

For Office Use	Date: 8/25/2023	Receipt #: 4896	Planner: AH	BZA - 2121
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SUBJECT PROPERTY

Address or Site Location: 3570 Tesla Dr
West Lafayette, IN 47906

Parcel ID #(s): 79-06-10-377-005.000-022

Zoning District: R1B Current Land Use: Residential

Full Legal Description (*Attach separately if more space is needed.*):
LINDBERG VILLAGE PH 4 LOT 102

PETITIONER	REPRESENTATIVE (<i>Complete if applicable.</i>)
Name: O2H Ventures, LLC	Name: Annie Zientara
	Company: O2H Ventures, LLC
Address: 2093 Wright Ct West Lafayette, IN 47906	Address: 2093 Wright Ct West Lafayette, IN
Telephone: 614-738-1093	Telephone: 614-738-1093
Email: azientara3@gmail.com	Email: azientara3@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:

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.):

This is a request to allow a transient guest house for a maximum of 7 guests in an R1B zone operating 24 hours/day and 7 days/week.

This property is owned by O2H Ventures LLC. which is comprised of John and Patty Wiechel, and their daughter and son-in-law, Annie and Mike Zientara. The property is in the same neighborhood as the Zientara's primary residence. The Wiechel's primary residence is in Ohio. They wanted to have a second home where they could be spend part of the year close to their daughter, son-in-law, and grandsons. During the times they are not staying in the home, they want to offer it as a transient guest home. The desire is to provide a hospitable place for families or individuals to stay when they visit West Lafayette. Since the Zientara's live nearby, they will be able to closely monitor the property. They will ensure the property is well maintained and that guests abide by the house rules.

House rules will include:

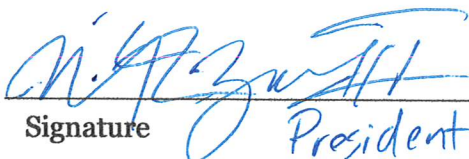
- No parties
- Quiet hours 10pm-6am
- No smoking on the property
- No pets

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 Secretary

8/25/2023
Date


Signature President

8/25/2023
Date

BZA - 2121

PETITIONER

Name: Annie Zientara

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 Unified Zoning Ordinance authorizes special exceptions for transient guest homes in the R1B district. The use of this property will be similar to a single-family home, and will not impact the health, safety, or welfare of the surrounding property or residents. No changes to the building or property are being made that would impact the site plan. Parking will be contained on the property within the garage and/or driveway. Outdoor activity will be restricted during the 10pm-6am quiet hours.

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

The request is consistent with the Unified Zoning Ordinance. The request will not result in activity that is significantly different than the current residential use.

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:

Traffic generated will be similar to that of a single-family residence. Traffic will not change significantly than what it is now. Guests will be able to park in the driveway and garage of the property. Because of this, other property and neighbors should not incur any injury.

d. Placement of outdoor lighting. Reasons:

There is standard lighting at the entryway and on the garage. This lighting is similar to all other houses in the neighborhood. This lighting gives visibility to the entrances of the house to prevent any injury that could be incurred while entering or exiting the house in the dark. There is a flood light by the back door pointing at the pool to ensure the pool is well lit to avoid any potential injury.

b. Noise production. Reasons:

Noise production will be similar to that of a single-family home. Noise production will be due to outdoor activities. Outdoor activities include, but are not limited to, use of the pool, back patio, and side yard. Guests of the property may not have parties. Quiet hours will be from 10pm to 7am.

c. Hours of operation. Reasons:

Hours of operation will be 24 hours/day and 7 days/week since it will be used as a transient guest house.

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-2121

NEWSPAPER

Journal and Courier

APPLICANT/PETITIONER (or REPRESENTATIVE)

Name: Annie Zientara

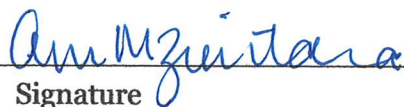
Address: 2093 Wright Ct, West Lafayette, IN 47906

Telephone: 614-738-1093

Email: azientara3@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

8/18/2023

Date



KEY

- | | | | |
|---|---------------|---|----------------|
|  | Property Line |  | Shed |
|  | Fence |  | Concrete |
|  | Tree |  | Flower Bed |
|  | Pool |  | Parking Spaces |

Notice of Public Hearing to Interested Parties

TO WHOM IT MAY CONCERN:

BZA - 2121

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 3rd Street, Lafayette, Indiana 47901. At this hearing, the ABZA will consider the following case:

REQUEST
<p>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 7 guests in an R1B zone. The property is located at 3570 Tesla Drive in Wabash 10 (SW) 23-5.</p>

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 3rd 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: O2H Ventures, LLC	Address: 20 N 3rd St., Lafayette, IN 47901
Telephone: 614-738-1093	Telephone: (765) 423-9242
Email: azientara3@gmail.com	Email: apc@tippecanoe.in.gov

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WEST LAFAYETTE, IN 47906

BROOKHART JASON & AMY
3552 CAVENDISH CT
WEST LAFAYETTE, IN 47906

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SAMMAMISH, WA 98029

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GRANGER MEAGAN & MARCUS
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HU JIAYIN
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MA QINQING
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MINIER MARTHA Z
2227 COUSTEAU DR
WEST LAFAYETTE, IN 47906

~~O2H VENTURES LLC
2096 WRIGHT CT
WEST LAFAYETTE, IN 47906~~

Petitioner

OH YOONTAEK & LIM MI SUN
3611 CAVENDISH CT
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OMEGAA PROPERTIES LLC
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WEST LAFAYETTE, IN 47906

RAHIMI RAHIM & SOLEIMANI TAHEREH
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SHARP EON M & JESSICA L
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WEST LAFAYETTE, IN 47906

SLOAN SUSANNE M & NARRON M
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THOMAS MARK A
2272 COUSTEAU DR
WEST LAFAYETTE, IN 47906

VARSITY PROPERTIES PU-1 LLC
23182 VIA MASALA
COTO DE CAZA, CA 92679

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3599 CAVENDISH CT
WEST LAFAYETTE, IN 47906

WANG CHUAN & YANG XUENA
3541 TESLA DR
WEST LAFAYETTE, IN 47906

WANG PENGCHENG
3588 CAVENDISH CT
WEST LAFAYETTE, IN 47906

WHITE DOOR MANAGEMENT LLC
3772 UNION ST
LAFAYETTE, IN 47905

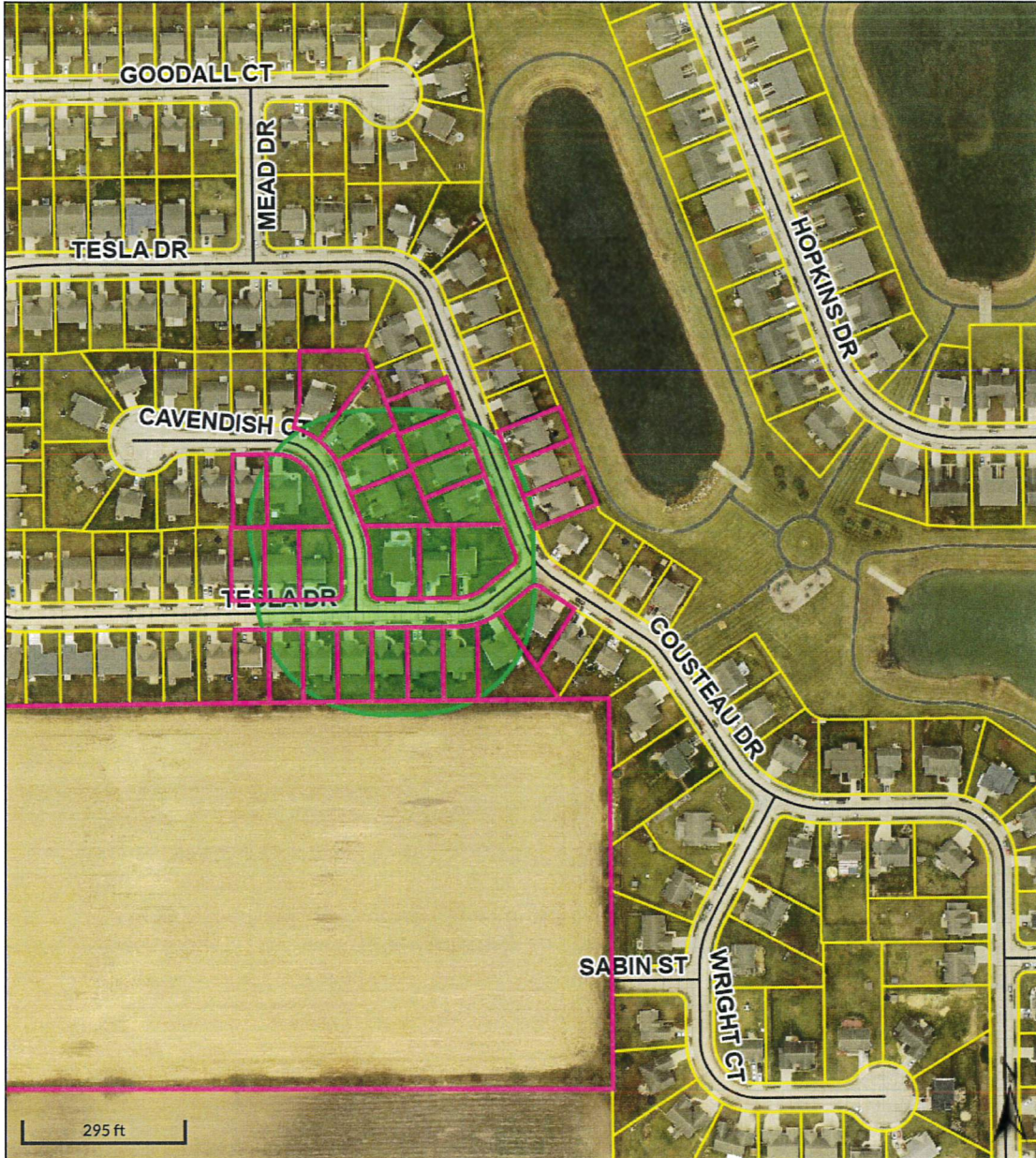
YAKUBOV BAKHTIYOR & ELENA YAKUB
3611 TESLA DR
WEST LAFAYETTE, IN 47906

ZHOU LIBIN
3581 TESLA DR
WEST LAFAYETTE, IN 47906

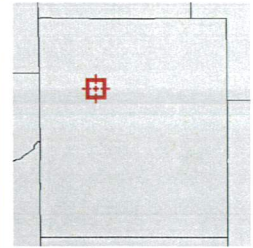
ZHUO CHEN X & CHANG CHIA C
2245 COUSTEAU DR
WEST LAFAYETTE, IN 47906

BZA 2121 O2H Ventures, LLC



Special Exception



Overview



Legend

-  Parcels
-  Make Tax Payment
-  County Boundary
-  Roads

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