

THE AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: SEPTEMBER 27, 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
- III. PUBLIC HEARING

1. BZA-2115 MICHAEL KIESEWETTER

Petitioner is requesting a variance to allow a 0' setback instead of the required 25' from the right-of-way of Eastbrook Drive for a recently installed utility shed. The property, zoned Agricultural, is a corner lot located at 4850 Eastbrook Drive in Washington 36 (SE) 24-4. (UZO 2-24) *Continued from the August 23rd ABZA Hearing by inconclusive vote.*

2. BZA-2118 HENJU 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 R1B zone. The property is located in the Fieldstone Subdivision, at 6234 Shale Crescent Drive, Tippecanoe 24 (SE) 24-5.

3. BZA-2119 IMRAN KAZEM

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 at 1700 Ravinia Road in West Lafayette, Wabash 18 (NE) 23-4.

4. BZA-2120 ARIELLE TINGLE

Petitioner is requesting a variance for the front setback in an R1 zone from the minimum required 25' to 1' to replace an existing carport. The property is located at 320 Fernleaf Dr. in West Lafayette, Wabash 17 (NW) 23-4. (UZO 2-1-7)

5. BZA-2121 O2H VENTURES, 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 7 guests in an R1B zone. The property is located at 3570 Tesla Dr., Wabash 10 (SW) 23-5.

6. BZA-2122 INTEGRITY CARE, 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 R1B zone. The property is located in the Fieldstone Subdivision northwest of Harrison High School, more specifically 1134 Thorny Lane, in Tippecanoe 24 (SE) 24-5.

7. BZA-2123 INTEGRITY CARE, 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 R1B zone. The property is located in the Fieldstone Subdivision northwest of Harrison High School, more specifically 1145 Thorny Lane, in Tippecanoe 24 (SE) 24-5.

8. BZA-2124 FUTBOL ELITE SPORTS CLUB, LLC

Petitioner and owner, represented by John Schrader of Ball Eggleston PC, is requesting an expansion to a previously approved special exception for an additional 5,344 square feet for an indoor soccer facility (SIC 7999) in an I3 zone operating 24 hours per day, 7 days per week. The property is located at 160 N 36th Street, in Lafayette, Fairfield 22 (SE) 23-4.

9. BZA-2125 ALMOST HOME HUMANE SOCIETY, INC. BY DAVID BOWMAN, PRESIDENT

Petitioner and owner, represented by Brad Neely of RTS Law Firm, is requesting a variance to allow the construction of dog runs and exercise yards for boarding animals in an exterior space. The GB zoned property is located just north of Swisher Road, at 4610 N 9th Street Road, Tippecanoe 6 (NE) 24-4. (UZO 4-11-3)

10. BZA-2126 CLINTON M. KORTY

Petitioner and owner, represented by Laura Korty, is requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 8 guests in an R1 zone. The property is located at 906 Princess Drive, West Lafayette, in Wabash 07 (SW) 23-4.

11. BZA-2127 SABENS ENTERPRISE LLP

Petitioner and owner, represented by Connor Sabens, is requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 4 adult guests in an R1B zone. The property is located at 913 S 28th Street, in Lafayette, Fairfield 27 (SW) 23-4.

I. ADMINISTRATIVE MATTERS

II. ADJOURNMENT

Determination of Variance
Lafayette Board of Zoning Appeals
Meeting Date: September 18, 2023

September 6, 2023

1. CASE #2023-17 JOHN PURDUE BLOCK PARTNERS LLC

Petitioner, with consent of the owners and represented by Chris Shelmon of Gutwein Law, is requesting a variance to reduce the required parking standard for a multi-use building in a CB zone from the required 241 parking spaces to 154 parking spaces. The property is the entire block bordered by South Street to the south, N 2nd Street to the east, Columbia Street to the north, and the railroad to the west, in Lafayette, Fairfield 20 (SE) 23-4. (UZO 4-6-3)

2. CASE #2023-18 JOHN FOSTER

Petitioner, with consent of the owners and represented by Kevin Riley of RTS Law Firm, is requesting a variance to increase the maximum coverage by all buildings from 35% to 37.5%. The property is located at 1522 Central Street, in Lafayette, Fairfield 28 (SW) 23-4. (UZO 2-3-6)

RECOMMENDATION:

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