

Zoning Appeals Petition

For Office Use	Date: 11-1-23	Receipt #:	Planner: LA	BZA - 2132
SUBJECT PROPERTY				
Address or Site Location: 607 N 28th St Lafayette, IN 47904				
Parcel ID #(s): 79-07-22-300-012.000-004				
Zoning District: R1B			Current Land Use: Single Family Residence	
Full Legal Description (<i>Attach separately if more space is needed.</i>):				
Lot number: Lot 16 & 9 ft. South side Lot 15 & Lot 17 ex 37 ft. South side Subdivision: Mark & Behms Addn Sec/Twnshp/Range : N/A 22(SW) 23-4 Tax Set: LAFAYETTE-FAIRFIELD TWP-LSC-B Neighborhood: 1133 Home Hospital Area				
PETITIONER			REPRESENTATIVE (<i>Complete if applicable.</i>)	
Name: Lois Jaques			Name: Jessica Collaco	
Canna PROPERTIES, LLC			Company: Canna Properties LLC	
Address: 1510 N 18th St Lafayette, IN 47904			Address: 1510 N 18th St Lafayette, IN 47904	
Telephone: 765-404-0297			Telephone: 818-648-7130	
Email: cannallc70@gmail.com			Email: cannallc70@gmail.com	
PROPERTY OWNERSHIP (<i>Complete if the petitioner is not the sole owner of the subject property.</i>)				
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.):

A special exception to allow a transient guest house with a maximum of 6 guests in an R1B 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.



Signature

CANNA PROPERTIES, LLC
PRINCIPAL

10/31/2023

Date

Signature

Date

BZA - 2132

PETITIONER

Name: Lois Jaques

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 current single family residence will remain structurally the same as when it is used as a long term rental property. We have installed safety features like smoke, natural gas and carbon monoxide alarms. We intend for it to be used for quiet accomodations for small families or business travelers. We plan to take steps to properly vet and supervise our tenants and property properly to ensure there be a positive impact on the neighborhood (quiet guests who honor the integrity of the area).

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

We are setting up our listing and property to promote a quiet, peaceful environment that attracts guests who appreciate quietude and restfulness. We will ensure that the renting guest is 25 years of age or older, have a strict policy against parties or gatherings, use wifi enabled door monitoring to supervise the property, and list any rules or restrictions put forth by the zoning board in our listing. We do not have any items on site (firepits, alcohol, stereo equipment) to promote loud or disruptive behavior.

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:

The home is 1200 square feet. It can only comfortably accommodate 6 people at most, which would likely only produce 2 or 3 cars needing to access the area. We have adequate parking available in the driveway and garage. The house is clearly marked so it is easy to find and won't cause people to need to turn around multiple times to find the house. The traffic impact will not be different from typical use of a single family residence.

d. Placement of outdoor lighting. Reasons:

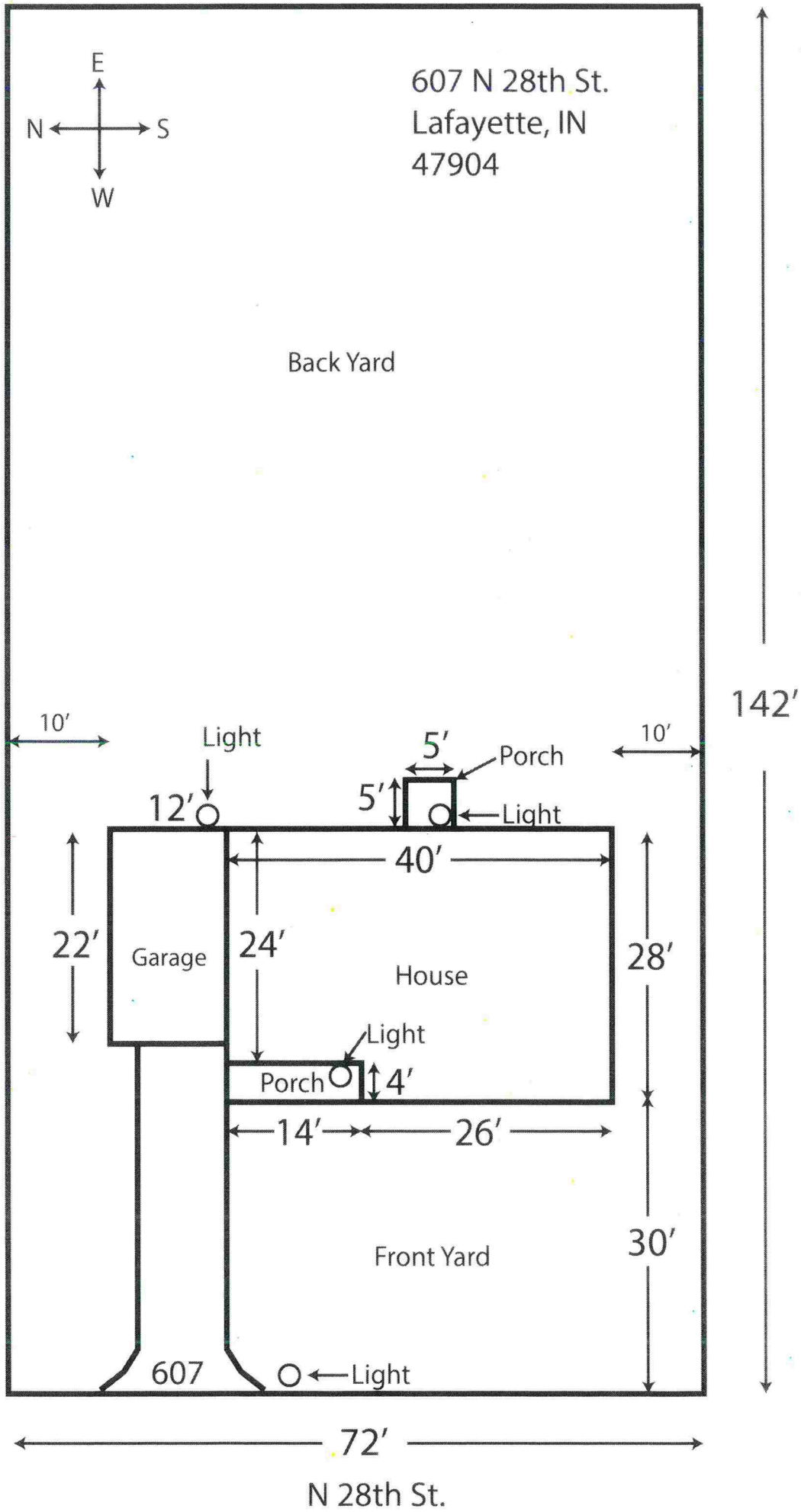
The outdoor lighting is similar to that which is typical of a single family residence. There is a soft, warm, ambient light next to the front exterior door which is controlled by an interior switch. There is a soft, warm, ambient light on the mailbox pole that runs on a sensor. *(only on at dark)*. There are two soft, warm, ambient lights on the rear of the house that are controlled by ~~an~~ interior switches. ~~XXXXXX~~

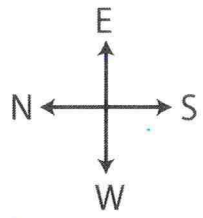
b. Noise production. Reasons:

There is no equipment on site to create loud music or noise. We will set daily quiet hours from 10:00 pm-8:00 am. We will not allow parties or large gatherings. The intention of our property is as a relaxing accomodation intended for rest and working remotely. We do not allow pets. We have installed new double-paned windows.

c. Hours of operation. Reasons:

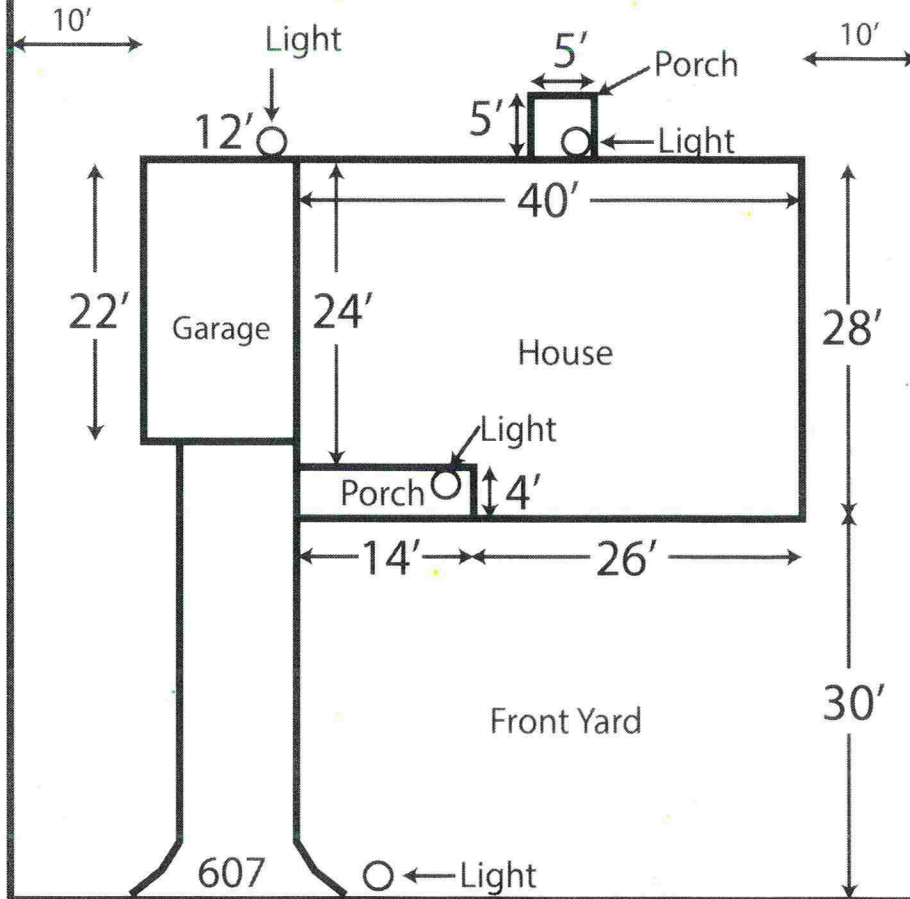
Our Transient Guest House will be operated 24 hours a day, 7 days a week, which is similar to other residential uses. We will set our check in/ check out times during business hours. We will set daily quiet hours from 10:00 PM to 8:00 AM.





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Lafayette, IN
47904

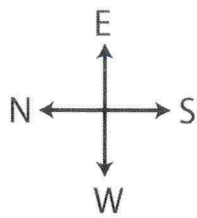
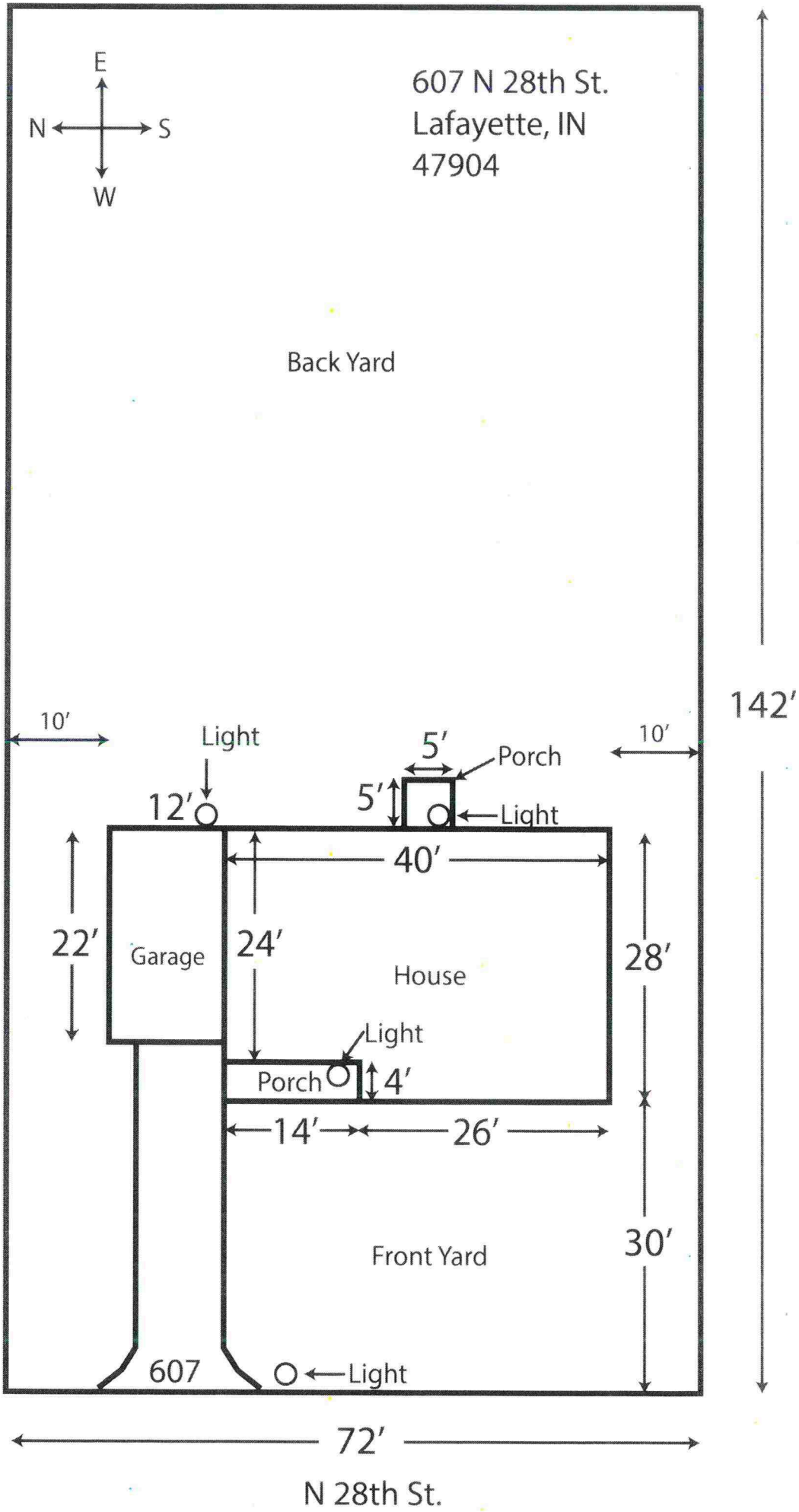
Back Yard



142'

72'

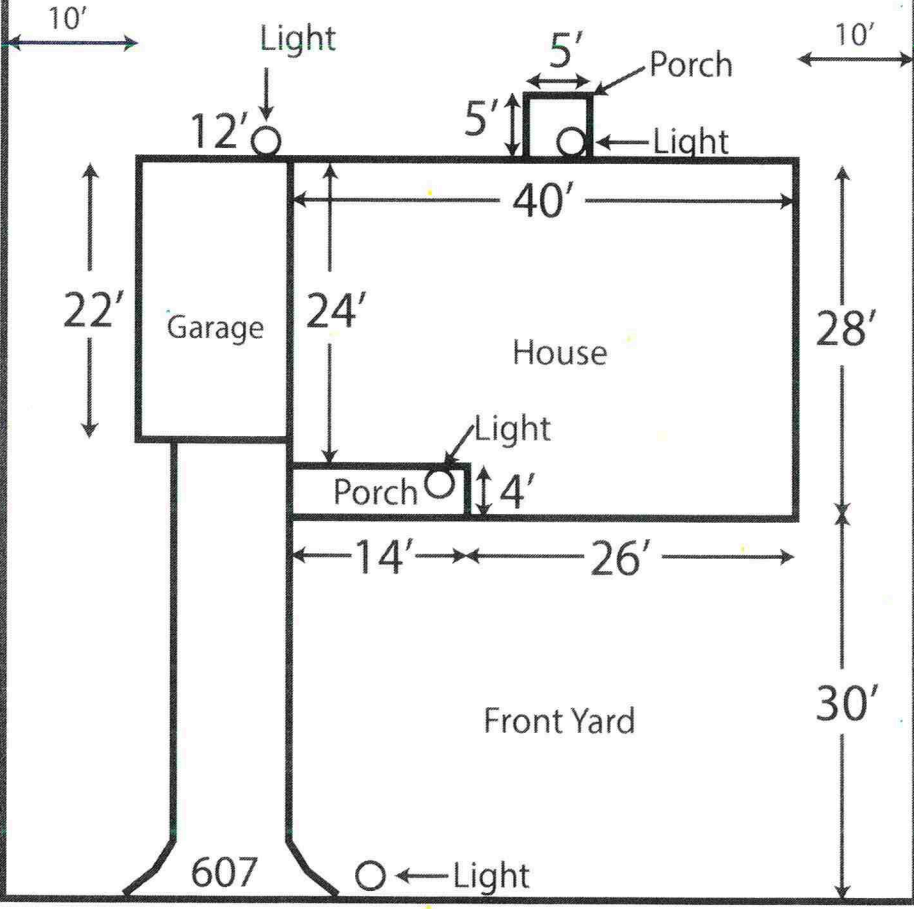
N 28th St.



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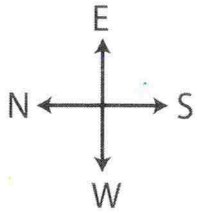
Back Yard

142'



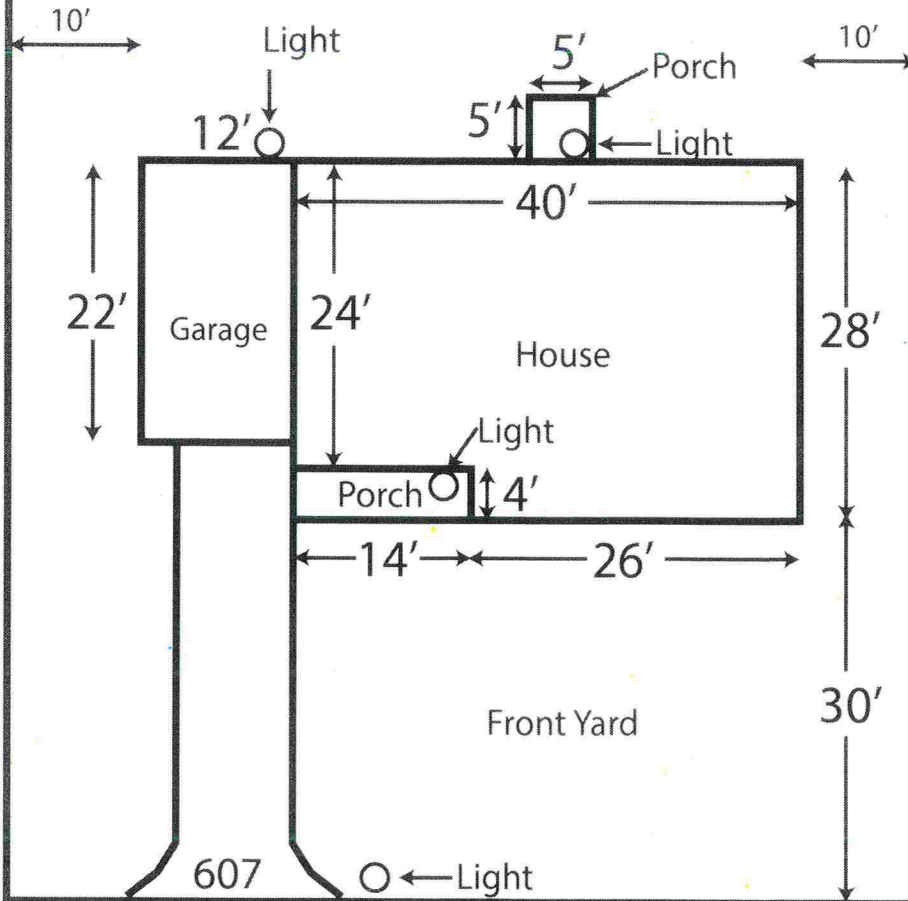
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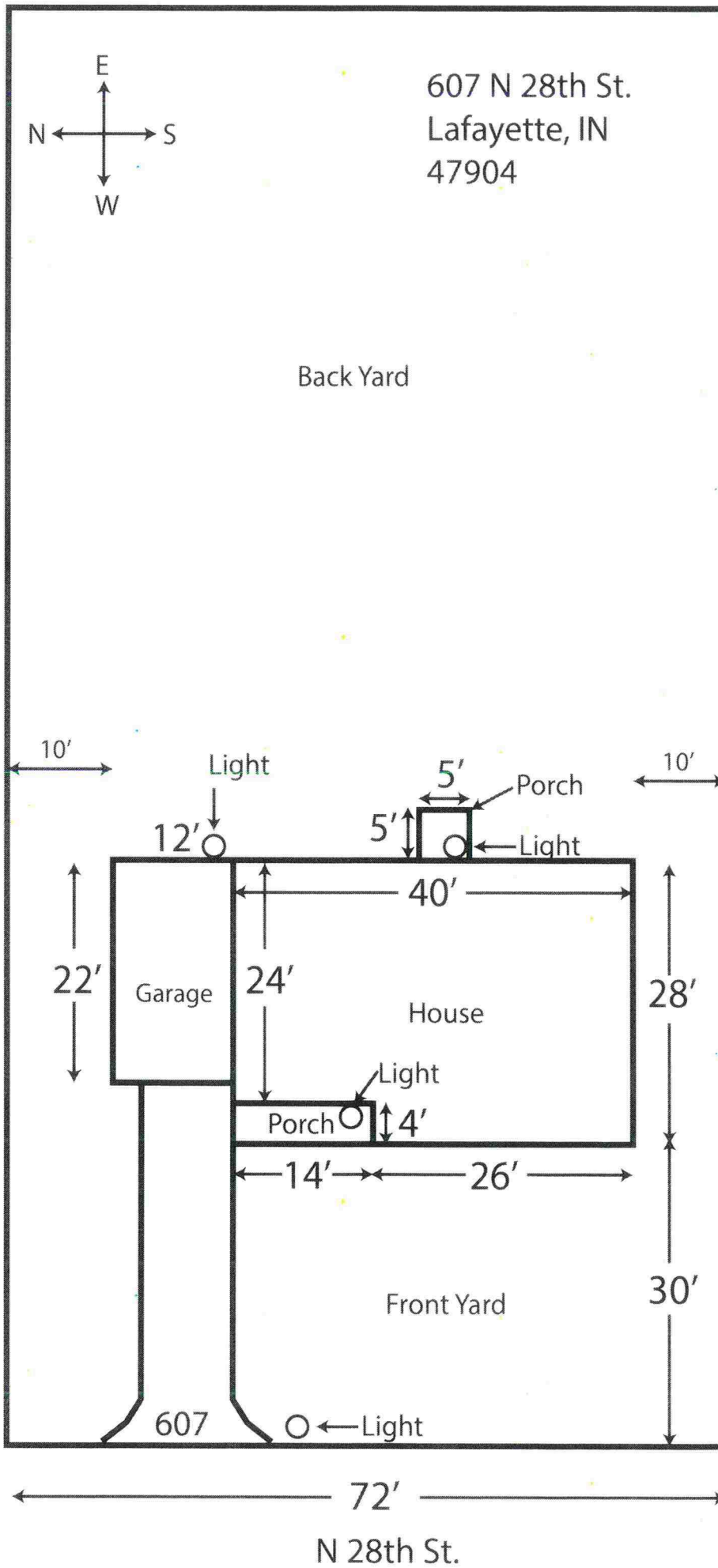
Back Yard

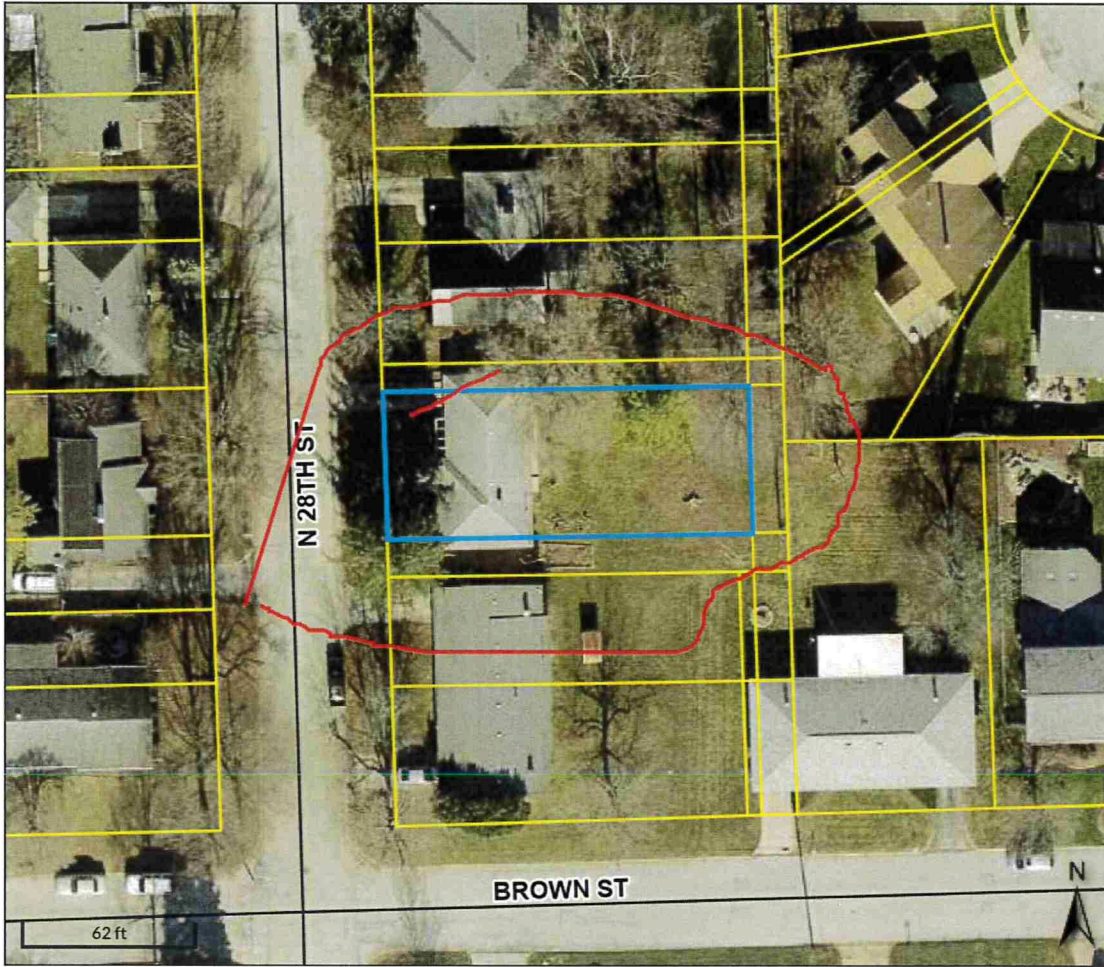


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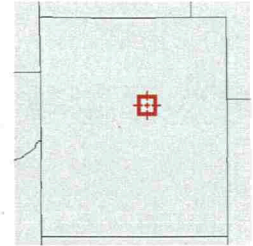
72'

N 28th St.





Overview



Legend

-  Parcels
-  Make Tax Payment
-  County Boundary
-  Roads

Parcel ID	79-07-22-300-012.000-004	Alternate ID	156-05700-0165	Owner Address	CANNA PROPERTIES LLC
Sec/Twp/Rng	--	Class	510 - One Family Dwelling Platted		1510 N 18TH ST
Property Address	607 N 28TH ST	Acreage	n/a		LAFAYETTE, IN 47904
	LAFAYETTE				
District	LAFAYETTE-FAIRFIELD TWP-LSC-B				
Brief Tax Description	MARKS & BEHMS ADDN LOT 16 & 9FT SOUTHSIDE LOT 15 & LOT 17 EX 37 FT SOUTHSIDE				
	<i>(Note: Not to be used on legal documents)</i>				

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Developed by  Schneider
 GEOSPATIAL