

Zoning Appeals Petition

For Office Use	Date: 8/16/2023	Receipt #: 4881	Planner: AH	BZA - 2118
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SUBJECT PROPERTY

Address or Site Location: 6234 Shale Crescent Drive
West Lafayette, IN 47906

Parcel ID #(s): 79-03-19-376-008.000-017

Zoning District: R1B	Current Land Use: Residential
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Full Legal Description (Attach separately if more space is needed.):
Fieldstone SD PH Lot 129

PETITIONER	REPRESENTATIVE (Complete if applicable.)
Name: Henju LLC ATTN: James G. Michels, Elizabeth G. Michels	Name: James G. Michels
	Company: Henju LLC
Address: 618 Wexford Dr. Lafayette, IN 47905	Address: 618 WEXFORD DR LAFAYETTE IN 47905
Telephone: 317-418-8618	Telephone: 317-418-8618
Email: jimgmichel@gmail.com	Email: jimgmichel@gmail.com

PROPERTY OWNERSHIP (Complete if the petitioner is not the sole owner of the subject property.)

Property Owner	Property Owner
Name:	Name:
Address:	Address:
Telephone:	Telephone:
Email:	Email:

Zoning Appeals Petition

REQUEST

Type of Appeal Sought:

Variance (Attach Form 21V.)

Special Exception (Attach Form 21S.)

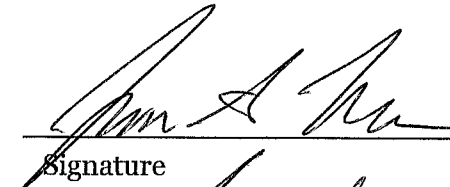
Appeal of Administrative Officer's Decision

Detailed Description of Request (See instructions for proper formatting.):

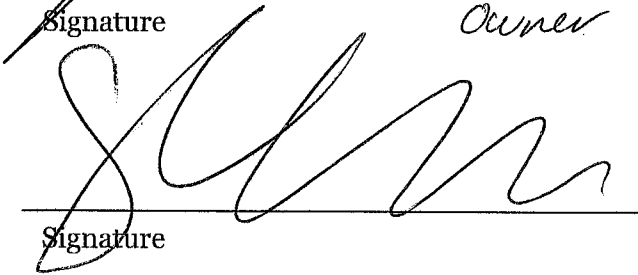
-A special exception to allow a transient guest house operating 24hours a day 7 days a week for a maximum of 6 guests in a R1B zoning district.

ACKNOWLEDGEMENT

I/We, the petitioner, hereby certify that the information contained above and in the attached forms is true and correct to the best of my/our knowledge, and that I/we are the owner(s) of the subject property or have the consent of all of the owners to file this petition. Permission is also hereby granted for the staff of the Area Board of Zoning Appeals to access the property, if necessary, in order to collect information as part of the review of this petition.


Signature Owner

8/16/23
Date


Signature

8/16/23
Date

BZA - 2118

PETITIONER

Name: ~~James G. Michels~~ Henju LLC JM

FINDINGS

WHEN considering a special exception request, the Area Board of Zoning Appeals (ABZA) uses the following criteria to approve, conditionally approve, or deny a special exception, and the petitioner must address each one of them. A special exception may be approved by the ABZA only upon a determination that all of the following are true:

1. Section 3-2 of the Unified Zoning Ordinance authorizes the special exception for this use in this zoning district (*Select One.*): Yes

2. The requirements and development standards for the requested use as prescribed by the Unified Zoning Ordinance will be met because:

- The property meets necessary requirements including setbacks
- The property has adequate parking

3. Granting this special exception will not subvert the general purposes served by the Unified Zoning Ordinance because:

The property is being used as an Airbnb and is consistent with the use of houses in neighborhood

4. Granting this special exception will not materially and permanently injure other property or uses in the same zoning district and vicinity because of:

a. Traffic generation. Reasons:

Strictly enforced parking- Maximum of 2 cars in driveway, no street parking allowed.
No bikes, scooters or any other forms of transportation on property.

d. Placement of outdoor lighting. Reasons:

No supplemental lighting, existing or planned on property other than the standard lighting installed when home was built.

b. Noise production. Reasons:

Guests are informed that quiet hours are between 10pm and 8am. A noise monitor is set to immediately notify us if outdoor noise level exceeds 70 dbs.

c. Hours of operation. Reasons:

Hours of operation are 24 hours a day, 7 days a week and is consistent with residents in neighborhood.

Form 2

The Area Plan Commission of Tippecanoe County, Indiana
The Area Board of Zoning Appeals of Tippecanoe County, Indiana

20 N. 3rd St.
Lafayette, IN 47901
(765) 423-9242
apc@tippecanoe.in.gov

Notice of Public Hearing Release

Case #: BZA-2118

NEWSPAPER

Journal and Courier

APPLICANT/PETITIONER (or REPRESENTATIVE)

Name: James G. Michels

Address: 618 Wexford Dr. Lafayette, IN 47905

Telephone: 317-418-8618

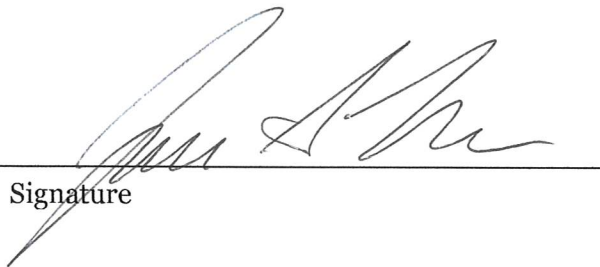
Email: jimgmichel@gmail.com

ACKNOWLEDGEMENT

I hereby authorize the Area Plan Commission of Tippecanoe County (APC) or the Area Board of Zoning Appeals of Tippecanoe County (ABZA) to publish the required notice of public hearing for my case in the above-listed newspaper on my behalf. I also authorize the newspaper to bill me directly for the cost to publish this notice. I acknowledge that I am financially responsible for the cost of publishing the notice, and that failure to timely pay this cost may result in the notice not being published in the timeline required by the APC or ABZA bylaws, as well as my case being automatically continued to the next hearing of the APC or ABZA.

Signature

Date



8/16/23

PROPOSED BUILDING SITE PLAN

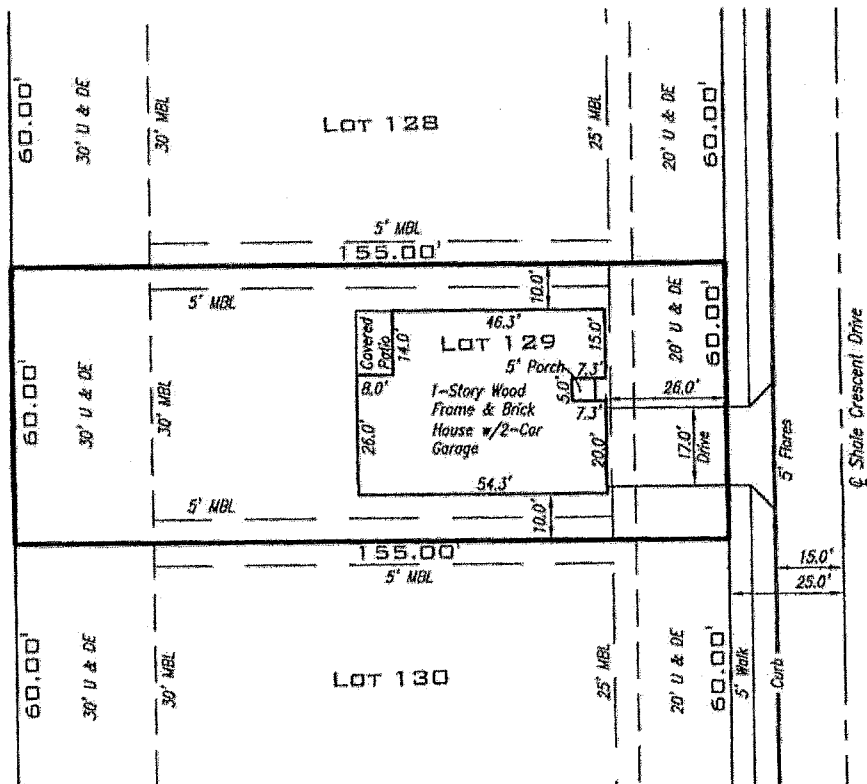
PREPARED FOR: *Tempest Homes*
 PROPERTY ADDRESS: *6234 Shale Crescent Drive, West Lafayette, Indiana*

LEGEND

MBL = Minimum Building Line
 U & DE = Utility & Drainage Easement



SCALE: 1" = 30'



PROPERTY DESCRIPTION: Lot 129
 in Fieldstone Crossing Subdivision, Phase 3
 PROJECT NO: 20220006
 DATE: 01/10/2022
 SHEET 1 of 2
 DRAWN BY: MAJ



STARR
ASSOCIATES
 LAND SURVEYORS & ENGINEERS

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