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|----------------|---------------|------------|-------------|------------|
| For Office Use | Date: 8/25/23 | Receipt #: | Planner: JB | BZA - 2122 |
|----------------|---------------|------------|-------------|------------|

SUBJECT PROPERTY

Address or Site Location: 1134 Thorny Lane West Lafayette IN 47906

Parcel ID #(s): 79-03-19-376-053.000-017

| | |
|-----------------------|--------------------------------------|
| Zoning District: R1 B | Current Land Use: Single family Home |
|-----------------------|--------------------------------------|

Full Legal Description (*Attach separately if more space is needed.*):
 FIELDSTONE SD PH 3 LOT 204
 Tippecanoe 24(SE)24.5

| PETITIONER | REPRESENTATIVE (<i>Complete if applicable.</i>) |
|---|---|
| Name: Integrity Care, LLC | Name: Oluranti Ladapo |
| | Company: Integrity Care, LLC |
| Address: 133 North 4th Street Suite 605 Lafayette, IN. 47901 | Address: 133 North 4th Street Suite 605 Lafayette, IN. 47901 |
| Telephone: 765-463-7111 | Telephone: 765-650-1779 |
| Email: integritycarewl@gmail.com | Email: integritycarewl@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.):

The variation is to allow transient quests house service for people visiting the community like Purdue Scholars, parents of students, doctors, nurses, and others.

The property is Handicapped friendly as it was built specifically to accommodate wheelchairs at all entry points to the house.

Operation is 24 hours a day, seven days a week.

Maximum of 6 guests in the R 1 B 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.

[Handwritten Signature] Owner/CEO

8/24/23

Signature

Date

[Handwritten Signature] Owner CEO

8/24/23

Signature

Date

BZA -

PETITIONER

Name: Integrity Care, LLC

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:
 1. There is adequate parking with the required set back requirement
 2. The guests will not park on the road/street (but only use two-car garage & drive that takes another two cars.
 3. The use will not be different from the regular home owner-occupied.
 4. The yard will get regular care including prompt remover of snows.

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

Yes. Because the property will be used as Airbnb which is consistent with the general use of homes in the sub-division.

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:

1. Only allow parking in the garage and driveway which will not necessitate street parking.

The guests will not park on the road/street (but only use two-car garage & drive that takes another two cars.

d. Placement of outdoor lighting. Reasons:

Limited to what came with the home which is in conformity with the homes in the subdivision.
No additional lighting.

b. Noise production. Reasons:

Rules would be in place to make sure there is no noisy with a monitor.

Part of the rules governing the operation is that there will not be party and there is general observation quiet hours.

c. Hours of operation. Reasons:

The guest house will be open 24 hours a day and 7 days a week. This is in conformity with the general use in the subdivision where people live in there homes 24/7 and where people are at liberty to go in and out anytime they deem fit.

SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 1134 Thorny Lane, West Lafayette, Indiana
 PROPERTY DESCRIPTION: Lot 204 in Fieldstone Crossing Subdivision
 TITLE COMPANY: Advantage Title

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTION 27 THROUGH 29 OF 865 IAC 1-12 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

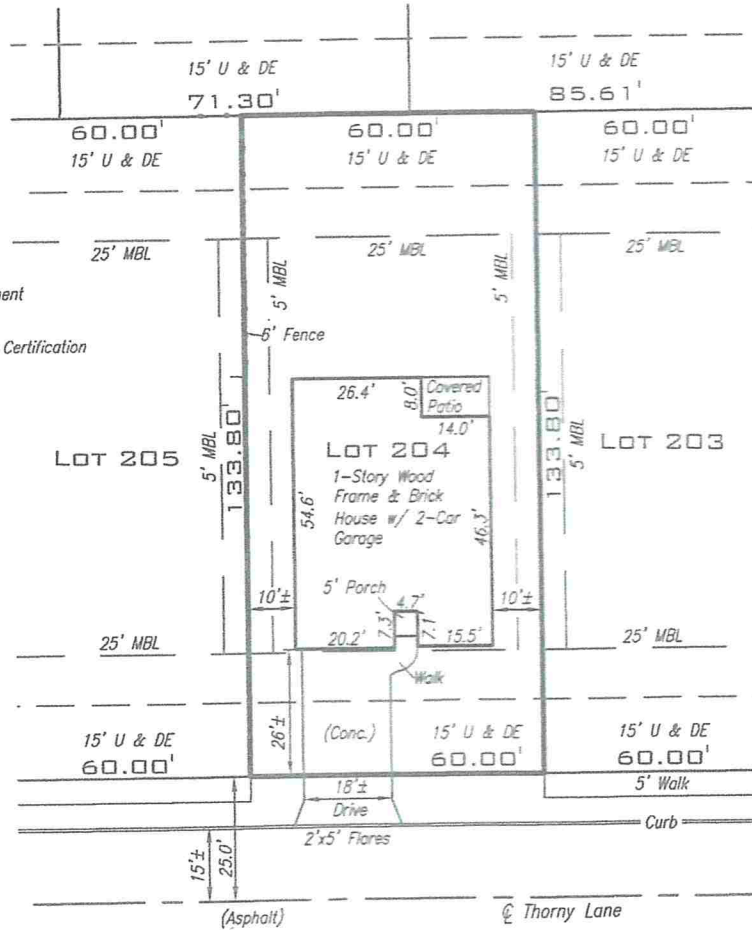
FLOOD STATEMENT: SUBJECT PROPERTY DOES NOT FALL WITHIN THE 100-YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOOD BOUNDARY MAPS FOR TIPPECANOE COUNTY, INDIANA AND INCORPORATED AREA (FEMA COMMUNITY-PANEL NO. 18157C0045D, DATED SEPTEMBER 25, 2009).

LEGEND

- MBL = Minimum Building Line
- U & DE = Utility & Drainage Easement
- Fence Along West Property Line
- Drive & Entry Walk Only At Time of Certification



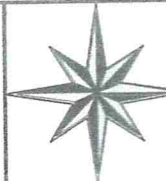
SCALE: 1" = 30'



SURVEYOR'S SIGNATURE:

Todd Ashley Starr
 Todd Ashley Starr Reg. Land Surveyor LS20300028

PROPOSED BUYERS:
 Ladapo
 PROPOSED LENDER:
 Caliber
 PROJECT NO: 20220193
 CERTIFICATION DATE: 01/06/2023
 SHEET 1 of 2 DRAWN BY: MAJ



STARR
ASSOCIATES
 LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
 LAFAYETTE, INDIANA 47902
 (765) 471-8813
 (765) 471-0355 FAX

Notice of Public Hearing to Interested Parties

TO WHOM IT MAY CONCERN:

BZA - 2122

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

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 R1B zone. The property is located in the Fieldstone Subdivision northwest of Harrison High School, more specifically 1134 Thorny Lane, in Tippecanoe 24 (SE) 24-5.

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: Integrity Care, LLC | Address: 20 N 3rd St., Lafayette, IN 47901 |
| Telephone: 765-463-7111 | Telephone: (765) 423-9242 |
| Email: integritycarewl@gmail.com | Email: apc@tippecanoe.in.gov |

ANDERSON GRANT P & ADAMS ABRIAN
1130 CONFIDENCE DR
WEST LAFAYETTE, IN 47906

BHARGAVA SAMEER
1163 CONFIDENCE DR
WEST LAFAYETTE, IN 47906

CHAN CHI & KLOSE BETTINA
6525 SHALE CRESCENT DR
WEST LAFAYETTE, IN 47906

CHUI KWOK WAH & LEE MEI FONG GLA
1146 THORNY LN
WEST LAFAYETTE, IN 47906

ELLINGTON GRANT & CHARLOTTE C
1181 THORNY LN
WEST LAFAYETTE, IN 47906

GOUWENS MATTHEW & BRITTNEY LEE
1179 CONFIDENCE DR
WEST LAFAYETTE, IN 47906

HERNANDEZ EDGAR OMAR LOPEZ & L
6549 SHALE CRESCENT DR
WEST LAFAYETTE, IN 47906

~~INTEGRITY CARE LLC~~
194 ~~FOSSEY ST~~
WEST LAFAYETTE, IN 47906
petitioner

KIMBARLIN PROPERTIES LLC
PO BOX 811
LAFAYETTE, IN 47902

LI ZHE
1147 CONFIDENCE DR
WEST LAFAYETTE, IN 47906

LIN DERGAN & TSAI SHAW-HWA
1131 CONFIDENCE DR
WEST LAFAYETTE, IN 47906

MALASANI KARTHIK & KACHIREDDY M/
2932 POINCIANA DR
WEST LAFAYETTE, IN 47906

MORRIS NATHAN A
1097 THORNY LN
WEST LAFAYETTE, IN 47906

NIEH STEVE CHENHAI & LI HONG
19840 ORION CT
ROWLAND HEIGHTS, CA 91748

ORBIN SCOTT M & TRACY
1110 THORNY LN
WEST LAFAYETTE, IN 47906

PRATT KYRA GENE & MOLLY ANNE
1170 THORNY LN
WEST LAFAYETTE, IN 47906

~~PUBLIC THE~~
20 N ~~3RD ST~~
LAFAYETTE, IN 47901
Row/Street

ROSALES CHRISTIAN
1115 CONFIDENCE DR
WEST LAFAYETTE, IN 47906

RUI YICHAO & QU JIAYI
2232 HURON RD
WEST LAFAYETTE, IN 47906

SANDERS CHARLES L JR
1109 THORNY LN
WEST LAFAYETTE, IN 47906

SHANG WEIXIAO & JIANG YELING
1121 THORNY LN
WEST LAFAYETTE, IN 47906

SILVA EZIO FRANCISCO & PINILLA ANA
1169 THORNY LN
WEST LAFAYETTE, IN 47906

SWEARINGEN ANDREW M & JESSA L
6537 SHALE CRESCENT DR
WEST LAFAYETTE, IN 47906

TEMPEST HOMES LLC
PO BOX 811
LAFAYETTE, IN 47902

WEBB ALEX & CHELSEA
1158 THORNY LN
WEST LAFAYETTE, IN 47906

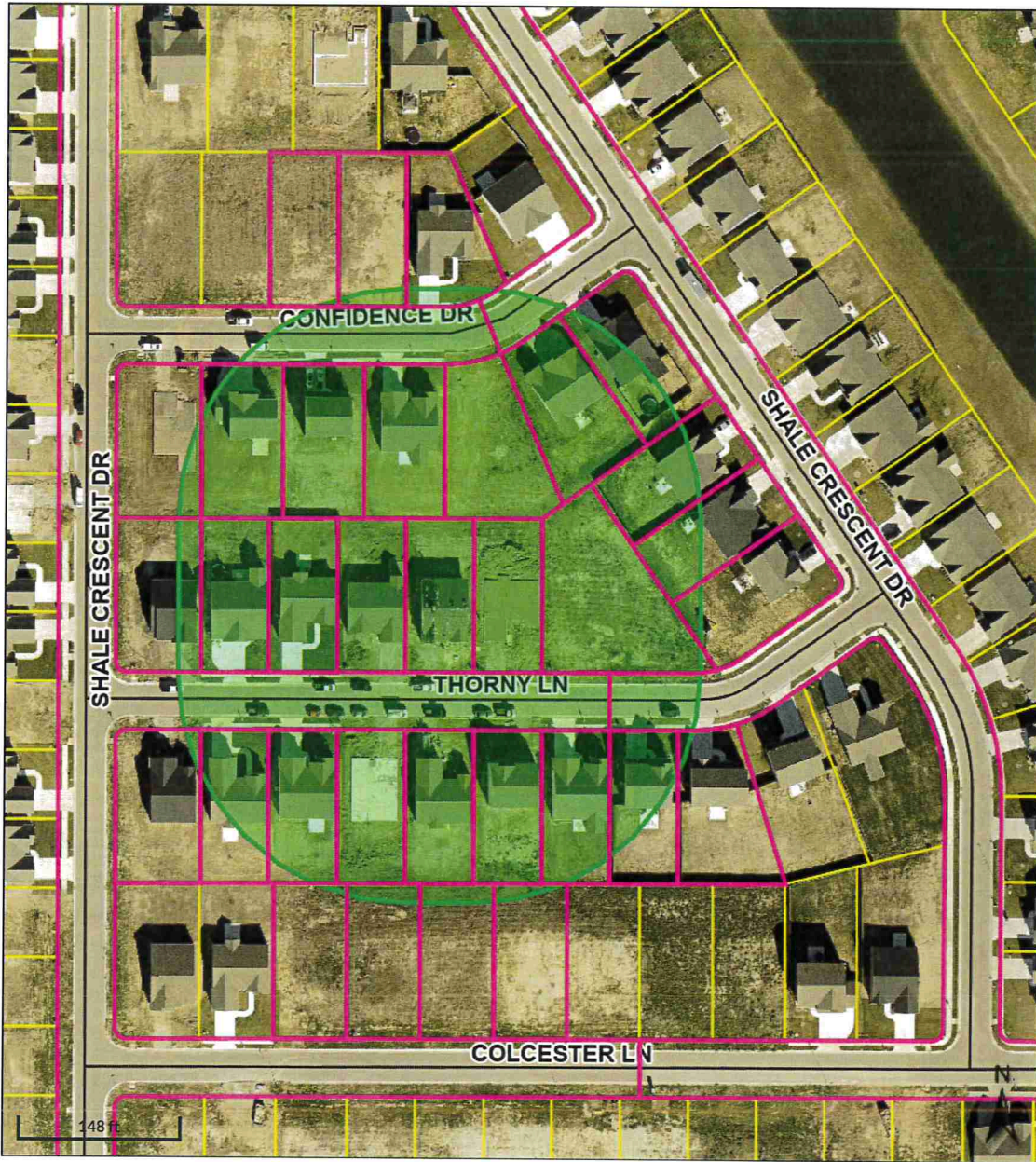
WRIGHT REBECCA
1146 CONFIDENCE DR
WEST LAFAYETTE, IN 47906

XING YAN & ZHANG LEI
3457 TUNBRIDGE WAY
WEST LAFAYETTE, IN 47906

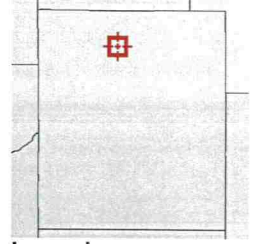
YUAN JUNYI & YUAN ZHIMING
1157 THORNY LN
WEST LAFAYETTE, IN 47906

ZHANG YI
1122 THORNY LN
WEST LAFAYETTE, IN 47906

BZA 2122 Integrity Care, LLC
Special Exception



Overview



Legend

-  Parcels
-  Make Tax Payment
-  County Boundary
-  Roads

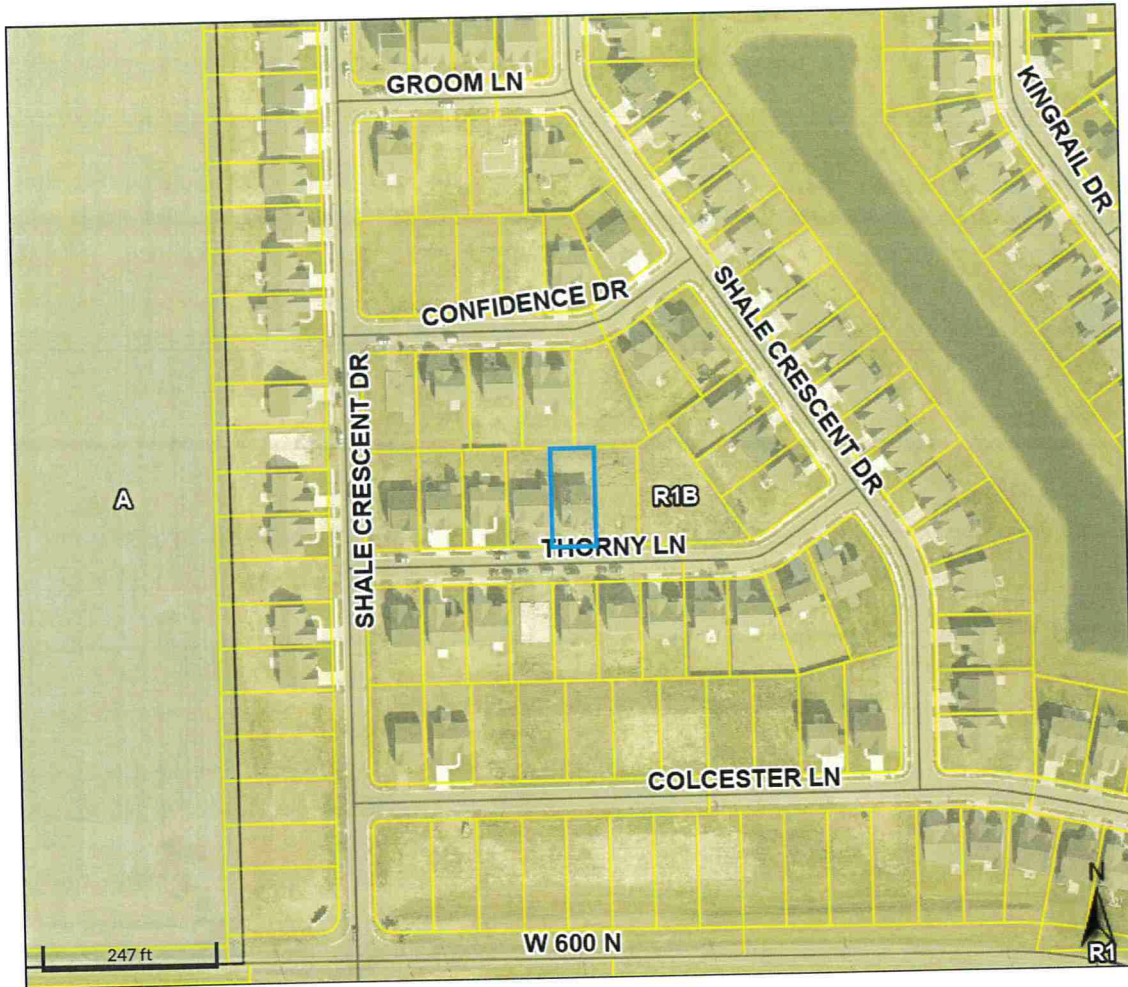
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Developed by  **Schneider**
GEOSPATIAL

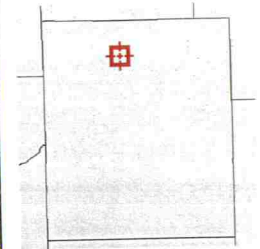
Instructions – Notice of Public Hearing Release

Tippecanoe County Area Board of Zoning Appeals

1. Please skip the first line, marked **Case #**.
2. Whoever is responsible for paying the legal ad should include their information in the **APPLICANT/PETITIONER** box; it does not need to be the petitioner. The newspaper will contact this person via email to pay the bill. Please make sure to check your inbox (and even your Spam folder) around 15-20 days before the hearing date. If you have not received a bill by 14 days before the hearing date, please contact our office.
3. The legal ad must be published at least 10 days prior to the hearing date, or your case will not be heard. Typically, the ad cannot be published until you pay the bill sent by the newspaper.
4. Please sign and date the form.



Overview



Legend

-  Parcels
-  Make Tax Payment
- Zoning**
-  A-AGRICULTURAL
-  AA-SELECT AGRICULTURAL
-  AW-AGRICULTURAL AND WOODED
-  I1-INDUSTRIAL
-  I2-INDUSTRIAL
-  I3-INDUSTRIAL
-  FP-FLOOD PLAIN
-  CB-CENTRAL BUSINESS
-  CBW-CENTRAL BUSINESS
-  GB-GENERAL BUSINESS
-  HB-HIGHWAY BUSINESS
-  MR-MEDICAL RELATED
-  MRU-MEDICAL RELATED
-  NB-NEIGHBORHOOD BUSINESS
-  NBU-NEIGHBORHOOD BUSINESS
-  OR-OFFICE / RESEARCH
-  PDCC-CONDOMINIUM CONVERSION PLANNED DEVELOPMENT
-  PDMX-MIXED-USE PLANNED DEVELOPMENT

1133 THORNY LAKE



W 600 N

A

Acorn Dr

Rapallo Dr

Galena St

Tanyard Ln

Elswick Dr

R1

A

Colcester Ln

Thorny Ln

R1B

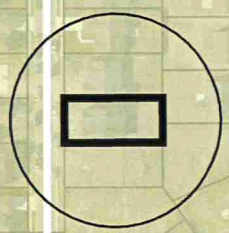
Confidence Dr

Shale Crescent Dr

Groom Ln

Kingrall Dr

Silvercreek Dr





W 600 N

A

Acorn Dr

Rapallo Dr

Galena St

Tanyard Ln

Elswick Dr

R1

A

Colcester Ln

Thorny Ln

R1B

Confidence Dr

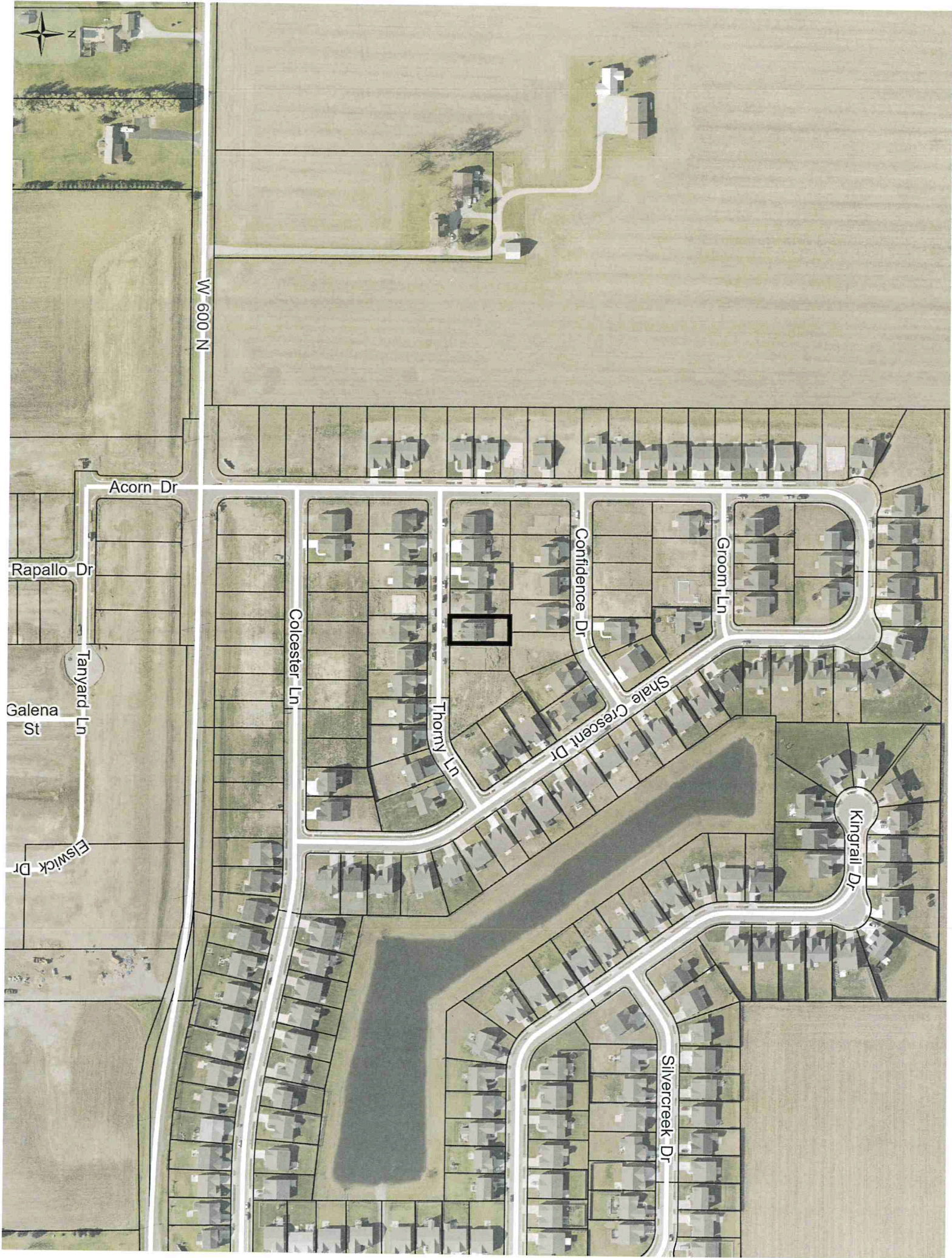
Shale Crescent Dr

Groom Ln

Kingrill Dr

Silvercreek Dr





W 600 N

Acorn Dr

Rapallo Dr

Galena St

Tanyard Ln

Eswick Dr

Colchester Ln

Thorny Ln

Confidence Dr

Shale Crescent Dr

Groom Ln

Kingrail Dr

Silvercreek Dr



Thorny Ln

