

For Office Use	Date Received: 9/25/23	Planner: AE	BZA - 2130
PETITIONER		REPRESENTATIVE (Complete if applicable.)	
Name: <i>Nick and Melissa Hammond</i>		Name:	
Attention:		Company:	
Address: <i>5026 N 150 West Lafayette, Indiana 47906</i>		Address:	
Telephone: <i>765-414-7489</i>		Telephone:	
Email: <i>nick@myriadoflafayette.com</i>		Email:	
SUBJECT PROPERTY			
Address or Site Location: <i>1650 N River Road, West Lafayette, Indiana 47906</i>			
Parcel ID #(s): <i>79-07-17-177-009.000-023</i>			
Zoning District: <i>R1</i>		Current Land Use: <i>Single-family dwelling</i>	
Full Legal Description (<i>Attach separately if more space is needed.</i>): <i>HYDE PARK SD LOT 1 & 2 Wabash 17 (NW) 23-4</i>			
PROPERTY OWNERSHIP (Complete if the petitioner is not the owner of the subject property.)			
Property Owner (<i>Attach Form 1.</i>)		Property Owner (<i>Attach Form 1.</i>)	
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.):

Nick and Melissa Hammond are seeking a special exception to allow a transient guest house operating 24 hours per day, 7 days a week, with a maximum of 6 guests with no more than 3 unrelated guests, in an R1 zoning district. The property is located at 1650 N River Road on a large wooded lot with an out lot across the road along the Wabash River. *This is a 3 Bedroom, 2 Bath home.*

Nick and Melissa Hammond have been member of the West Lafayette and Tippecanoe County community for over 20 years and owned and operated a business in the community for 15 years. We have raised our daughter, who is in her senior year at Harrison High School, in this community. Her plan is to stay in the West Lafayette area to attend Purdue University in the fall of 2024. When the home at 1650 N River Road became available to us, we saw it as an opportunity to allow our daughter to stay in the area after college and have a home to call her own. In the meantime, the proximity of the home to Purdue University, West Lafayette and Lafayette present a unique opportunity to allow other professionals and visitors to the Greater Lafayette area to stay in a beautiful, newly renovated home and enjoy lovely views of the Wabash River while visiting our community for short periods of time. The home has been fully renovated this year, including new windows, doors, siding, and extensive modern interior updates that keep the style of the 1940 river home intact.

A short-term rental will provide greater oversight of guest occupancy, with better enforcement of strict policies related to noise, quiet hours, and maintenance than a long-term rental. The home will be monitored with cameras to ensure the number of guests do not exceed the maximum allowed by the ordinance. Policies will be established for each reservation that include, maximum guest count, no parties, and set quiet hours. As members of the West Lafayette community, we value the unique experiences this area has to offer and hope our home will bring visitors to the area so that they can appreciate our community as much as we do.

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.

Nick Hammond

09/25/2023

Signature

Printed Name

Date

Melissa Hammond

9/25/2023

Signature

Printed Name

Date

Findings of Fact for Special Exceptions

BZA - 2130

PETITIONER

Name: Nick And Melissa Hammond

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 due to the fact the home currently meets R1 zoning requirements. The site currently meets setbacks and have been maintained. Safety and land structures will be maintained by county code enforcement. Home and property also provides ample parking for the allowed occupants. The home has a 2 car garage plus ample driveway parking for 6 additional cars. The home sits on densely wooded lot with an abundance of privacy. Additional trees have been planted to the NE property line to help create a better buffer to the adjoining neighbor.

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

The use of this property will be consistent with the requirements in the current zoning code. The use of this proposed property will not harm adjoining neighbors or their properties. The improvements of the property will help increase value to the neighboring properties and welfare of the community. Currently, there is an operating transient home 2 homes to the north of the property.

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:

This home sits on North River Road, which is the extension of State Rd 43 into West Lafayette. No additional traffic will result as a nuisance to the neighborhood. Parking will not be a factor due to the large driveway and ample parking area for 6 cars and additional 2 car garage.

d. Placement of outdoor lighting. Reasons:

No additional lighting will be needed as the property has ample lighting and also driveway lighting for long drive. The home currently has 10 exterior lights placed strategically on the home, garage and driveway. There are 2 exterior lights on the detached 2 car garage as well as 2 additional 8 foot post lamps for driveway lighting with the remaining exterior lights placed on the home.

b. Noise production. Reasons:

There will be strict rules in place, including no outdoor parties, quiet hours from 11 pm to 7 am, and maximum guest count. We plan to use noise meters and also video surveillance as to enforce these policies.

c. Hours of operation. Reasons:

Use would be the same as a normal residence, 24 hrs a day 7 days a week.

Form 2

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

Notice of Public Hearing Release

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

Case #: 2130

NEWSPAPER

Journal and Courier

APPLICANT/PETITIONER (or REPRESENTATIVE)

Name: Nick and Melissa Hammond

Address: 5026 N 150 W, West Lafayette, IN 47906

Telephone: 765-414-7489

Email: nick@myriadoflafayette.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.

Nick Hammond

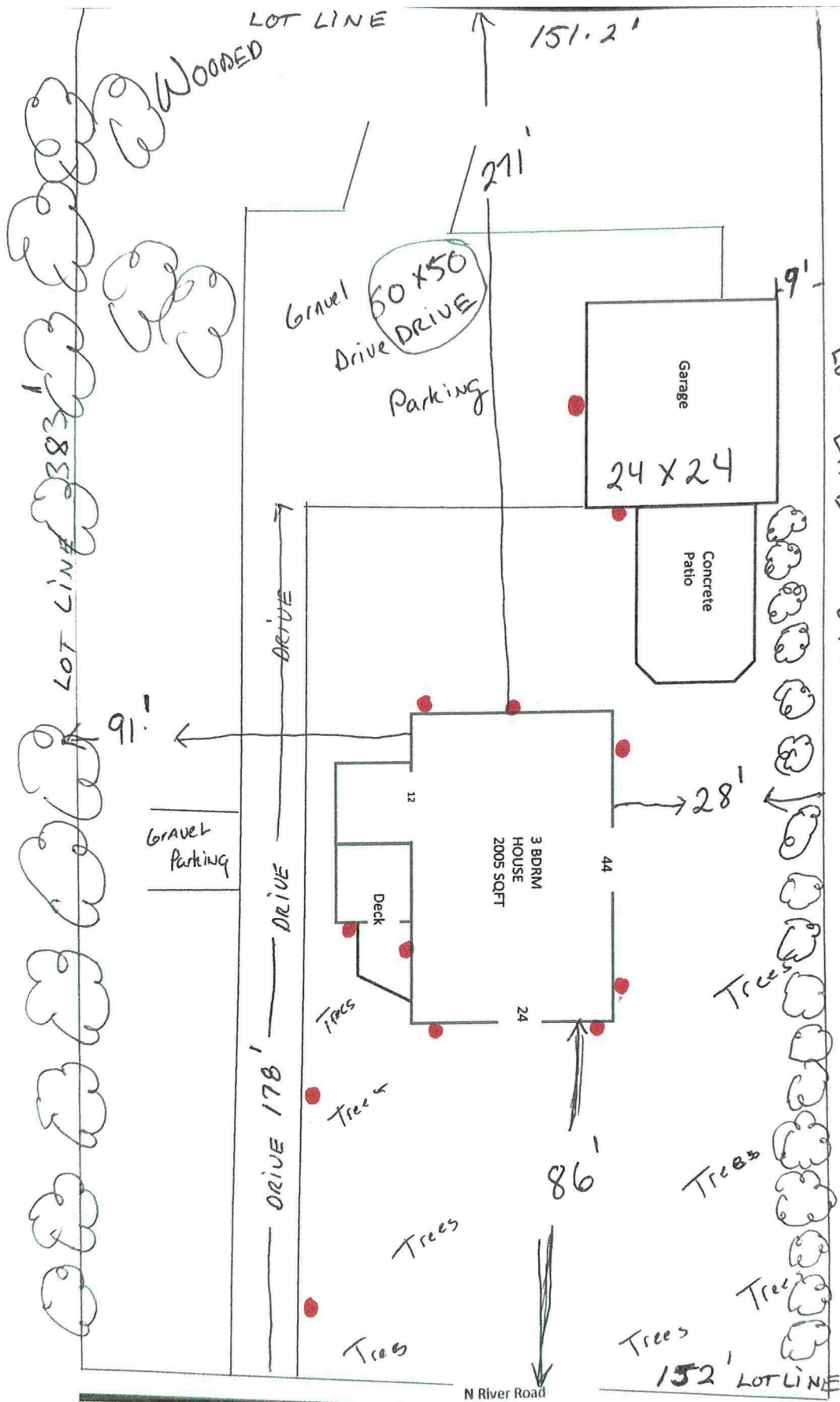


Signature

Digitally signed by Nick
Hammond
Date: 2023.09.25 12:00:50 -04'00'

09/25/2023

Date



HYDE PARK SD
 LOT 1 & 2
 79-07-17-177
 009,000-023
 1.342 ACRES

•Light

HYDE PARK, SD OUTLOOK
 River NON BUILDABLE

