

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

NOTICE OF PUBLIC HEARING

DATE:MAY 24, 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*

I. APPROVAL OF MINUTES

II. NEW BUSINESS

Discussion regarding updates to the BZA Bylaws and Forms

III. PUBLIC HEARING

1. **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 37.5% (4,781 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. *Continued from the April ABZA Hearing at petitioner's request. (Second continuance)*

2. **BZA-2104 ARCHVIEW PROPERTIES, LLC**

Petitioner is requesting a variance to reduce the required parking standard from the minimum required 2 spaces per dwelling unit to 1.75 spaces per dwelling unit for a proposed apartment complex in an R3 zone. The 26.581-acre site is located between CR 50 W and CR 100 W (Yeager Road), south of Hawthorne Ridge and just north of the West Lafayette city limits, Wabash 31 (SW) 24-4.

3. **BZA-2105 NATHANIEL GUSTUS**

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 R1U zone. The property is part of lot 9 in the Northern Subdivision of Chauncey, more commonly known as 267 Lincoln St, West Lafayette, Wabash 17 (SW) 23-4.

4. BZA-2106 PURDUE RESEARCH FOUNDATION

Petitioner is requesting the following variances for a proposed research facility in an I2 zone:

1. To reduce the required parking standard from the minimum 31 spaces to 4 parking spaces (or 13% of the total required) (UZO 4-6-3);
2. To increase the maximum coverage by all buildings from 35% (or 28,951.86 sq ft) to 38% (or 30,804 sq ft) (UZO 2-22-6) and
3. To reduce the minimum vegetative coverage from the required 25% (or 20,679.9 sq ft) to 11% (or 9,430 sq ft) (UZO 2-22-6).

The property, known as lot 3 of Purdue Research Park Aerospace District, is located on the east side of Allison Road, just north of the Purdue Airport, specifically 506 Allison Road, in West Lafayette, Wabash 24 (SW) 23-5.

5. BZA-2107 PURDUE RESEARCH FOUNDATION

Petitioner is requesting a variance for a proposed research facility to reduce the minimum vegetative coverage from the required 25% (or 23,650.2 sq ft) to 18% (or 17,028.1 sq ft) on property which is known as lot 2 of Purdue Research Park Aerospace District, and is located on the east side of Allison Road, just north of the Purdue Airport, specifically 502 Allison Road, in West Lafayette, Wabash 24 (SW) 23-5.

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT