

**Zoning Appeals Petition**

For Office Use	Date: 8/25/23	Receipt #:	Planner: JB	BZA - 2123
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**SUBJECT PROPERTY**

Address or Site Location: 1145 THORNY LN  
WEST LAFAYETTE, IN 47906

Parcel ID #(s): 79-03-19-376-048.000-017

Zoning District: R1 B	Current Land Use: Single Family home
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Full Legal Description (*Attach separately if more space is needed.*):  
FIELDSTONE SD PH 3 LOT 192  
Tippecanoe 24 (SE) 24-5

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

*Case Owner CEO*

8/24/23

Signature

Date

*Case Owner CEO*

8/24/23

Signature

Date

BZA - 2\23

**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.

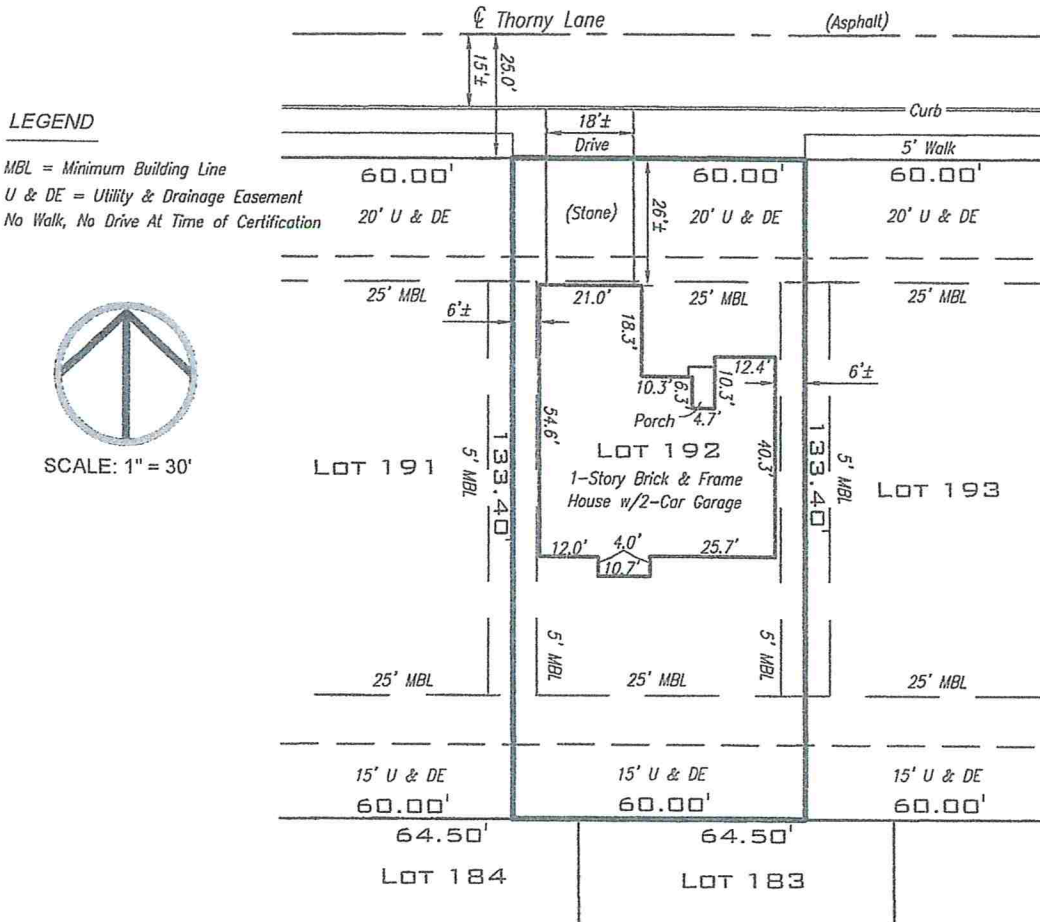
# SURVEYOR LOCATION REPORT

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: 1145 Thorny Lane, West Lafayette, Indiana  
 PROPERTY DESCRIPTION: Lot 192 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).



SURVEYOR'S SIGNATURE:

*Todd Ashley Starr*  
 Todd Ashley Starr Reg. Land Surveyor LS20300028

PROPOSED BUYERS:  
 Ladapo  
 PROPOSED LENDER:  
 Caliber  
 PROJECT NO: 20220192  
 CERTIFICATION DATE: 01/06/2023  
 SHEET 1 of 2 DRAWN BY: MAJ



**STARR**  
**ASSOCIATES**  
 LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET  
 LAFAYETTE, INDIANA 47901  
 (765) 471-8813  
 (765) 471-0365 FAX

# BZA New Case Review Sheet

1145 Thorny Ln  
County

Case # & Name 2123 Integrity Care, LLC

Key number(s): 79-03-19-376-048.000-017

Owner(s): same

Is the property owned by petitioner(s)?  Yes No

Have notarized consent if not owners? Yes No

Zoning District: R1B

### SPECIAL EXCEPTION (only fill out if applicable)

Proposed use and SIC code: Transient Guest House, max 6 guests

Is the use permitted by special exception in this zoning district?  Yes No

Any miscellaneous restrictions (see UZO 4-11)?  Yes No

If YES, explain: 4-11-13

### VARIANCE (only need to fill out if applicable to case)

#### Required setbacks

Front: \_\_\_\_\_ Shown: \_\_\_\_\_ N/A

Side: \_\_\_\_\_ Shown: \_\_\_\_\_ N/A

Side: \_\_\_\_\_ Shown: \_\_\_\_\_ N/A

Rear: \_\_\_\_\_ Shown: \_\_\_\_\_ N/A

Maximum building coverage: \_\_\_\_\_ Shown: \_\_\_\_\_ N/A

Minimum vegetative coverage: \_\_\_\_\_ Shown: \_\_\_\_\_ N/A

Maximum building height: \_\_\_\_\_

Does 4-5-1-c apply? YES NO

Bufferyard requirement(s): \_\_\_\_\_  N/A

Parking standard: Group 1 = 2 spaces

Amount of Parking shown: 4 - 2 car garage, 2 in driveway

Paved?:  Yes No Not Required

Maximum signage permitted: none  
(attach sign worksheet)

NOTES: • ADA Accessible  
• Lighting not shown on site plan

**REPORT OF DETERMINATION FOR SPECIAL EXCEPTION**  
**Area Board Of Zoning Appeals Of Tippecanoe County**

A Special Exception **is** required for the intended use or for the expansion, extension or enlargement of the use described in the attached petition, being BZA-2123, INTEGRITY CARE, LLC.

  
\_\_\_\_\_  
(Administrative Officer)

A Special Exception **is not** required for the intended use or for the expansion, extension or enlargement of the use described in the attached petition referenced above.

Reasons:

\_\_\_\_\_  
(Administrative Officer)

**Notice of Public Hearing to Interested Parties**

TO WHOM IT MAY CONCERN:

BZA - 2123

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 R1B zone. The property is located in the Fieldstone Subdivision northwest of Harrison High School, more specifically 1145 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 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: 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



BHARGAVA SAMEER  
1163 CONFIDENCE 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

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

*petitioner*

KIMBARLIN PROPERTIES LLC  
PO BOX 811  
LAFAYETTE, IN 47902

KLOSE BETTINA SUSANNE & CHAN CHI  
20 CARRINGTON CT  
WEST LAFAYETTE, IN 47906

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

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~~

*Rowl Drive*

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

TABUCHI TIMOTHY & NAGASAKA ORI  
1172 COLCESTER LN  
WEST LAFAYETTE, IN 47906

TEMPEST HOMES LLC  
PO BOX 811  
LAFAYETTE, IN 47902

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

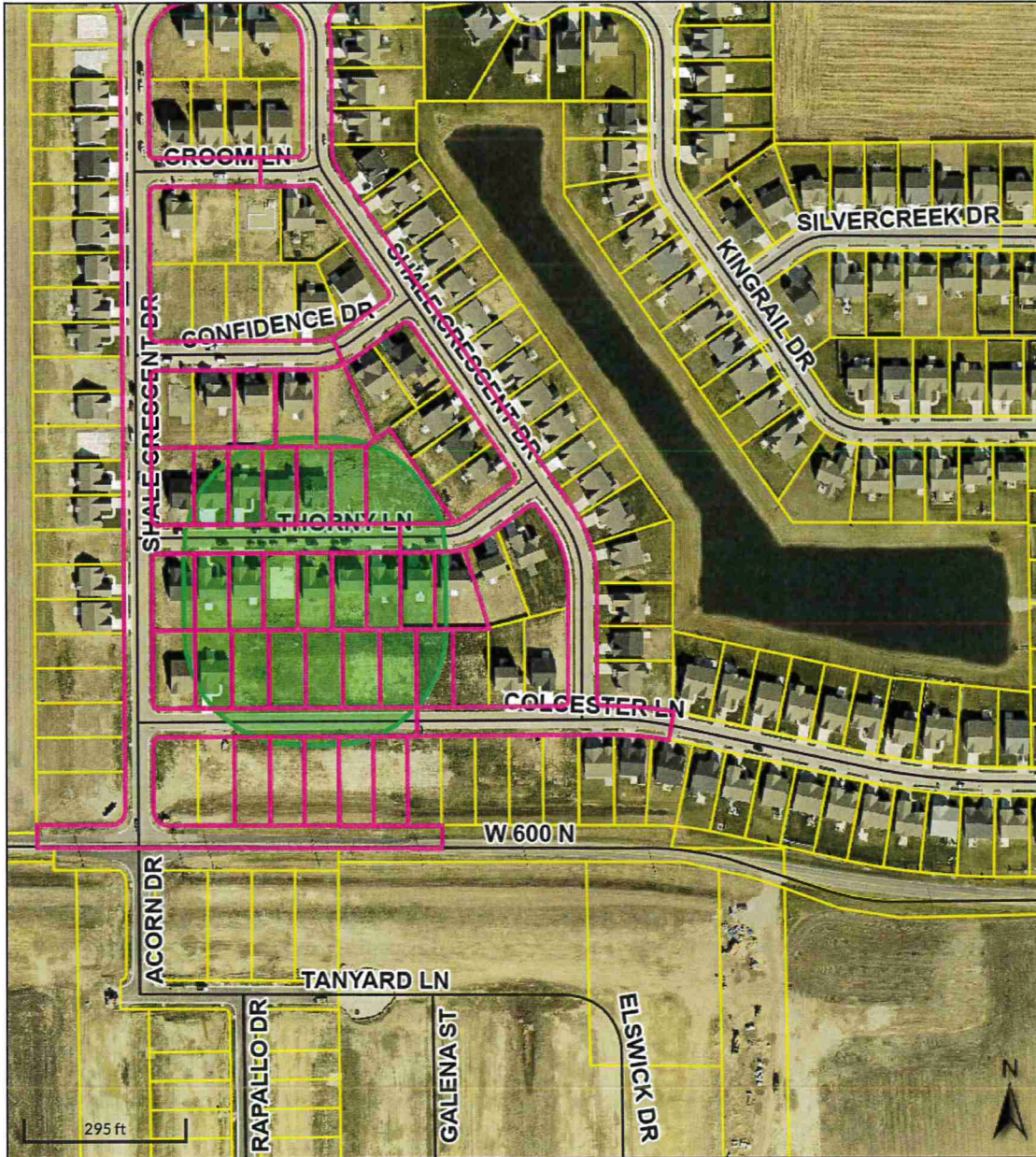
XING YAN & ZHANG LEI  
3457 TUNBRIDGE WAY  
WEST LAFAYETTE, IN 47906

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

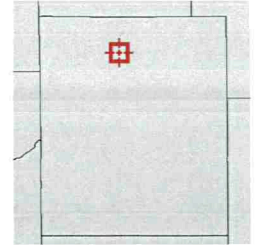
ZHANG YI  
1122 THORNY LN  
WEST LAFAYETTE, IN 47906

BZA 2123 Integrity Care, LLC

Special Exception



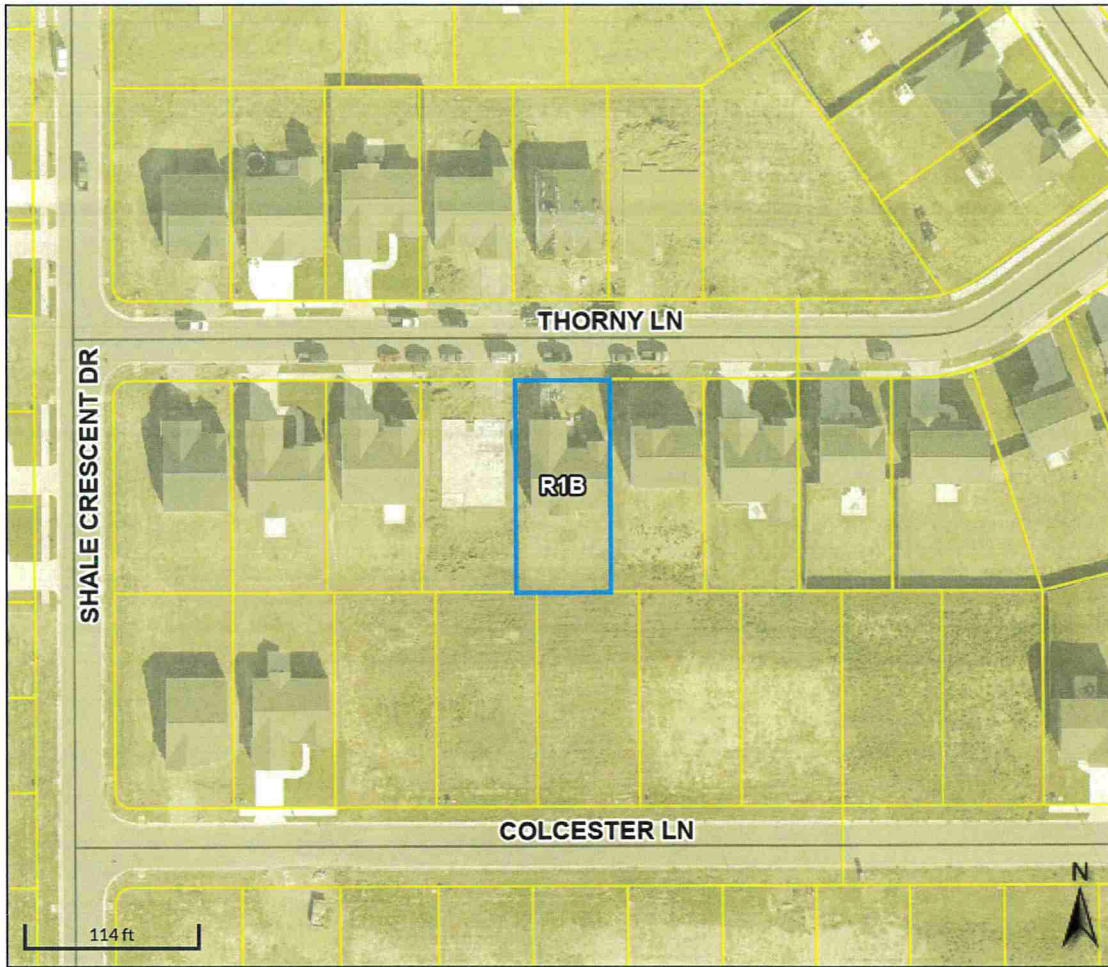
Overview



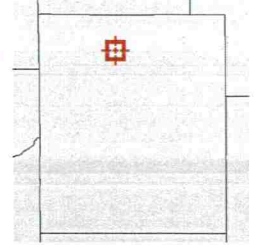
Legend

-  Parcels
-  Make Tax Payment
-  County Boundary
-  Roads

Date created: 8/29/2023  
Last Data Uploaded: 8/29/2023 5:50:36 AM



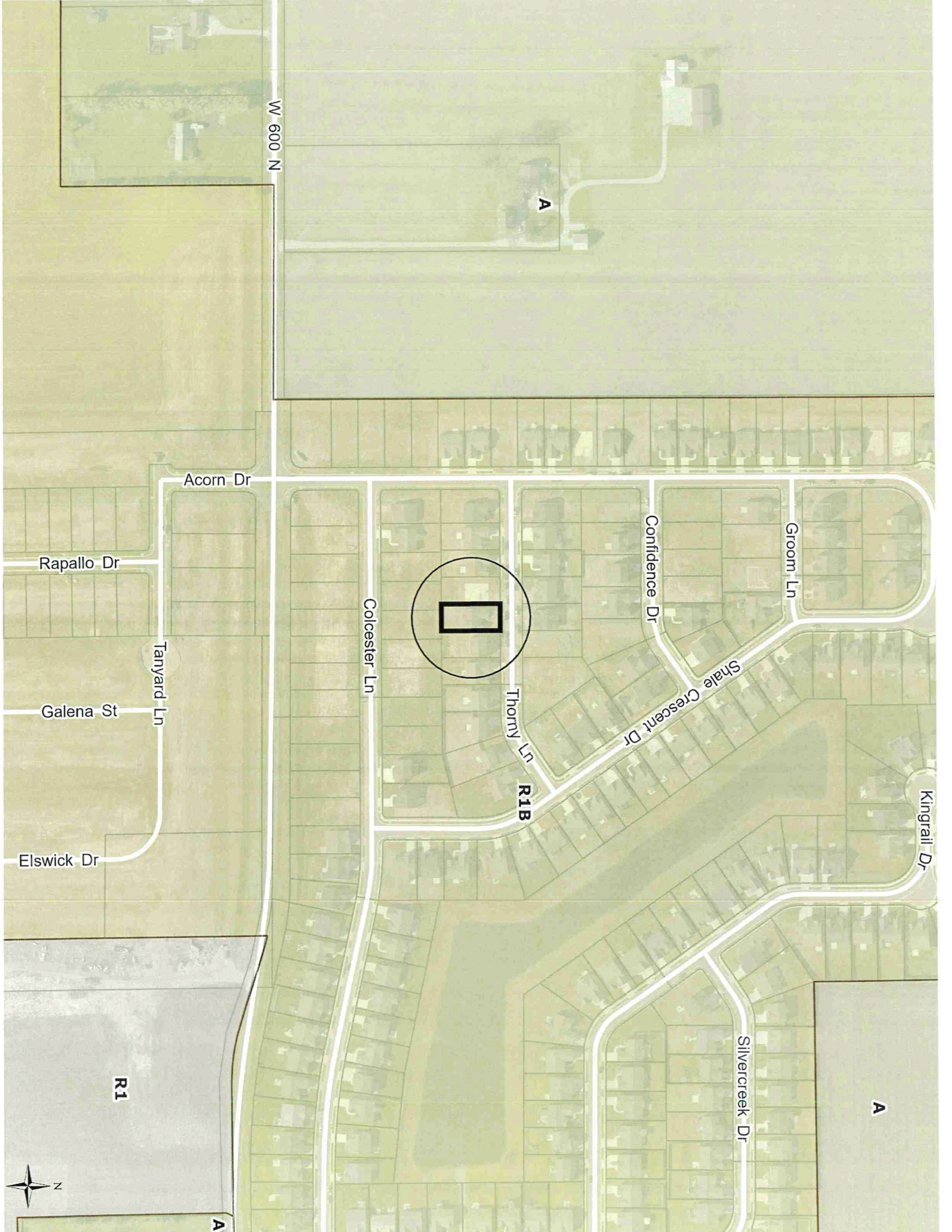
Overview



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

1745 Thorny Ln.



W 600 N

A

Acorn Dr

Rapallo Dr

Galena St

Elswick Dr

Tanyard Ln

Colcester Ln

Thorny Ln

R1B

Confidence Dr

Groom Ln

Shale Crescent Dr

Kingrail Dr

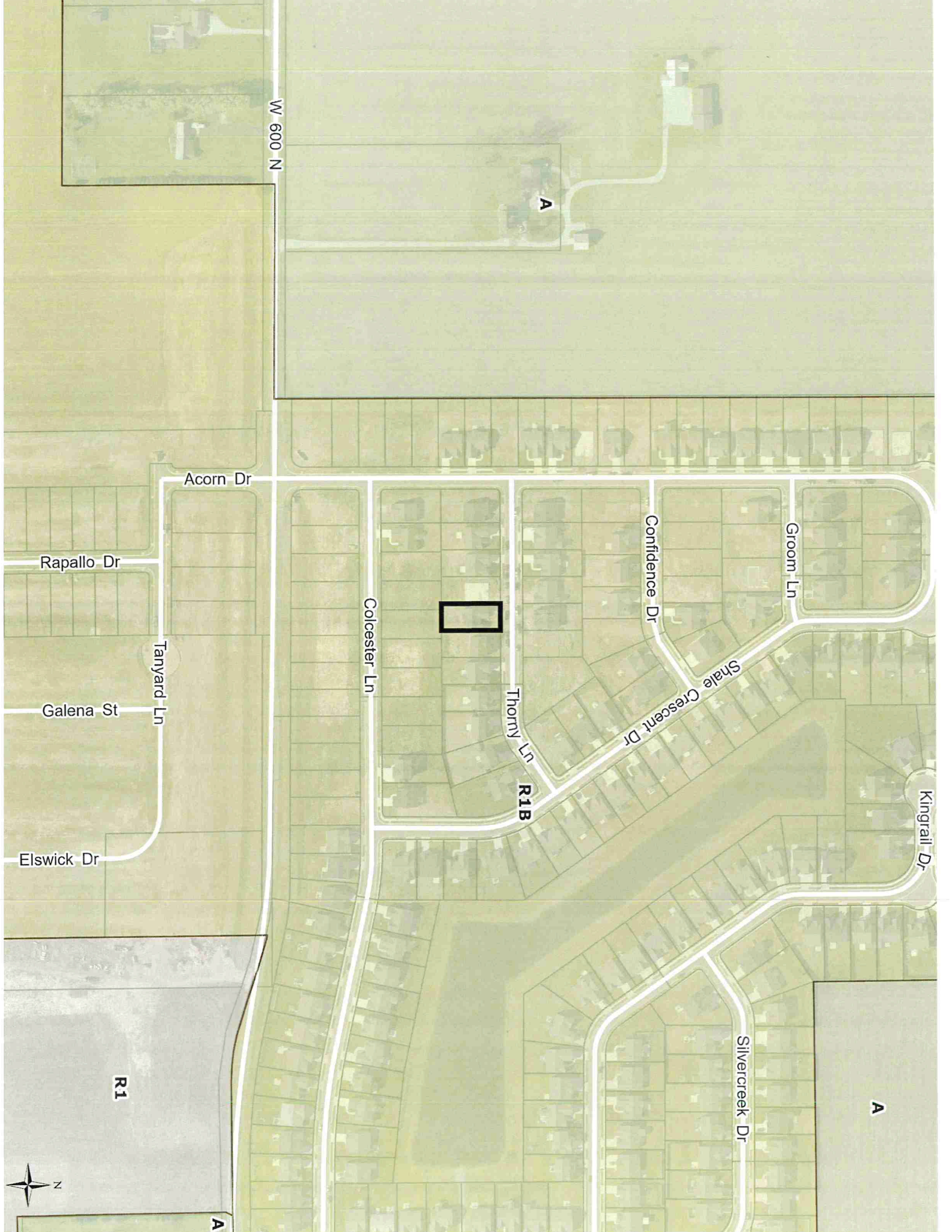
Silvercreek Dr

R1

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W 600 N

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Acorn Dr

Rapallo Dr

Galena St

Elswick Dr

Tanyard Ln

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Thorny Ln

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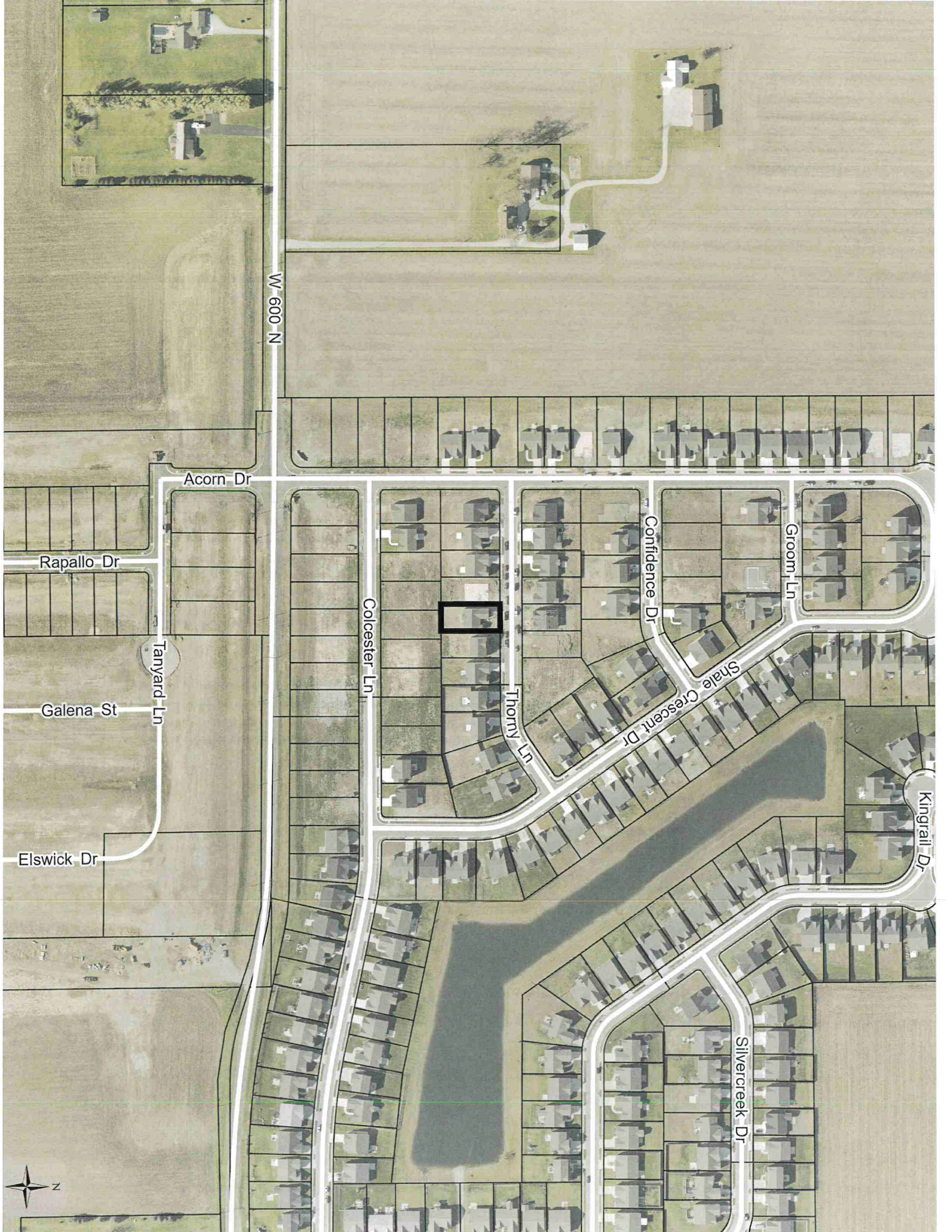
Silvercreek Dr

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Colchester Ln

Thorny Ln

Confidence Dr

Shale Crescent Dr

Groom Ln

Silvercreek Dr

Kingrail Dr





Thorny Ln

