

**Zoning Appeals Petition**

For Office Use	Date: 9/25/23	Receipt #:	Planner: AE	BZA - 2129
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**SUBJECT PROPERTY**

Address or Site Location: 3315 Putnam Street, West Lafayette, Indiana 47906

Parcel ID #(s): 79-07-06-430-032.000-035

Zoning District: R1

Current Land Use: Residential

Full Legal Description (*Attach separately if more space is needed.*):

UNIVERSITY FARM PH 4 PT 3 LOT 383

Township: Wabash  
Section: 06(SE)  
Range: 23-4

PETITIONER	REPRESENTATIVE ( <i>Complete if applicable.</i> )
Name: Cedric & Zandra D'Hue	Name: Cedric D'Hue
	Company: EvD FL2WL LLC
Address: 3395 Putnam Street West Lafayette, Indiana 47906	Address: 4315 Commerce Drive, Suite 440-115 Lafayette, Indiana 47905
Telephone: 317.430.4118	Telephone: 317.430.4118
Email: cedric.dhue@gmail.com	Email: evd.fl2wl@gmail.com

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

Property Owner	Property Owner
Name: Cedric & Zandra D'Hue	Name:
Address: 3395 Putnam Street West Lafayette, Indiana 47906	Address:
Telephone: 317.430.4118	Telephone:
Email: cedric.dhue@gmail.com	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.):

My wife, Zandra, and I have two grandfathered short term rentals: 1515 Northwestern Ave. West Lafayette, IN 47906 (affectionately known as Historic Blue House-West Lafayette) and 725 Bexley Rd., West Lafayette, IN 47906 (affectionately known as Destination Station). We have been operating Historic Blue House - West Lafayette for approximately two years without violation and Destination Station for approximately one year without violation. We comply with the City of West Lafayette rental housing requirements including specifying the city of West Lafayette housing occupancy ordinance details in the policy section of AirBnB. We include noise monitoring sensors in each short term rental. We provide our phone number to each of the neighbors and request them to let us know of any issues at any time.

Honestly, we have been blown away by how respectful, how communicative, and how careful our guests have been. Many leave comments or reviews that state their enjoyment. Our children also benefit from our short term rentals. They bake cakes for the guests as gifts. They have parked cars during Purdue home football games. One of the unique benefits of having a short term rental on our street where we live is that our children could be even more involved in managing this short term rental. They can take the trash cans to the curb on trash day and return it the same day. They can deliver the cakes. They can check the backyard for poop.

3315 Putnam Street West, Lafayette, IN 47906 affectionately known as Cozy Express is the subject of this special exemption petition. This property is a ranch with three bedrooms and two full bathrooms. We have already invested in a security system, including external cameras. We propose to allow no more than six guests. We understand the concerns raised by those opposing additional short term rentals. We just don't think that those concerns should require this board to reject this special exemption.

**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.

**Cedric D'Hue**

Digitally signed by Cedric D'Hue  
Date: 2023.09.22 21:57:50  
-04'00'

September 22, 2023

Signature

Date

Signature

Date

### Property Owner Consent

PROPERTY OWNER	APPLICANT/PETITIONER
Name: Cedric & Zandra D'Hue	Name: EvD FL2WL LLC
Address: 3395 Putnam Street West Lafayette, Indiana 47906	Address: 4315 Commerce Drive, Suite 440-115, Lafayette, Indiana 47905
Telephone: 317.430.4118	Telephone: 317.430.4118
Email: cedric.dhue@gmail.com	Email: evd.fl2wl@gmail.com

SUBJECT PROPERTY
Address or Site Location: 3315 Putnam Street, West Lafayette, Indiana 47906
Parcel ID #(s): 79-07-06-430-032.000-035

### CONSENT

I, the undersigned, being the owner or one of the owners of the subject property above, hereby authorizes the applicant/petitioner listed above to execute any and all documents necessary for the purpose of requesting rezones, subdivisions, and/or zoning appeals (including variances, special exceptions, and appeals of the administrative office's decision), as per the attached application or petition. (Please note that this property owner consent does not extend to subdivision final plats, which must be signed by the owner(s).)

*Cedric A. D'Hue*

Signature

*Sept. 23, 2023*

Date

*Zandra D'Hue*

Signature

*Sept. 23, 2023*

Date

STATE OF Indiana )  
 ) SS:  
 COUNTY OF Tippecanoe )

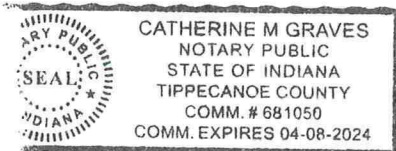
Subscribed and sworn to before me this 23 day of September, 2023.

My commission expires: 4.8.24

County of Residence: Tippecanoe

*[Signature]*

Signature of Notary Public



*Catherine M Graves*

Printed Name of Notary Public

BZA - 2129

**PETITIONER**

Name: Cedric & Zandra D'Hue

**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 (3315 Putnam Street, West Lafayette, Indiana 47905) is not undergoing renovation. The special exemption is to allow a transient guest house with a maximum of 6 guests in an R1 zoning district.

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

We have been blown away by how respectful, how communicative, and how careful our guests have been. Many leave comments or reviews that state their enjoyment. Our children also benefit from our short term rentals. They bake cakes for the guests as gifts. They set up the codes for the guests to enter the property during their booking window. They've made paintings for the properties. They've opened boxes. They've tested the games. They have parked cars during Purdue home football games. They have written articles for our newsletter. One of the unique benefits of having a short term rental on our street where we live is that our children could be even more involved in managing this short term rental. They can take the trash cans to the curb on trash day and return it the same day. They can deliver the cakes. They can check the backyard for poop. We frequently receive incredibly positive feedback from guests about our children's involvement in our short term rentals. They are incorporating skills in our children for future home ownership, similar to what is described in Kat Wyma's book *Cleaning House: A mom's 12 month journey to rid her home of youth entitlement.*

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:

We propose to allow no more than six guests. The house has a two car garage and enough space in the driveway to park two more vehicles. We do not envision more than four cars at any booking. There is at least one additional street parking spot in front of the property.

d. Placement of outdoor lighting. Reasons:

The property (3315 Putnam Street, West Lafayette, Indiana 47905) is not undergoing renovation. There are light fixtures at the front door and back sliding glass door which is typical for University Farm.

b. Noise production. Reasons:

We do not allow parties. We do not allow one day bookings. We inform guests of the City of West Lafayette noise and nuisance ordinances in the digital handbook for each property.

c. Hours of operation. Reasons:

24/7  
^

The house would be available for booking at all times. We require two day bookings. We require booking two days ahead of the arrival date to allow time to ensure the property has been cleaned, to prepare the guest's gift, etc. We can receive inquiries less than two days in advance but we decide whether the property is ready or not. We do not allow one day bookings.

September 25, 2023

SENT VIA hand delivery ONLY

Tippecanoe County Area Board of Zoning Appeals

RE: A special exception to allow a transient guest house with a maximum of 6 guests in an R1 zoning district.

Dear Tippecanoe County Area Board of Zoning Appeals,

Hello my name is Cedric D'Hue. My wife, Zandra, and I have two grandfathered short term rentals: 1515 Northwestern Ave. West Lafayette, IN 47906 (affectionately known as Historic Blue House-West Lafayette) and 725 Bexley Rd., West Lafayette, IN 47906 (affectionately known as Destination Station). We have been operating Historic Blue House - West Lafayette for approximately two years without violation. The previous owner who used the property as a personal residence or long-term rental had violations with the City of West Lafayette. We have been operating Destination Station for approximately one year without violation. We have had approximately 167 bookings: approximately 111 for Historic Blue House-West Lafayette and approximately 56 for Destination Station. We have had two bookings for groups of guests that I would rather not have them book again. There were no neighbor complaints. The police were not called. The two groups of guests just did not leave the property in good condition. We comply with the City of West Lafayette rental housing requirements including specifying the city of West Lafayette housing occupancy ordinance details in the policy section of AirBnB. We include noise monitoring sensors in each short term rental. We provide our phone number to each of the neighbors and request them to let us know of any issues at any time.

Honestly, we have been blown away by how respectful, how communicative, and how careful our guests have been. Many leave comments or reviews that state their enjoyment. Our children also benefit from our short term rentals. They bake cakes for the guests as gifts. They set up the codes for the guests to enter the property during their booking window. They've made paintings for the properties. They've opened boxes. They've tested the games. They have parked cars during Purdue home football games. They have written articles for our newsletter. One of the unique benefits of having a short term rental on our street where we live is that our children could be even more involved in managing this short term rental. They can take the trash cans to the curb on trash day and return it the same day. They can deliver the cakes. They can check the backyard for poop. We have hired a local youth entrepreneur, Grant Johnson, to check poop and take trash cans to and from the street for our

other short term rentals. We frequently receive incredibly positive feedback from guests about our children's involvement in our short term rentals. They are incorporating skills in our children for future home ownership, similar to what is described in Kat Wyma's book *Cleaning House: A mom's 12 month journey to rid her home of youth entitlement*.

We were the first residential property owners to petition the city of West Lafayette historic preservation committee for a historic structure designation for Historic Blue House-West Lafayette. So far we have replaced the knob and tube wiring throughout Historic Blue House - West Lafayette. We have updated the electrical system in Destination station as well, including addition of a level two EV charger. We recently repaired the awning above the front door at Destination Station. We are preparing to install an irrigation system at Destination Station. These renovation projects would not be possible without the higher level of revenue generated by the short term rentals.

3315 Putnam Street West, Lafayette, IN 47906 affectionately known as Cozy Express is the subject of this special exemption petition. This property is not as old as Historic Blue House - West Lafayette or Destination Station. It is a ranch with three bedrooms and two full bathrooms. It has no stairs. No basement. No second floor. We have already invested in a security system, including external cameras. We have also invested in new flooring throughout the property. While we experience guests enjoying walking to Ross Ade Stadium or Mackey Arena from Historic Blue House - West Lafayette or Destination station, we envision a different guest for Cozy Express. We propose to allow no more than six guests. We envision Cozy Express guests preferring a property with sidewalks in a subdivision. Guests that would prefer a single story house without stairs, nestled within walking distance to multiple parks and a short drive to Purdue.

We understand the concerns raised by those opposing additional short term rentals. We just don't think that those concerns should require this board to reject this special exemption. Each time we have set up a short term rental, we have spoken to the neighbors. Most are not excited about living next to a short term rental. None have opposed our current short term rentals. And some have sought to use the short term rentals for themselves, their families or friends. Some neighbors have acknowledged that living next to a short term rental was not as bad as they thought.

Finally, we are active members of Faith church. Faith hosts a week long biblical counseling training conference (affectionately, known as BCTC) once a year in February. In 2023 we were able to host six BCTC guests (three BCTC guests in each of our two short term rentals). We offer this stay at no cost to Faith church, no cost to the BCTC conference, or to the BCTC guests. We would not be able to

offer Cozy Express to the BCTC guests if we do not have the special exemption. We would love to be able to give back to our community by hosting at least three more guests at Cozy Express.

Sincerely,

/Cedric A. D'Hue/

September 22, 2023

Cedric A. D'Hue  
3395 Putnam Street  
West Lafayette, IN 47906



FORM 2

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

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

### Notice of Public Hearing Release

Case #: 2129

#### NEWSPAPER

Journal and Courier

#### APPLICANT/PETITIONER (or REPRESENTATIVE)

Name: Cedric & Zandra D'Hue

Address: 3395 Putnam Street, West Lafayette, Indiana 47906

Telephone: 317.430.4118

Email: cedric.dhue@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.

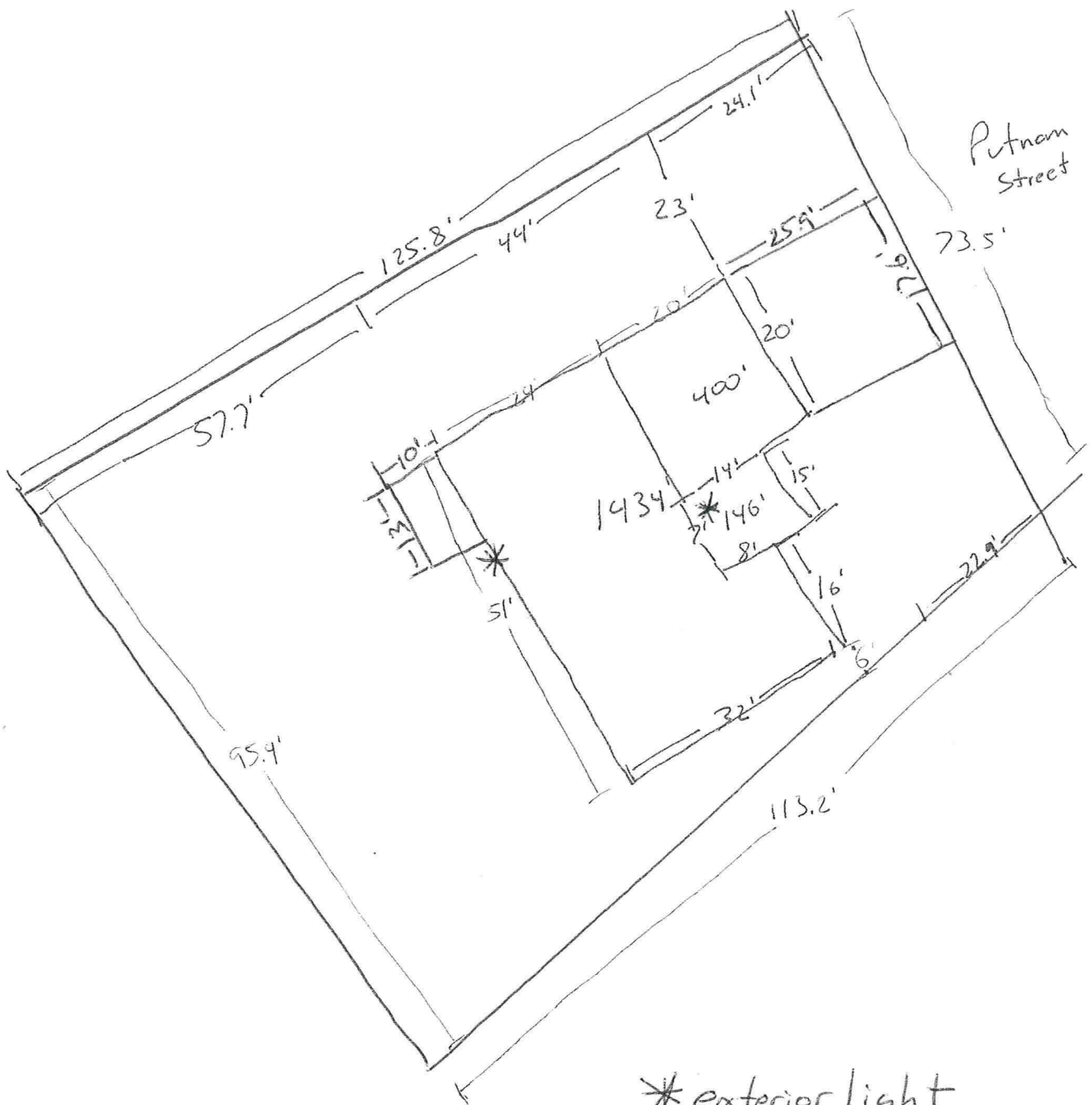
Cedric D'Hue

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Date: 2023.09.23 08:12:05  
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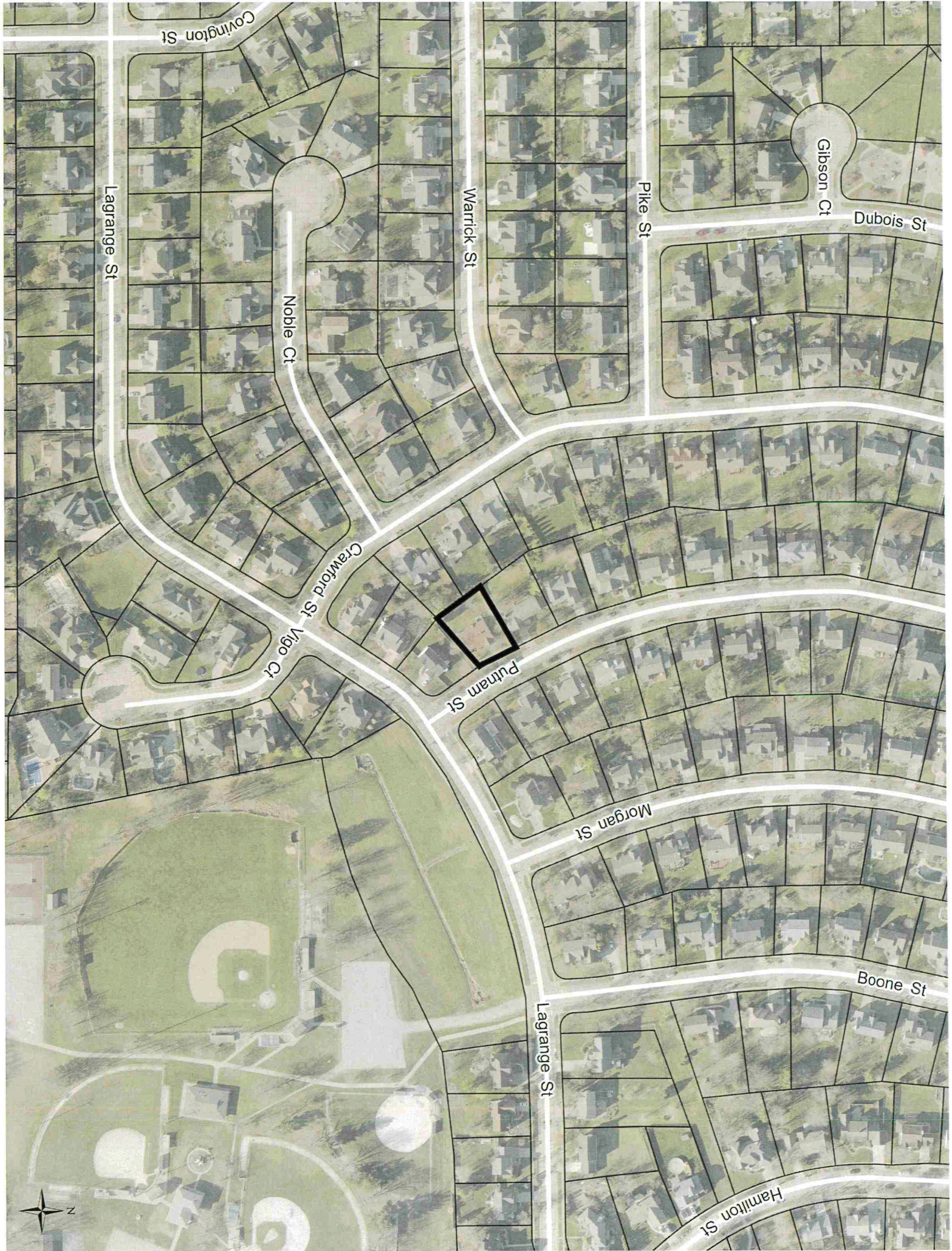
September 23, 2023

Signature

Date



3315 Putnam



Covington St

Lagrange St

Noble Ct

Warrick St

Pike St

Gibson Ct

Dubois St

Crawford St

Vigo Ct

Putnam St

Morgan St

Boone St

Lagrange St

Hamilton St





Putnam St

