

For Office Use	Date Received: 11-1-23	Planner: LA	BZA-2131
<b>PETITIONER</b>		<b>REPRESENTATIVE (Complete if applicable.)</b>	
Name: <i>Mauve Properties, LLC</i>		Name:	
Attention: <i>Bailey Walb</i>		Company:	
Address: <i>1016 S. 20th Street Lafayette, IN 47905</i>		Address:	
Telephone: <i>(765) 413-4862</i>		Telephone:	
Email: <i>mauveproperties4@gmail.com</i>		Email:	
<b>SUBJECT PROPERTY</b>			
Address or Site Location: <i>1014 S. 20th Street Lafayette, IN 47905</i>			
Parcel ID #(s): <i>79-07-28-406-004.000-004</i>			
Zoning District: <i>R1</i>		Current Land Use: <i>Guest House &amp; AirBnB</i>	
<p>Full Legal Description (<i>Attach separately if more space is needed.</i>):  <i>1014 S. 20th Street is a single family dwelling, it is accompanied by a detached garage. A partially fenced in backyard on the north side, open to the back alley. A one bedroom, 3-piece bathroom, and crawl space.</i></p> <p><i>Huff &amp; Watson, lot #14 Fairfield Township 28 (SE) 23-4</i></p>			
<b>SUBJECT PROPERTY OWNERSHIP (Complete if the petitioner is not the owner of the subject property.)</b>			
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.):

A special exception to allow a transient guest house with a maximum of 4 guests in an R1 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.

*Bailey Walb*

Signature

Bailey Walb

Printed Name

10/31/23

Date

Mauve Properties, LLC

Signature

Printed Name

Date

BZA - 2131

**PETITIONER**

Name: *Bailey Walb, Mauve Properties*

**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:

*Our AirBnB/guest house will not have any signage on the exterior of the house or property. We have not changed or modified the blueprint of the house; therefore the setbacks, building coverage, and lot coverage have not changed. We do not plan on changing or modifying the blueprint of the house or property. We have made improvements to the house such as, new roof, gutters, replacing the backporch roof and structure, new safety railing on the front porch and back porch, and new exterior doors for safety and efficiency of the house.*

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

*Operating a guest house and AirBnB on this property will not subvert from the UZO because we are not bringing more than the normal level of traffic through the neighborhood, we don't condone above and beyond noise and activity in and around the house, and we continually monitor activity and noise happening 24/7 because we live next door to the property. This business will not impact the safety or health of the neighbors because we do not allow any unsafe activities on the property, gatherings are limited to 10 persons or less, and the property and activities are constantly being monitored. With the house only being about 800 sft, this itself deters most guests from trying to host large parties or other activities, because the house and property simply do not allow because of the limited space available.*

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:

*Our AirBnb only holds a max persons of 4, therefore we only anticipate 1-2 cars per stay. This is a comparable number to a single family permanent owned dwelling. We provide a 78 foot long driveway for guests cars to be parked and kept off the streets, and away from neighbors who do need to park on the street. We also have rules in place that guests cannot host parties, or gathering over 10 total persons. They are required to notify us if they choose to host a small gathering. When we are notified, we in-return, notify neighbors of extra cars during that time slot.*

*With living next door to the AirBnb, we are able to monitor and notify guests immediately if any neighbors are alarmed, or rules are broken.*

d. Placement of outdoor lighting. Reasons:

*We currently have:*

*A front porch light, soft white bulb*

*A backporch light, soft white bulb*

*String patio lights, muted amber bulbs*

*The backporch light and patio lights are on the same switch, and we ask guests to turn them off by bedtime. The front porch light is at the discretion of the guests, comparable to a permanent dwelling. We recently installed a fence on the northside of the property to help block light and noise during the hours of 7am-10pm, and give more privacy to our neighbors.*

*We do not plan on adding any additional exterior lights to the property.*

b. Noise production. Reasons:

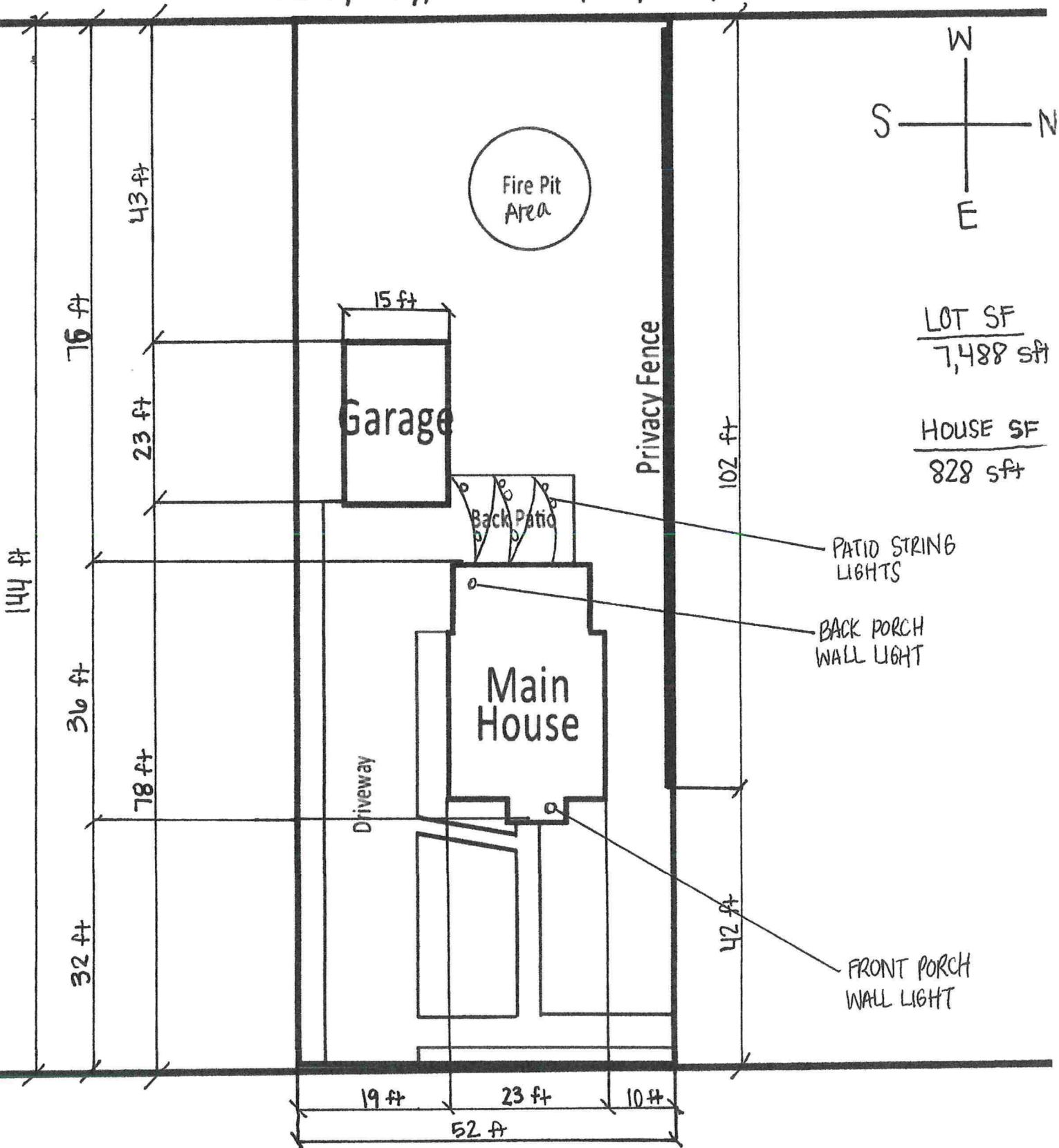
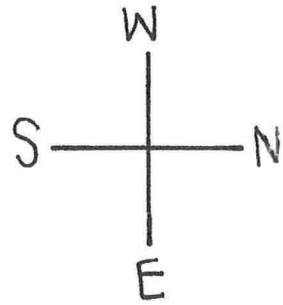
*We do not convey heavy truck traffic, and our AirBnb is a 'no pets' house. There will not be any animals on site. We allow guests to have gatherings of 10 persons or less during their stay. They must notify us, and we in-return, notify neighbors if extra cars will be parked on the street. All guests are required to follow the local quiet time hours, therefore no noise will be an nuisance to neighbors. However, with us living directly south of the property, we are able to monitor what is happening and notify guests of anything that doesn't follow the rules. We did recently install a wood fence on the north side of the property adding a noise and physical barrier between the guests and neighbors as a buffer.*

c. Hours of operation. Reasons:

*Our intended use of this house is a guest house for visiting family, and allow neighbors to also host their out of town families. We also plan to fill the gaps between stays with AirBnb guests. Both of these operations will be ran 24 hours a day/ 7 days a week, compareable to other residential hours of operations.*

# Special Exemption: Site Plan for 1014 S. 20th

Alleyway, west of property



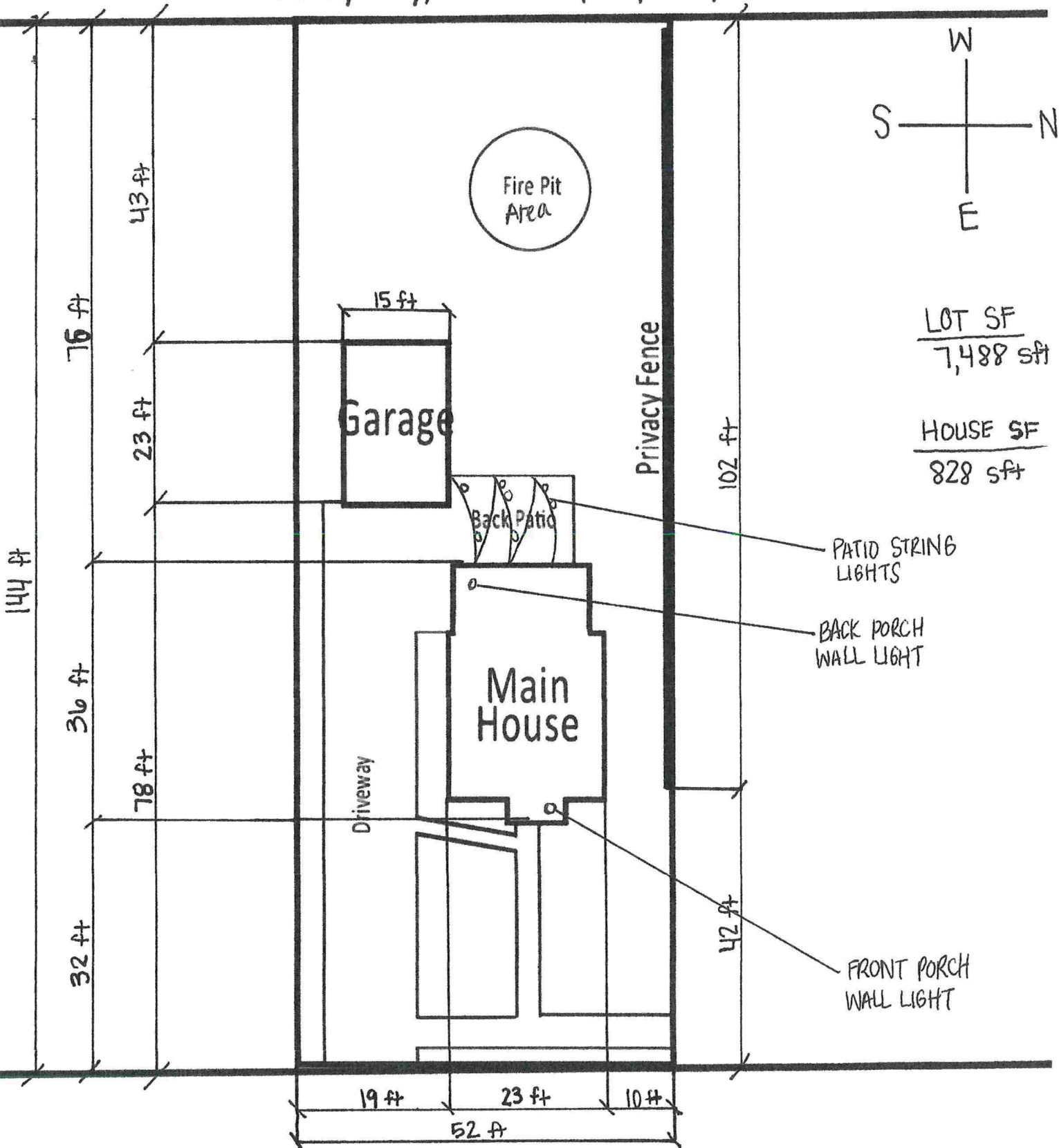
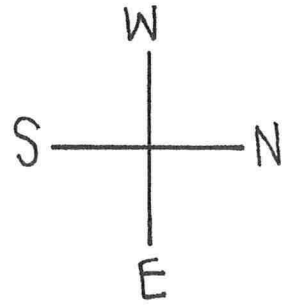
LOT SF  
7,488 sft

HOUSE SF  
828 sft

S. 20th Street

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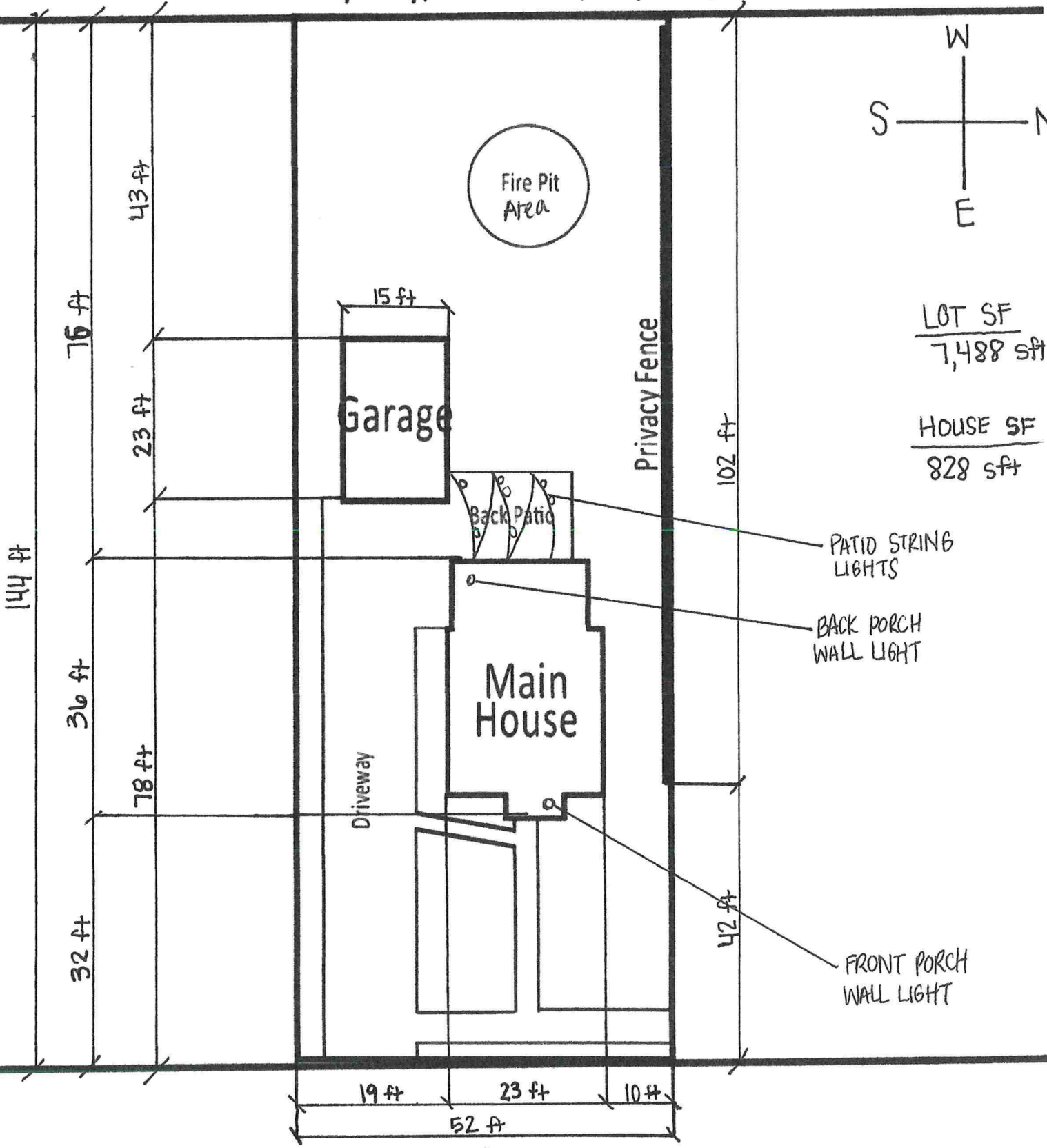
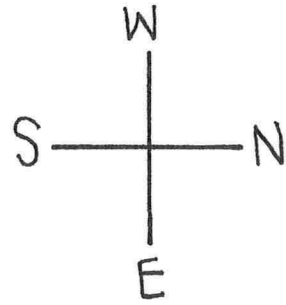
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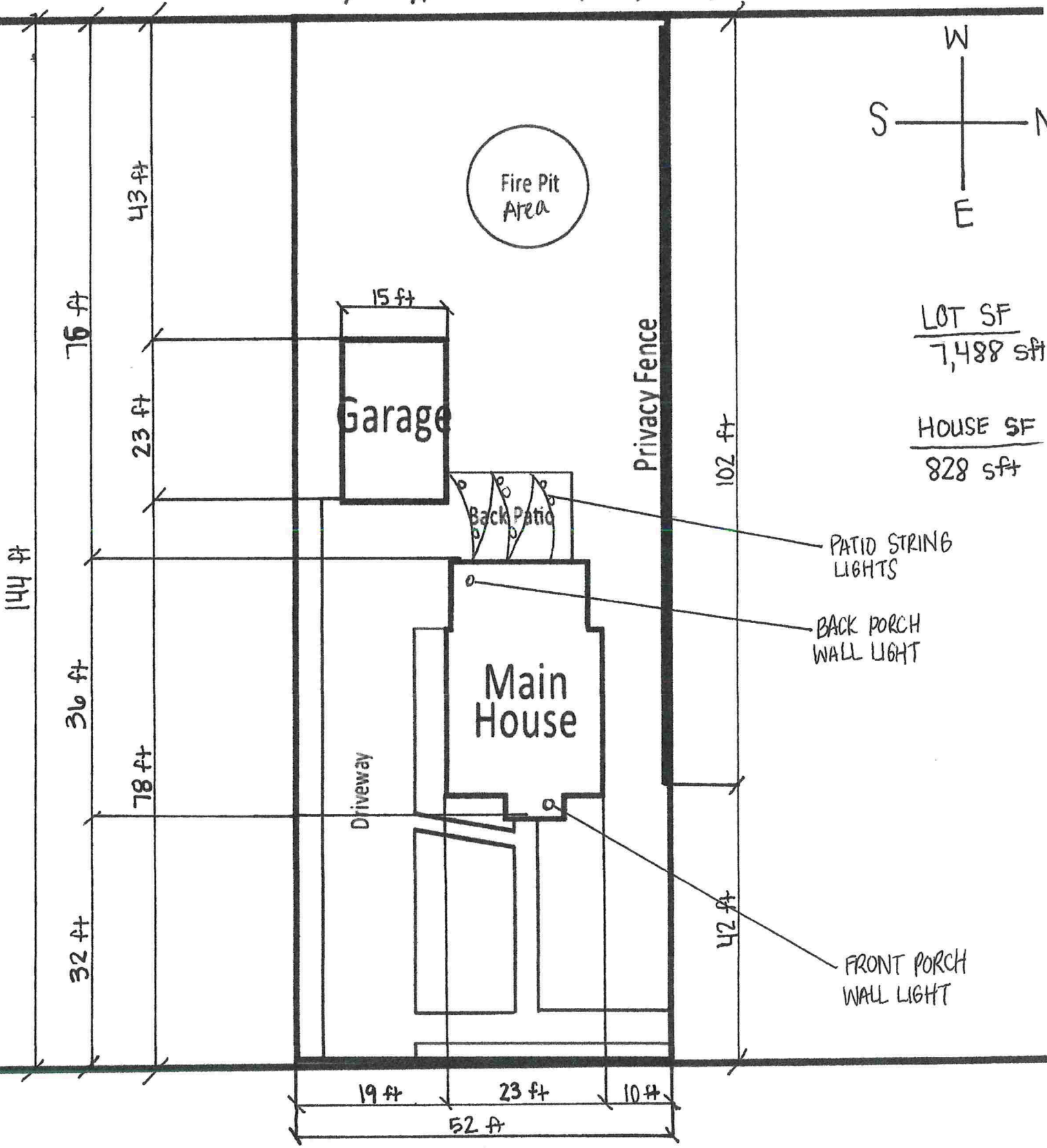
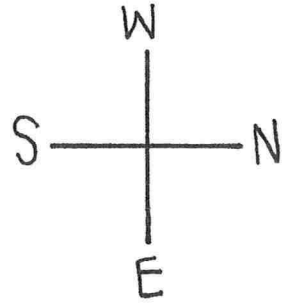
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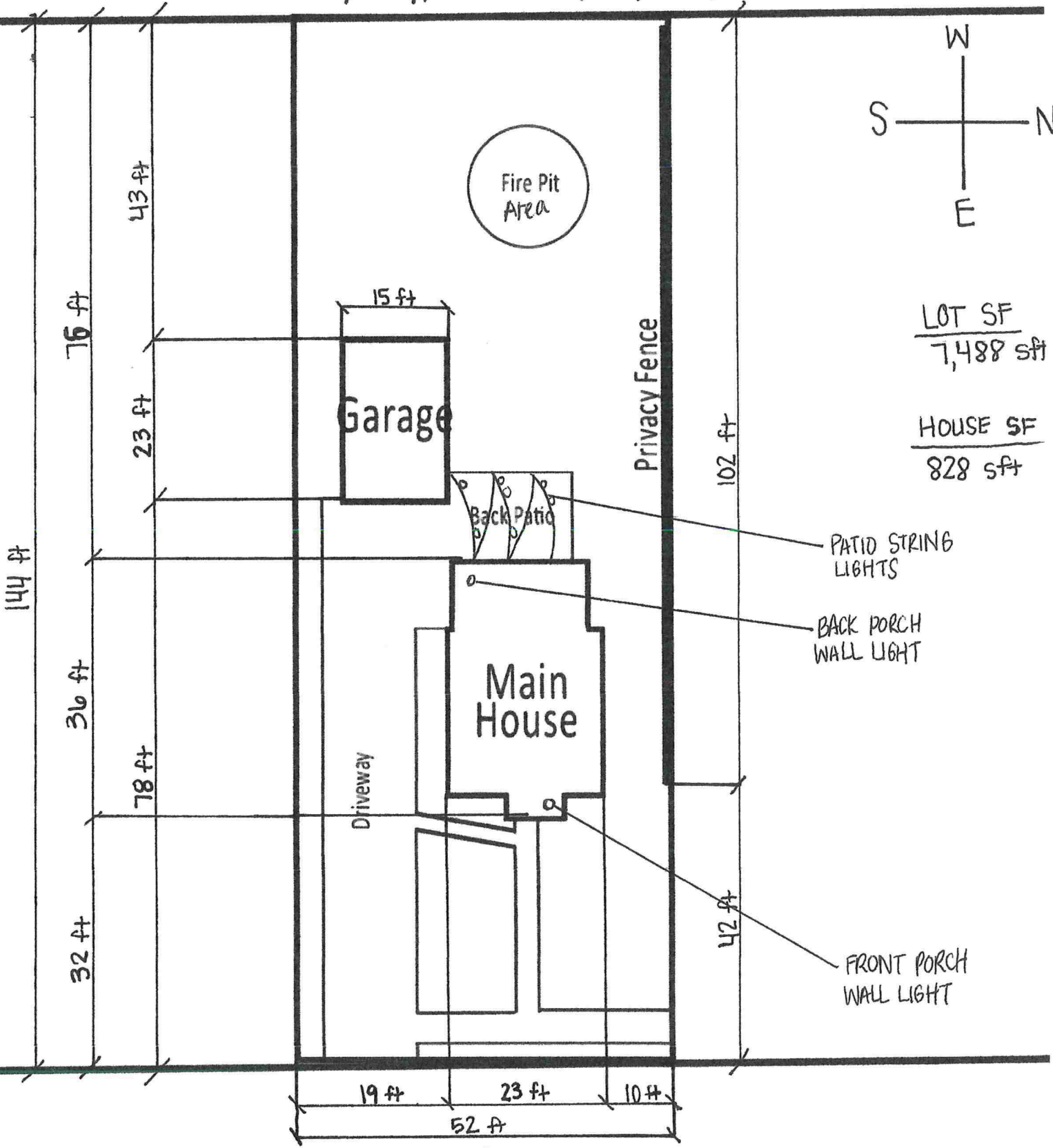
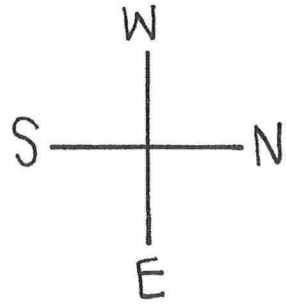
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