO 2-1-6).

The property is located at 200 E Navajo St, Lot 111 in Wabash Shores Second Addition in West Lafayette, Wabash 08 (SW) 23-4.

Continue this case to the May 24<sup>th</sup> ABZA agenda at petitioner's request.

3. **BZA-2099 Z-CUBE HOMES LLC**  
Petitioner is requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 6 guests in an R1 zone. The property is located north of Sagamore Parkway and east of Soldier's Home Road, at 113 Sharon Road, West Lafayette, Wabash 08 (NW) 23-4.
4. **BZA-2100 Z-CUBE HOMES LLC**  
Petitioner is requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 12 guests in an R1 zone. The 5.005-acre property is located at 1500 Benson Dr, Wabash 23 (NE) 23-5.
5. **BZA-2101 ANTHONY HAAN**  
Petitioner is requesting a variance to increase the maximum gross floor area of the largest building in an A zone for uses falling under SIC 15, 16 and 17, from the required 8,000 square feet to 11,400 square feet. The 7.211-acre property is located at 617 Perry Lane, Tippecanoe 19 (NW) 24-4. (UZO 4-11-17)
6. **BZA-2098 JOHN SCHRADER AND ANTHONY HAAN**  
(*This special exception request can only be heard if the variance request above, BZA-2101, is granted.*)  
Petitioner is requesting a special exception to legitimize an existing special trade contracting business (SIC 17, specifically, a plumbing business) in an A zone, operating during daylight hours from March through October, and 7am to 6pm November through February, every day of the week, on 7.211 acres at 617 Perry Lane, Tippecanoe 19 (NW) 24-4. Continued from the March ABZA Hearing at petitioner's request. (First continuance)
7. **BZA-2102 KEITH MOORE, CARLSON CONSULTING ENGINEERS**  
Petitioner is requesting a variance to reduce the required parking standard in a GB zone from a previously granted variance (BZA-1638) minimum ratio of 0.9 spaces per 200 sq ft of gross floor area to 0.8 spaces per 200 sq ft of gross floor area. The UZO minimum required parking standard is currently 1 space per 200. This request is for the Wal-Mart located on the corner of Sagamore Parkway and Cumberland Ave, specifically, 2801 Northwestern Ave, West Lafayette, Wabash 12 (NW) 23-5. (UZO 4-6-3)
8. **BZA-2103 BUILT TO LAST**  
Petitioner is requesting a variance to reduce the rear setback in an R1B zone from the minimum required 25 feet to 13 feet. The property is located at 3348 Shrewsbury Drive in the Arbor Chase Subdivision, West Lafayette, Wabash 06 (NE) 23-4. (UZO 2-3-8)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT