

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

AGENDA for Monday
March 21, 2022
4:00 PM

APPROVAL OF MINUTES

NEW BUSINESS:

2022-8 BLACKTHORN HOLDINGS LLC Multiple requests for vacant property located SOUTH OF ELSTON RD. IN BETWEEN BECK LN. AND OLD ROMENY RD.

- 1) Variance to eliminate the Type C bufferyard with a 30' width from the southwest portion of the property bordering the General Business zoning district (CONTINUED)
- 2) Variance to eliminate the Type C bufferyard with a 30' width from the southeast portion of the property bordering the General Business zoning district (CONTINUED)
- 3) Variance to reduce the minimum height of the evergreen trees in a Type C bufferyard located adjacent to the west property line and south property line of the parcel having State Identification No. 79-07-31-402-005.000-005 from 8' to 4'
- 4) Variance to reduce the minimum height of the evergreen trees in a Type C bufferyard located adjacent to the south property line of the parcel having State Identification No. 79-07-31-402-002.000-005 from 8' to 4'
- 5) Variance to the minimum height of the evergreen trees in a Type C bufferyard located adjacent to the south property line of the parcel having State Identification No. 79-07-31-402-004.000-005 from 8' to 4'
- 6) Variance to eliminate the Type C bufferyard with a 30' width from the east boundary line of the parcel having State Identification No. 79-07-31-402-004.000-005
- 7) Variance to reduce the number of required parking spaces from 463 spaces to 447 spaces

2022-10 DENTAL CARE OF LAFAYETTE Variance to reduce the minimum vegetative cover to 20% instead of the required 30%. Property located at 38 N. 23rd ST.

2022-11 JETBOY LLC Multiple requests for property located at 600 ELSTON RD.

- 1) Variance to reduce the width of the Type C bufferyard along the northeast portion of the property bordering the residential (R1) zoning district from 30' to 15'
- 2) Variance to reduce the width of the Type C bufferyard along the western property line from 30' to 15'
- 3) Variance to reduce the number of rows of standard plant units located within the Type C bufferyard along the northeast property line from 2 rows to 1 row

- 4) Variance to reduce the number of rows of standard plant units located within the Type C bufferyard along the western property line from 2 rows to 1 row
- 5) Variance to reduce the minimum height of the evergreen trees in the Type C bufferyard along the western property line from 8' to 4'
- 6) Variance to reduce the minimum height of the evergreen trees in the Type C bufferyard along the northeast property line from 8' to 4'
- 7) Variance to reduce the minimum height of the evergreen trees in the Type A bufferyard along the southeast property line from 8' to 4'