Determination of Variance  
Area Board of Zoning Appeals  
Meeting Date: February 26, 2020

February 13, 2020

1. BZA-2031 THETA NU HOUSING, LLC:  
Petitioner is requesting the following variances to raze four existing residential buildings and construct a new sorority building on R3W-zoned land:

1. To increase the building height to 28’ at the finished floor of the upper story from the maximum allowed 14’; (UZO 2-10-11)  
2. To decrease the parking requirement to 24 spaces from the minimum requirement of 45; (UZO 4-6-3)  
3. To eliminate the maneuvering aisle required for parking spaces along the alley; (UZO 4-6-15)  
4. To eliminate the no parking setback requirement; (UZO 4-4-6)  
5. To reduce the required building setback from Northwestern Avenue to 20’ from the minimum requirement of 60’; (UZO 2-10-8)  
6. To reduce the street setback from Fowler Avenue to 30’ from the minimum requirement of 60’; (UZO 2-10-8)  
7. To reduce the required bicycle parking to 25 spaces from the minimum requirement of 45; (UZO 4-6-7)  

on property located at the southeast corner of Northwestern and Fowler Avenues, in West Lafayette, Wabash 19 (NE) 23-4.

2. BZA-2032 JAMES L. AND SHEILA A. COCHRAN:  
Petitioners are requesting the following variances to add a residential unit in an existing apartment building on R3W-zoned land:

1. To decrease the required parking to 6 spaces from the minimum requirement of 11 spaces; and (UZO 4-6-3)  
2. To reduce the building setback from Vine Street to 7.2’ from the minimum requirement of 25’; (UZO 2-10-8)  

on property located at the southeast corner of Vine Street and Fowler, more specifically, 229 W. Fowler Avenue in West Lafayette, Wabash 19 (NE) 23-4.

RECOMMENDATION:  
Staff advises that the above requests do not constitute use variances.