

For Office Use	Date Received: 11 3 23	Planner: AE	BZA - 2133
PETITIONER		REPRESENTATIVE (Complete if applicable.)	
Name: <i>Shie Kantor</i>		Name: <i>Nurit Harash-Kantor</i>	
Attention:		Company:	
Address: <i>434 East 76th St Apt 7 New York, NY 10021</i>		Address: <i>200 Forest Hill Dr West Lafayette, IN 47906</i>	
Telephone: <i>765-427-8740</i>		Telephone: <i>765-427-2916</i>	
Email: <i>shiekantor@gmail.com</i>		Email: <i>nhkantor@tsc.k12.in.us</i>	
SUBJECT PROPERTY			
Address or Site Location: <i>2215 Carlisle Rd West Lafayette, IN 47906</i>			
Parcel ID #(s): <i>79-07-07-380-002.000-026</i>			
Zoning District: <i>R1</i>		Current Land Use: <i>single family residential</i>	
Full Legal Description (Attach separately if more space is needed.): <i>ML Clevett Subdivision Lot #7 Wabash, 07 (Southwest 23-4)</i>			
SUBJECT PROPERTY OWNERSHIP (Complete if the petitioner is not the owner of the subject property.)			
Property Owner (Attach Form 1.)		Property Owner (Attach Form 1.)	
Name: <i>Nurit Harash Kantor</i>		Name: <i>Shie Kantor</i>	
Address: <i>200 Forest Hill Dr West Lafayette, IN 47906</i>		Address:	
Telephone: <i>765 427 2916</i>		Telephone:	
Email: <i>Nurithk@gmail.com</i>		Email:	

Zoning Appeals Petition

REQUEST

Type of Appeal Sought:

Variance (Attach Form 21V.)

Special Exception (Attach Form 21S.)

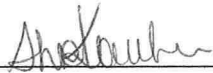
Appeal of Administrative Officer's Decision

Detailed Description of Request (See instructions for proper formatting.):

We are requesting the home be used as a transient guest house. This would consist of a maximum of 6 guests at a single time (1 family + 3 unrelated guests). Hours of operation for this transient guest house would be 24 hours per day, 7 days per week.

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.



Shie Kantor

11/1/2023

Signature

Printed Name

Date



Nurit Hanash-Kantor
parent

11-1-23

Signature

Printed Name

Date

Findings of Fact for Special Exceptions

BZA - 2133

PETITIONER

Name: *Shie Kantor*

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 house as it exists meets all requirements for an R1 zoning district single family residence.

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

Using this property as a transient guest house will not hurt the public health, safety, or welfare of the community or neighborhood for the following reasons:

- *Strict house rules for guests to follow will maintain the quiet atmosphere and safety of the neighborhood*
- *Transient guests will be screened by property owner prior to acceptance as per AirBnb rules*
- *Trash, yard work, etc will continue to be maintained by the property owner or persons hired by the property owner*

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:

While the transient guest house will allow a maximum of 6 guests (1 family + 3 additional guests), a maximum of 4 cars will be allowed to park at the property. Parking will be allowed in the following locations: 2 cars in the driveway parked back to back, 2 cars on the street directly in front of the house. This will not generate additional traffic or interfere with parking for neighboring homes.

d. Placement of outdoor lighting. Reasons:

The house had flood lights above the garage door which are activated automatically at dusk and turn off automatically at dawn. The enclosed porch has motion activated lights by the front door of the home. The back patio has an exterior light that can be turned on inside the home by the back door.

b. Noise production. Reasons:

No noise will be generated by the guests at this transient guest house as house rules indicate that no parties will be held at the transient guest house, no additional guests will be invited to the transient guest house after 9:00pm, and no pets will be allowed at the transient guest house. If there is a noise complaint of any kind or guests violate any house rules, they will be asked to vacate the property per AirBnB rules.

c. Hours of operation. Reasons:

Hours of operation will be 24 hours per day, 7 days per week, 52 weeks of the year.

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 #: 2/33

NEWSPAPER

Journal and Courier

APPLICANT/PETITIONER (or REPRESENTATIVE)

Name: Shie Kantor (Nurit Harash-Kantor - representative)

Address: 2215 Carlisle Rd, West Lafayette, IN 47906

Telephone: 765-427-8740 or 765-427-2916

Email: shiekantor@gmail.com

ACKNOWLEDGEMENT

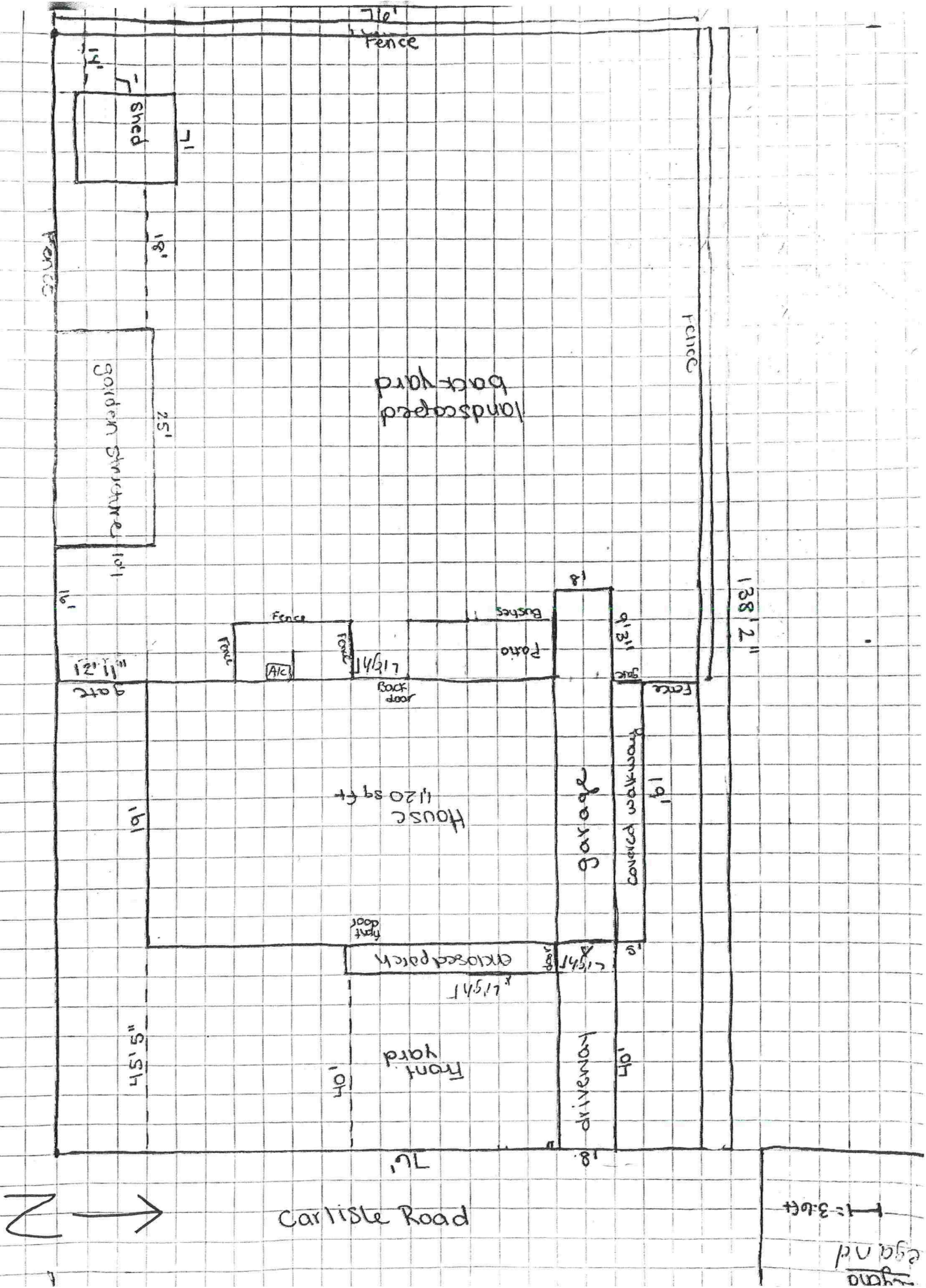
I hereby authorize the Area Plan Commission of Tippecanoe County (APC) or the Area Board of Zoning Appeals of Tippecanoe County (ABZA) to publish the required notice of public hearing for my case in the above-listed newspaper on my behalf. I also authorize the newspaper to bill me directly for the cost 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.



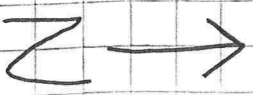
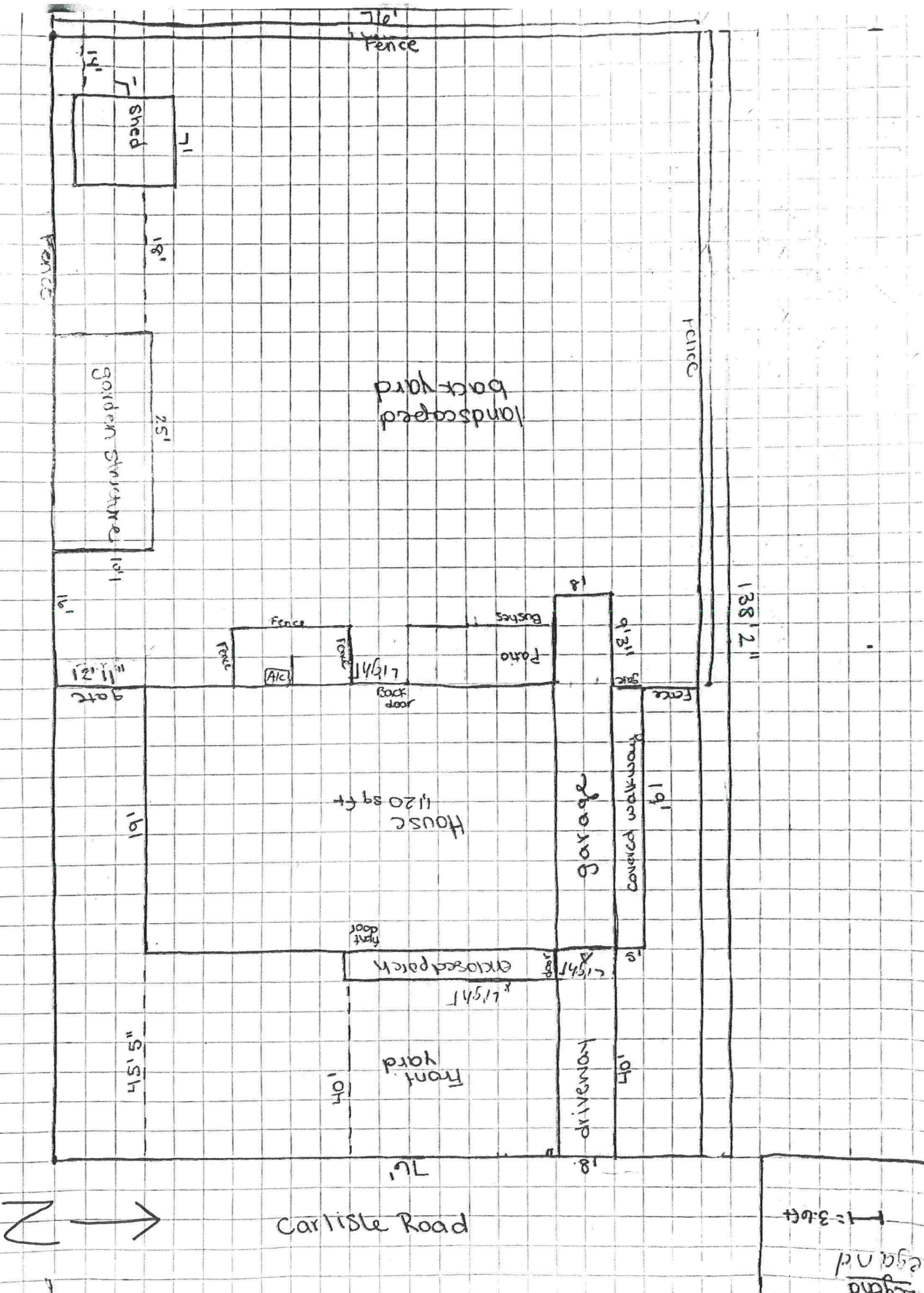
11/1/2023

Signature

Date



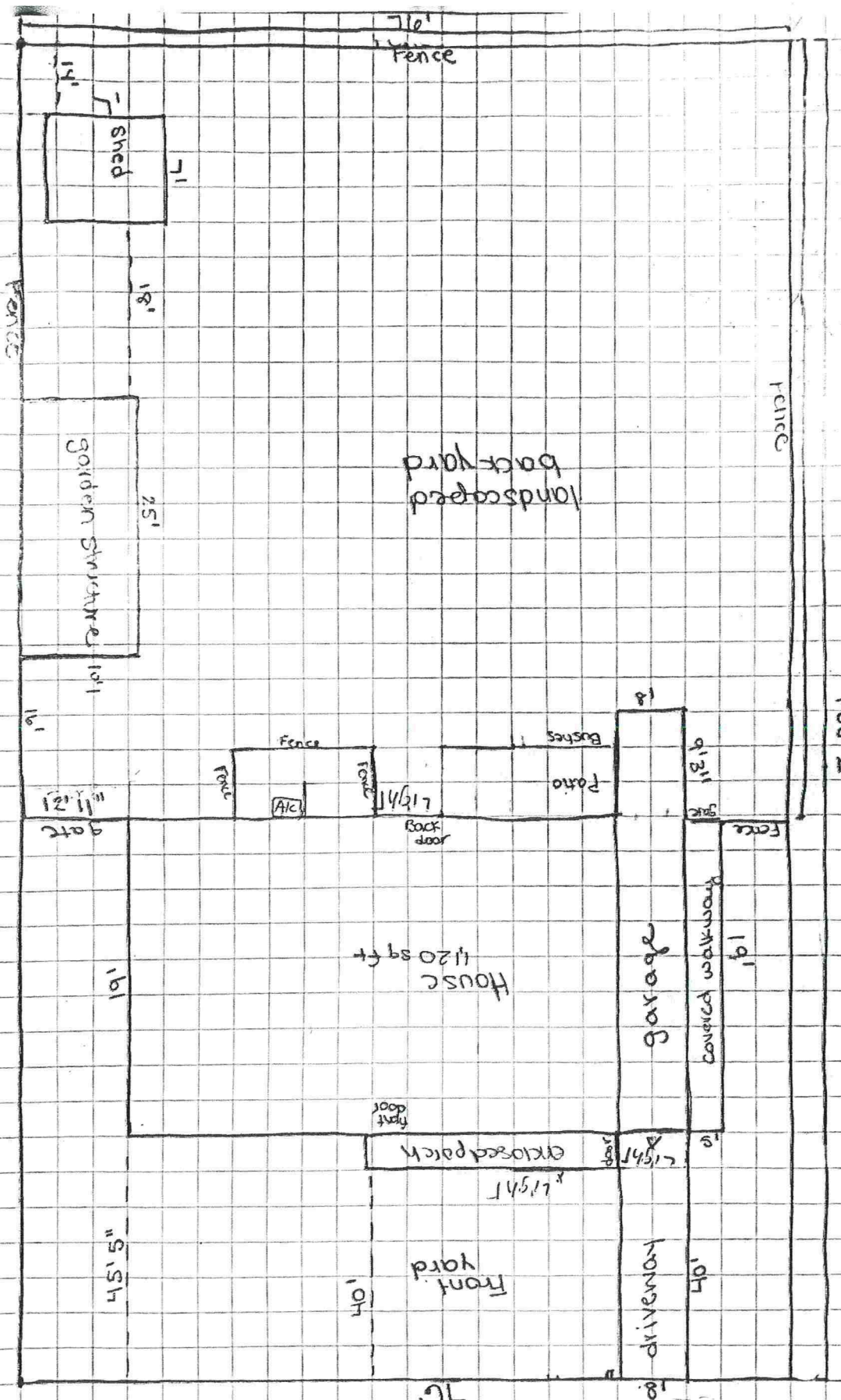
Legend
1" = 3.6ft



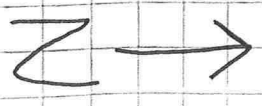
Carlisle Road

1" = 3.6ft

Legal



Carlisle Road



1" = 3'-0"

Legend

