

For Office Use	Date: 8-18-23	Receipt #:	Planner: LA	BZA - 2119
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**SUBJECT PROPERTY**

Address or Site Location: 1700 Ravinia Rd, West Lafayette, IN 47906

Parcel ID #(s): 79-07-18-200-008,000-026

Zoning District: R-1	Current Land Use: Residential
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Full Legal Description (*Attach separately if more space is needed.*):  
 1700 Ravinia Rd, West Lafayette, IN 47906, Elmwood subdivision Lot 8.  
 Wabash 18(NE)23-4

PETITIONER	REPRESENTATIVE ( <i>Complete if applicable.</i> )
Name: Imran Kazem	Name:
	Company:
Address: 750 Northridge Dr., West Lafayette, IN 47906	Address:
Telephone: 602-577-1221	Telephone:
Email: Doctorkazem@yahoo.com	Email:

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

Property Owner	Property Owner
Name: Imra Kazem	Name: Zakia Kazem
Address: 750 Northridge Dr., West Lafayette, IN 47906	Address: 2553 E Zion Way, Chandler, AZ 85249
Telephone: 602-577-1221	Telephone: 765-532-9006
Email: doctorkazem@yahoo.com	Email: zkaz2010@gmail.com

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.):

I am requesting a special exception to operate a transient guest house, operating 24 per day, 7 days a week. Guest count will be for 6, only 3 unrelated people, as per R-1 zoning regulations.

House rules include:

- 1. No parties.
- 2. No pets.
- 3. Parking in driveway or in front of house only.
- 4. No smoking allowed on the premises.
- 5. No unregistered guests are allowed into the house.
- 6. Obey noise curfew of 10 pm.
- 7. Take out trash before Thursday morning and bring in trash cans before end of day.
- 8. No illegal drugs or firearms allowed on premises.

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.

Iman Kajum  
Signature

8/18/2023  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



BZA - 2119

**PETITIONER**

Name: Imran Kazem

**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 requirements and development standards will be met because the home meets the zoning requirements of R-1. The site plan shows that setbacks are met and maintained. Safety of the stucture and land will be maintained to the city code standards. The allowed occupants of the home will have adequate parking within the garage and driveway.

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

The use of the stucture and land is consistent with what is prescribed in the zoning code.  
The use of the property as proposed will result in no harm to neighbors or their properties.  
There will be no violation of R-1 zoning requirements.  
The improvements to the property will improve the welfare of community.  
The use of the property as proposed will maintain or improved neighborhood property values.

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:

No additional traffic to the neighborhood will result above and beyond a normal residence.

d. Placement of outdoor lighting. Reasons:

No additional lights will be placed beyond what the house has traditionally had.

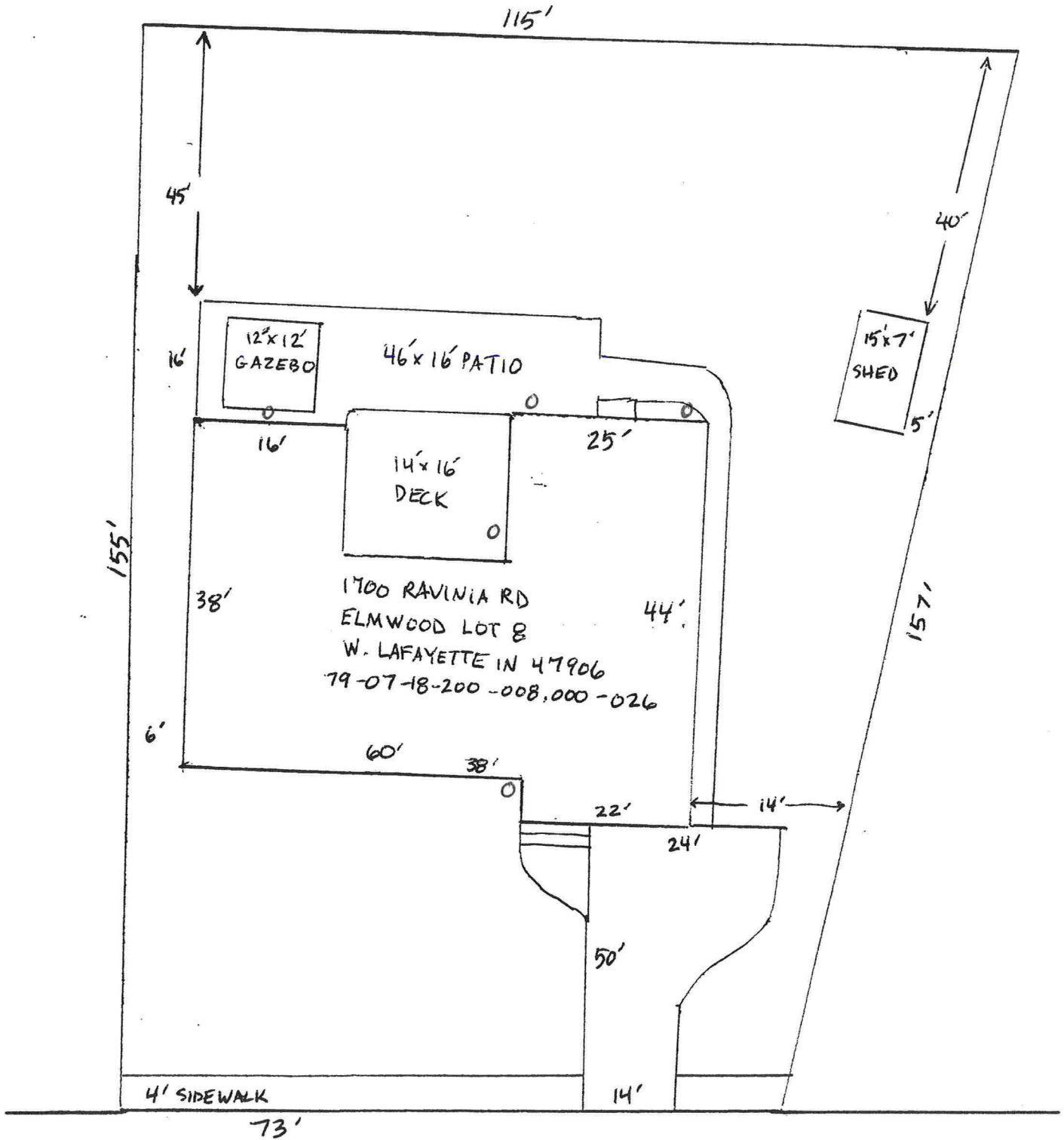
b. Noise production. Reasons:

No outdoor patios will be allowed. Video front door bell and security cameras will be installed to monitor outdoor activities.

c. Hours of operation. Reasons:

24/7 as would be typical for a normal residence.

PROPERTY OWNER: IMRAN KAZEM, DOCTORKAZEM@YAHOO.COM  
(602) 577-1221  
SITE PLAN FOR: 1700 RAVINIA RD, W. LAFAYETTE, IN 47906



RAVINIA RD

1 inch = 20 ft

⊙ = OUTDOOR LIGHT



**Notice of Public Hearing to Interested Parties**

TO WHOM IT MAY CONCERN:

BZA - 2119

You are receiving this notice because you own property near land which is the subject of a pending public hearing of the Area Board of Zoning Appeals of Tippecanoe County (ABZA), scheduled for **Wednesday, September 27 at 6:00 PM** in the Tippecanoe Room of the County Office Building, 20 North 3<sup>rd</sup> Street, Lafayette, Indiana 47901. At this hearing, the ABZA will consider the following case:

REQUEST
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.

Persons wishing to speak to this matter, either for or against, will be given an opportunity to do so at the public hearing in accordance with the ABZA Bylaws. Since the public hearing may potentially be continued (rescheduled) to a future date, please contact the staff of the ABZA prior to the scheduled public hearing to learn if a continuance is anticipated.

Letters, either in support of or opposition to the request, which are mailed, hand-delivered or emailed to the ABZA office no later than 10:00 AM eight calendar days prior to the hearing date, will be included in the hearing packet that is published and provided to members of the ABZA. Letters received after that time will be included in the case file and made available to members of the ABZA at the hearing.

Details of the case are on file and available for public review at the offices of the Area Board of Zoning Appeals of Tippecanoe County, 20 North 3<sup>rd</sup> Street, Lafayette, Indiana 47901, Monday through Friday, 8:00 AM to 4:30 PM. Interested parties with questions or concerns about the case are encouraged to contact the petitioner and/or ABZA staff prior to the hearing, as noted below:

PETITIONER (or REPRESENTATIVE)	ABZA STAFF
Name: Imran Kazem	Address: 20 N 3rd St., Lafayette, IN 47901
Telephone: 602-577-1221	Telephone: (765) 423-9242
Email: doctorkazem@yahoo.com	Email: apc@tippecanoe.in.gov

ALLERT BEATE  
700 CARROLLTON BLVD  
WEST LAFAYETTE, IN 47906

AM PROPERTY GROUP 1706 LLC  
612 CRESTVIEW PL  
WEST LAFAYETTE, IN 47906

BASU DIPAN K & MINAKSHI TTEE  
13199 ABBOTS PL  
CARMEL, IN 46032

BEATTIE JONATHAN G & HOLLY ITIN  
1600 RAVINIA RD  
WEST LAFAYETTE, IN 47906

BURGETT BROOKE MIMKERT  
2887 N 400 W  
WEST LAFAYETTE, IN 47906

DOYLE DELMAR & VICKIE LYNN  
520 CARROLLTON BLVD  
WEST LAFAYETTE, IN 47906

EARNST KELLY S  
1607 RAVINIA RD  
WEST LAFAYETTE, IN 47906

FURZE MORGAN EMILY & WAINWRIGHT  
180 CREIGHTON RD  
WEST LAFAYETTE, IN 47906

HASSAN SHAMEER  
1721 N SALISBURY ST  
WEST LAFAYETTE, IN 47906

HEISS BRADFORD P TTEE  
501 RILEY LN  
WEST LAFAYETTE, IN 47906

HODGE JON A JANEY S  
1610 RAVINIA RD  
WEST LAFAYETTE, IN 47906

JAFVERT CHAD T MARY BETH  
606 CARROLLTON BLVD  
WEST LAFAYETTE, IN 47906

~~KAZEM ZAKIA & KAZEM IMRAN~~  
~~750 NORTHRIDGE DR~~  
~~WEST LAFAYETTE, IN 47906~~  
petitioner

LAROCK ROBERT E MARY A  
1707 N SALISBURY ST  
WEST LAFAYETTE, IN 47906

LAWTON BENJAMIN R & CODA ELENA C  
1711 N SALISBURY ST  
WEST LAFAYETTE, IN 47906

LITTLE GREEN HOUSES LLC  
224 SPRING VALLEY LN  
WEST LAFAYETTE, IN 47906

POWELL MANUSHAG N & PACHECO DE  
650 CARROLLTON BLVD  
WEST LAFAYETTE, IN 47906

ROBERTSON THOMAS L & PAMELA J  
1601 RAVINIA RD  
WEST LAFAYETTE, IN 47906

SCHLUTTENHOFER JOSEPH A  
1717 N SALISBURY ST  
WEST LAFAYETTE, IN 47906

SMITH COLE C & KRISTIN  
516 CARROLLTON BLVD  
WEST LAFAYETTE, IN 47906

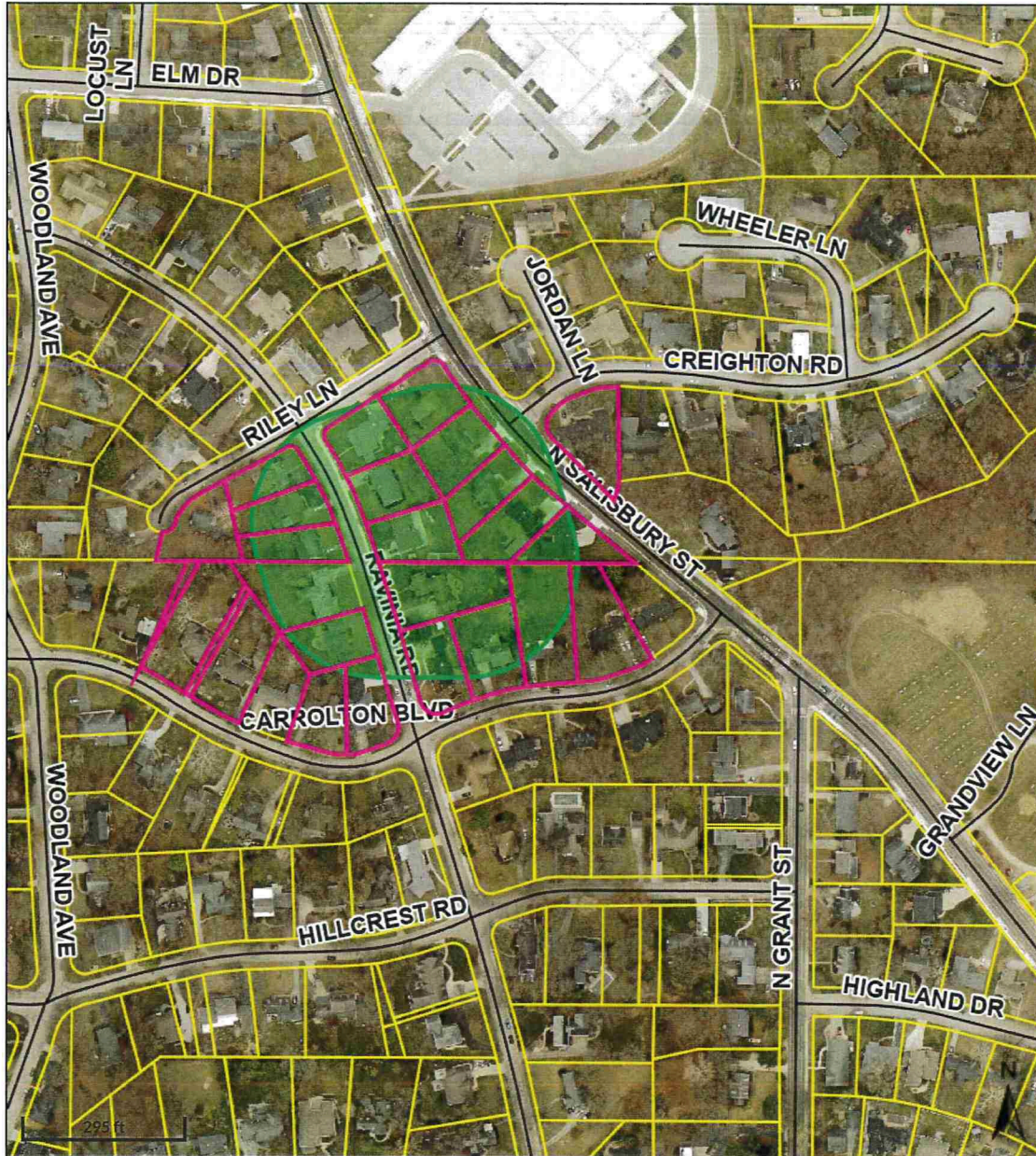
STONE MICHAEL E  
981 SPIRACLE AVE  
HENDERSON, NV 89002

STREICHER JOHN E MARY JO  
518 CARROLLTON BLVD  
WEST LAFAYETTE, IN 47906

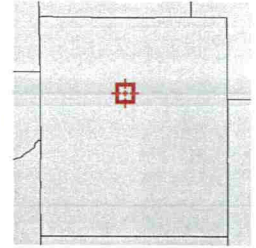
WULLE BERNARD & POLLOCK JUANITA  
7109 GOLDSBERRY RD  
BATTLE GROUND, IN 47920



BZA 2119 IMRAN KAZEM  
SPECIAL EXCEPTION



Overview



Legend

-  Parcels
-  Make Tax Payment
-  County Boundary
-  Roads

Date created: 8/23/2023  
Last Data Uploaded: 8/23/2023 6:14:56 AM

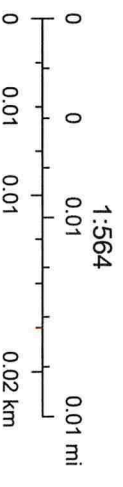
Developed by  **Schneider**  
GEOSPATIAL

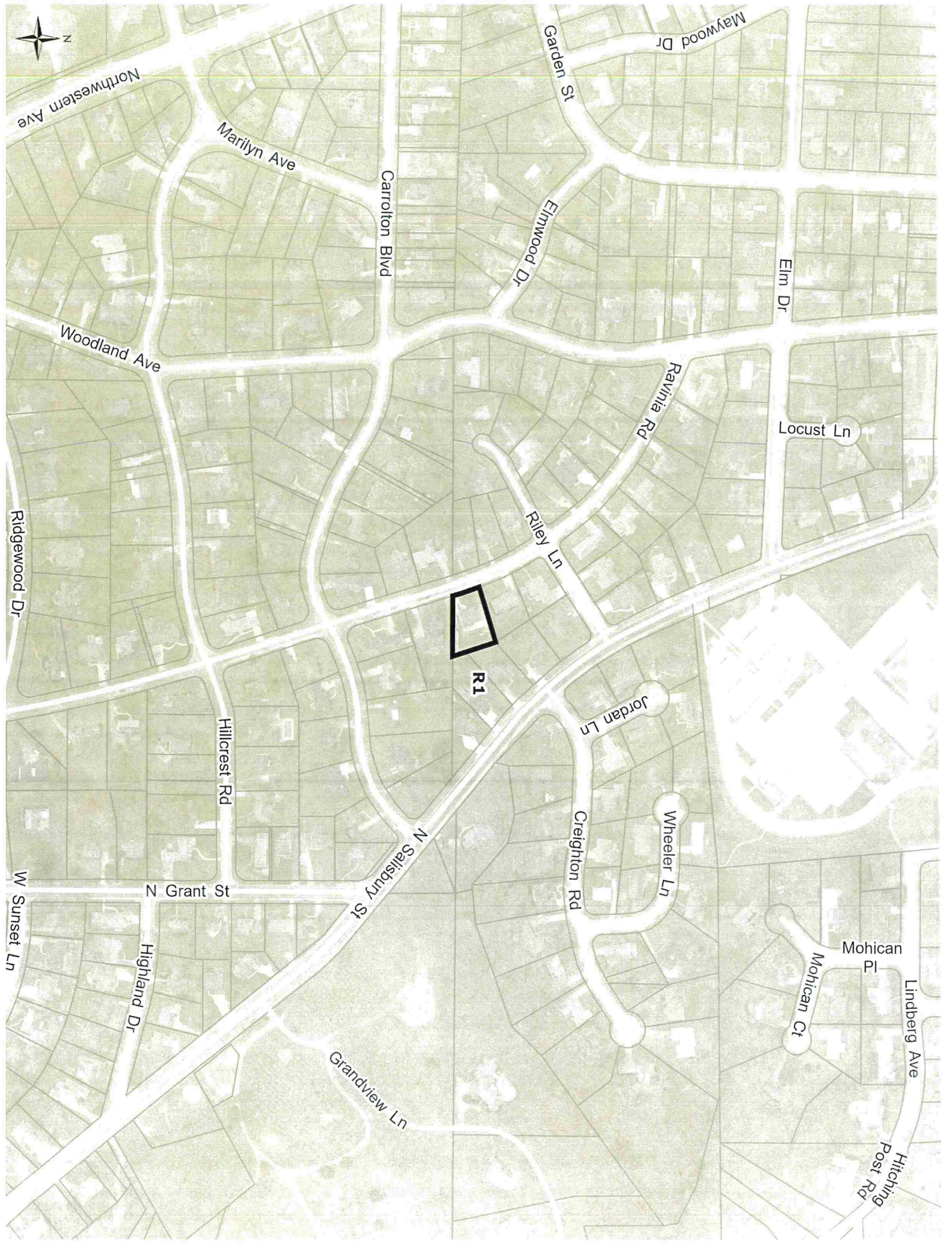
# Zoning Web Map



8/18/2023, 11:30:00 AM

- Parcels INTIPP22\_Property\_sid
- Red: Band\_1
- Green: Band\_2





Northwestern Ave

Marilyn Ave

Carrolton Blvd

Garden St

Maywood Dr

Elmwood Dr

Elm Dr

Woodland Ave

Ravina Rd

Locust Ln

Ridgewood Dr

Riley Ln



R1

Hillcrest Rd

Jordan Ln

W Sunset Ln

N Grant St

N Salisbury St

Creighton Rd

Wheeler Ln

Highland Dr

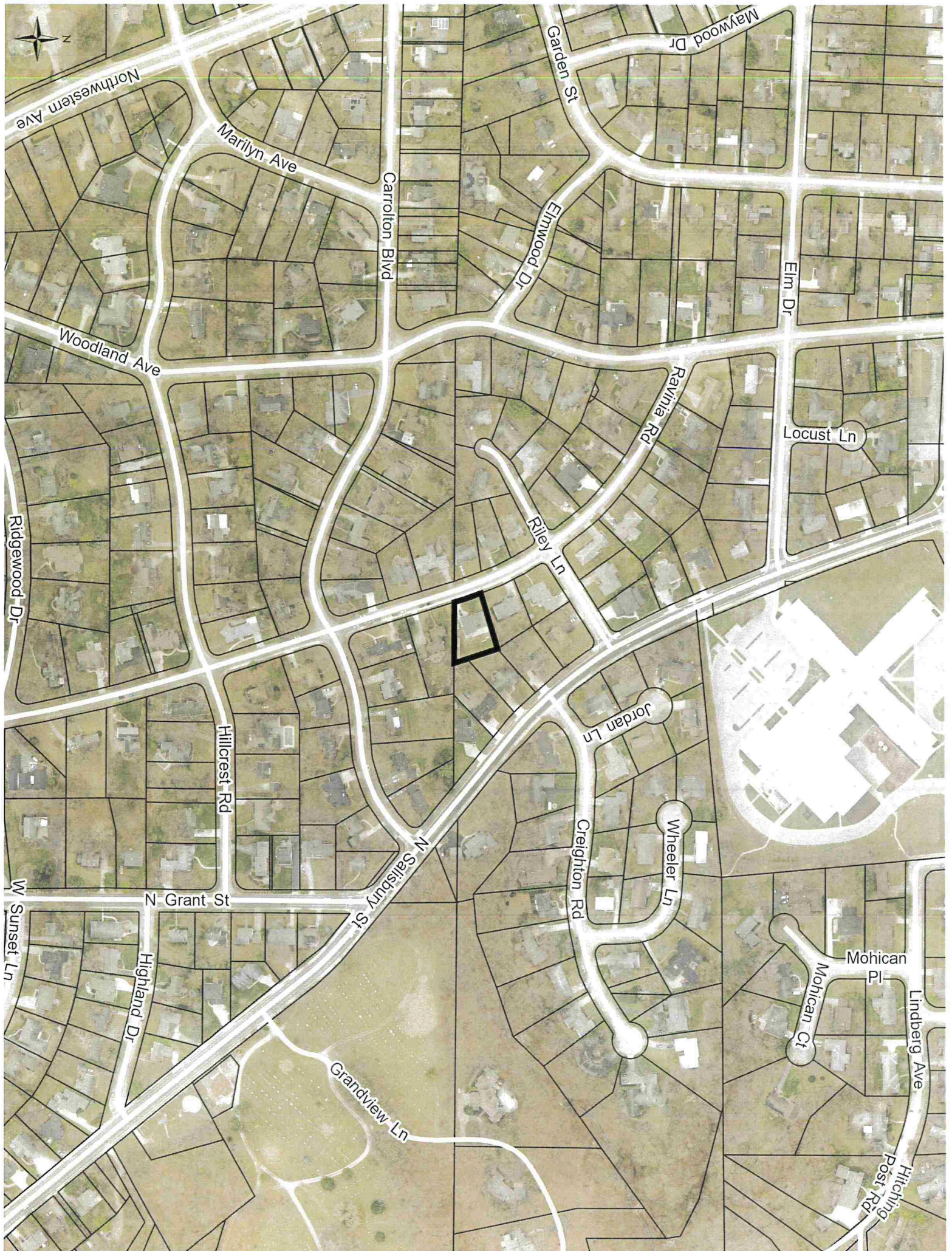
Mohican Pl

Mohican Ct

Lindberg Ave

Grandview Ln

Hitching Post Rd



Northwestern Ave

Marilyn Ave

Carrolton Blvd

Garden St

Elmwood Dr

Maywood Dr

Elm Dr

Woodland Ave

Ravinia Rd

Locust Ln

Ridgewood Dr

Riley Ln

Jordan Ln

Wheeler Ln

Hillcrest Rd

N Salisbury St

Creighton Rd

W Sunset Ln

N Grant St

Highland Dr

Grandview Ln

Mohican Pl

Mohican Ct

Lindberg Ave

Hitching Post Rd



Ravinia Rd

