

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY  
LAFAYETTE DIVISION

AGENDA for Monday  
August 15, 2022  
4:00 PM

APPROVAL OF MINUTES

NEW BUSINESS:

- 2022-17      GUSTAVO MUNOZ Multiple requests for property located at 3000 FERRY ST.
- 1) Variance to reduce the side yard setback (30<sup>th</sup> St.) to 15' instead of the required 25' (garage)
  - 2) Variance to reduce the side yard setback (30<sup>th</sup> St.) to 9' instead of the required 25' (porch)
  - 3) Variance to reduce the front yard setback (Ferry St.) to 27' instead of the required 40' (porch)
- 2022-18      THOMAS A & KARAN S. LUCKETT Variance to reduce the front yard setback to 17' instead of the required 25'. Property located at 22 PRAIRIE CT.
- 2022-19      TRIPLE R, LLC Multiple requests for property located at 285 S. 8<sup>th</sup> ST.
- 1) Variance to increase the building height to 43' instead of the maximum 35'
  - 2) Variance to reduce the front yard setback to 20' instead of the required 25'
  - 3) Variance to reduce the rear yard setback to 15' instead of the required 25'
  - 4) Variance to increase the building coverage to 41% instead of the maximum 30%
  - 5) Variance to decrease the lot width to 36.9' instead of the required 60'
  - 6) Variance to decrease the minimum lot area to 3,601 SF instead of the required 7,500 SF
- 2022-20      TRIPLE R, LLC Multiple requests for property located at 289 S. 8<sup>th</sup> ST.
- 1) Variance to increase the building height to 43' instead of the maximum 35'
  - 2) Variance to reduce the front yard setback to 20' instead of the required 25'
  - 3) Variance to reduce the rear yard setback to 15' instead of the required 25'
  - 4) Variance to increase the building coverage to 43% instead of the maximum 30%
  - 5) Variance to decrease the lot width to 36.9' instead of the required 60'
  - 6) Variance to decrease the minimum lot area to 3,753 SF instead of the required 7,500 SF

- 2022-21      TRIPLE R, LLC Multiple requests for property located at 293 S. 8<sup>th</sup> ST.
- 1) Variance to increase the building height to 43' instead of the maximum 35'
  - 2) Variance to reduce the front yard setback to 20' instead of the required 25'
  - 3) Variance to reduce the rear yard setback to 15' instead of the required 25'
  - 4) Variance to increase the building coverage to 43% instead of the maximum 30%
  - 5) Variance to decrease the lot width to 36.9' instead of the required 60'
  - 6) Variance to decrease the minimum lot area to 3,749 SF instead of the required 7,500 SF
- 2022-22      TRIPLE R, LLC Multiple requests for property located at 297 S. 8<sup>th</sup> ST.
- 1) Variance to increase the building height to 43' instead of the maximum 35'
  - 2) Variance to reduce the front yard setback to 20' instead of the required 25'
  - 3) Variance to reduce the rear yard setback to 15' instead of the required 25'
  - 4) Variance to increase the building coverage to 43% instead of the maximum 30%
  - 5) Variance to decrease the lot width to 36.9' instead of the required 60'
  - 6) Variance to decrease the minimum lot area to 3,743 SF instead of the required 7,500 SF
- 2022-23      TRIPLE R, LLC Multiple requests for property located at 301 S. 8<sup>th</sup> ST.
- 1) Variance to increase the building height to 43' instead of the maximum 35'
  - 2) Variance to reduce the front yard setback to 20' instead of the required 25'
  - 3) Variance to reduce the rear yard setback to 15' instead of the required 25'
  - 4) Variance to increase the building coverage to 43% instead of the maximum 30%
  - 5) Variance to decrease the lot width to 36.9' instead of the required 60'
  - 6) Variance to decrease the minimum lot area to 3,736 SF instead of the required 7,500 SF
- 2022-24      TRIPLE R, LLC Multiple requests for property located at 305 S. 8<sup>th</sup> ST.
- 1) Variance to increase the building height to 43' instead of the maximum 35'
  - 2) Variance to reduce the front yard setback to 20' instead of the required 25'
  - 3) Variance to reduce the rear yard setback to 15' instead of the required 25'
  - 4) Variance to increase the building coverage to 43% instead of the maximum 30%
  - 5) Variance to decrease the lot width to 36.9' instead of the required 60'
  - 6) Variance to decrease the minimum lot area to 3,730 SF instead of the required 7,500 SF
- 2022-25      TRIPLE R, LLC Multiple requests for property located at 309 S. 8<sup>th</sup> ST.
- 1) Variance to increase the building height to 43' instead of the maximum 35'
  - 2) Variance to reduce the front yard setback to 20' instead of the required 25'
  - 3) Variance to reduce the rear yard setback to 15' instead of the required 25'
  - 4) Variance to increase the building coverage to 44% instead of the maximum 30%
  - 5) Variance to reduce the side setback (north) to 5' instead of the required 6'
  - 6) Variance to decrease the minimum lot area to 3,620 SF instead of the required 7,500 SF
  - 7) Variance to decrease the lot width to 34.9' instead of the required 60'