

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE : JANUARY 22, 2020

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

**AGENDA**

**I. ELECTION OF OFFICERS**

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Documents:

[BZA 12.04.2019.PDF](#)

**III. NEW BUSINESS**

**IV. PUBLIC HEARING**

1. BZA-2027 SCOTT JONES:  
Petitioner is requesting a special exception to use an existing single-family house as a Transient Guest House (as defined in the ordinance). The proposed hours of operation are 24 hours a day, seven days per week. The R2-zoned property is located at 107 Digby Drive, Lafayette, Fairfield 28 (NW) 23-4. (UZO 3-2) **WITH CONDITION.** Continued from the December meeting to publish the legal advertisement.

**Vote Results 5-Yes and 1-No**

Documents:

[BZA-2027 \(SPECIAL EXCEPTION\).PDF](#)

2. BZA-2029 MARK SHISLER:

Petitioner is requesting a special exception to use an existing single-family house as a Transient Guest House (as defined in the ordinance). The proposed hours of operation are 24 hours a day, seven days per week. The R2U-zoned property is located at 607 S. 24th Street, Lafayette, Fairfield 28 (NE) 23-4.(UZO 3-2) **WITH CONDITION.**

**Vote Results 7-Yes and 0-No**

Documents:

[BZA-2029 \(SPECIAL EXCEPTION\).PDF](#)

3. BZA-2030 VITA INVESTMENT HOLDINGS, LLC:

**\*\*Continued\*\***

Petitioner is requesting the following variances to construct a senior living facility, offering nursing care, memory care, and independent living options, with 177 units (a mix of studio, one and two bedrooms) in 7 buildings on an R3W-zoned land:

1. To increase the building height to 32.5' at the finished floor of the upper story from the maximum allowed 14'; and (UZO 2-10-11)
2. ~~To reduce the off-street parking to 136 from the minimum requirement of 181 spaces; (UZO 4-6-3)~~ *Withdrawn.*

on the property located north of Cumberland Avenue, just west of US 231, in West Lafayette, Wabash 11 (NW) 23-5. *Continued to the February meeting to post the sign.*

**V. ADMINISTRATIVE MATTERS**

**VI. ADJOURNMENT**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit [www.tippecanoe.in.gov/ada](http://www.tippecanoe.in.gov/ada)