

Form 2

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

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

Notice of Public Hearing Release

Case #: *M BZA-435*

NEWSPAPER

Journal and Courier

APPLICANT/PETITIONER (or REPRESENTATIVE)

Name: *Lyndsay Ploehn*

Address: *4542 S. Co. Rd. 50 E. Frankfort, IN 46041*

Telephone: *219.928.3693*

Email: *lmanders@4982@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.



Signature

11/6/2023

Date

Instructions – Notice of Public Hearing Release

Tippecanoe County Area Board of Zoning Appeals

1. Please skip the first line, marked **Case #**.
2. Whoever is responsible for paying the legal ad should include their information in the **APPLICANT/PETITIONER** box; it does not need to be the petitioner. The newspaper will contact this person via email to pay the bill. Please make sure to check your inbox (and even your Spam folder) around 15-20 days before the hearing date. If you have not received a bill by 14 days before the hearing date, please contact our office.
3. The legal ad must be published at least 10 days prior to the hearing date, or your case will not be heard. Typically, the ad cannot be published until you pay the bill sent by the newspaper.
4. Please sign and date the form.

Zoning Appeals Petition

For Office Use	Date Received: 11/6/23	Planner: J. BURRIS	BZA - 2136
PETITIONER		REPRESENTATIVE (Complete if applicable.)	
Name: Chang Luh-Maan Chyi-Kong (Karen)		Name: Lyndsay Ploehn	
Attention:		Company:	
Address: 136 Creighton Rd. West Lafayette, IN 47906		Address: 4542 S. Co Rd 50 E Frankfort, IN 46041	
Telephone: 765-586-8582		Telephone: 219-928-3693	
Email: ckchang@purdue.edu		Email: lmanders4982@gmail.com	
SUBJECT PROPERTY			
Address or Site Location: 136 Creighton Rd. West Lafayette, IN 47906			
Parcel ID #(s): 79-07-18-226-006.000-026			
Zoning District: R1		Current Land Use: Residential	
Full Legal Description (Attach separately if more space is needed.): Riley Meadows Sd Lot 19 & PT Lot 18 510-One Family Dwelling Platted. As of 2012: Wood Frame construction. Base area: 2608. Fin Area: 2608 sq ft Legal Sq Ft 24,902 Homesite: Acreage .572 Prod Factor 1.00 Utilites - water. Street - Paved Neigh Life cycle - Static Story Height - 1.0 Roofing - Asphalt Shingles 2 full baths, 1 half bath 1 kitchen sink 1 water heater Central Air 12 total fixtures, 2 Extra Masonry Fireplace, Masonary Stack (IN) Porches - Concp 832, open Fram Porch 410 Wood Frame detached garage 700 sq feet			
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:		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 R1 zoning district. The request is for TWO YEARS only.

The Petitioner is a Professor Emeritus of Nursing at Purdue and has owned the home since 1986 (built in 1960). Her husband is working in Taiwan. She will be taking care of her grandchild in California for the next two years and does not want the home to be empty. She would prefer not to do long-term rental as in her experience, residents often do not take good care of the property. She plans to return in 2 years and plans to continue good relations with her neighbors.

Members of her church shared their excellent experiences with Airbnb manager Lyndsay Ploehn, and the benefits of short-term rental: including regular, supervised cleaning as well as an exterior camera security system. Lyndsay and family members live nearby and have an Airbnb on Sumac Dr near Happy Hollow Park. She also manages another property in that neighborhood - both properties have maintained consistent 5-star ratings by Airbnb. She assisted the Zientara family at 3570 Tesla Drive whose home was approved for special exception by the APC in September of this year.

This past summer, the Petitioner consulted with the neighbors in the cul-de-sac, and several informally approved before she had to leave for California in September. The Helping Hands organization at Covenant Church (where she is a member) upgraded the exterior and interior of her property in expectation of this short-term rental. A church member is monitoring the home weekly as well.

In the ABB rules and with additional personal rental agreement for the property, the number of guests would be up to six related members (2 per bedroom) according to West Lafayette rental requirements. In keeping with the other properties managed by Ms. Ploehn, the guests are predominantly Purdue parents, family reunions, weddings, funerals, and professional conferences. Strict no party policy, noise policy, and family-oriented community would be advertised and maintained. The Happy Hollow neighbors shared they have had no issues in 4 years of the STR in their neighborhood and the expectation would continue on Creighton Road.

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

Chang Luh-Maan Chyi-Kong
Printed Name

11.6.2023
Date


Signature

Lyndsay Ploehn
Printed Name

11.6.2023
Date

Instructions - Zoning Appeals Petition

Tippecanoe County Area Board of Zoning Appeals

1. Please skip the first line, marked **For Office Use**.
2. The **Petitioner** is the person wishing to make the request and will be responsible for signing relevant documents for the request. If the Petitioner wishes to be represented by an Attorney or other such person, their name and contact information will need to be under the subject **Representative**.
3. Under **Subject Property**, fill in the street address of the property. If none exists, use a detailed description such as the acreage and location of the property, relevant to the nearest road intersection. For example, 50 acres on the south side of CR E 300 N, east of its intersection with N 500 E.
4. The **Parcel ID #** may be obtained from the County Assessor's records, from the County Beacon website:
. You may also call the APC staff at (765)423-9242.
5. The **Zoning District** may be obtained from the APC staff Zoning Map, which is available on GIS page:
. You may also call the APC staff at (765)423-9242.
6. Under **Current Land Use**, please briefly state how the property is being used. For example, single-family dwelling, gas station, or retail business. Please be as specific as possible.
7. The **Full Legal Description** must be included with your petition. This will either be a full metes and bounds description, usually found on the deed to the property, or a lot number and subdivision name (if it is a platted lot), along with the Quarter Section, Township and Range. Use an additional page if necessary. A brief legal description (tax description) for unplatted land will not work.
8. If the petitioner is not the owner of the subject property, please fill out the **Property Ownership** section, along with Form 1 (Property Owner Consent).
9. Check the box relevant to your request, fill out and submit the associated documents as shown here.
10. Five copies of a site plan must also be submitted for a complete filing. Site Plans should include:
 - a. the direction north shown by arrow;
 - b. the address of the site;
 - c. all site boundaries and dimensions;
 - d. the name of any/all streets or private drives;
 - e. location and horizontal and vertical dimensions of all existing and proposed structures, with each part labeled appropriately;
 - f. the distance of all existing and proposed structures from all front, rear and side lot lines, measured from the point where the structure or its foundation is nearest the lot line; and
 - g. any additional information as requested by APC staff.

Instructions - Zoning Appeals Petition

Tippecanoe County Area Board of Zoning Appeals

11. The **Detailed Description** will list the reason for your request(s), along with any relevant information. Please list all variances being sought. Only one special exception may be filed per Petition, even for the same property. If additional room is needed, please attach a separate sheet of paper. Examples:
 - a. A variance to decrease the rear setback on the east side from the required 25' to 13' to allow an addition to the single-family dwelling on the property.
 - b. A special exception to allow a transient guest house with a maximum of 6 guests in an R1 zoning district.
12. The petitioner(s) must sign and date this form. A digital signature is acceptable.

Please contact the APC staff at (765)423-9242 if you have any questions about filling in this form.

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to:

Tax Key No. _____

WARRANTY DEED

This indenture witnesseth that JANICE Y. HORNER

of Tippecanoe County in the State of Indiana

Convey and warrant to LUH-HAAN CHANG and CHYI-KONG CHANG, husband and wife

of Tippecanoe County in the State of Indiana for and in consideration of Twenty-five Dollars (\$25.00) the receipt whereof is hereby acknowledged, the following Real Estate in Tippecanoe County in the State of Indiana, to wit:

Lot numbered Nineteen (19) in Riley Meadows Subdivision to West Lafayette, Indiana.
ALSO

A part of lot numbered Eighteen (18) in Riley Meadows Subdivision to West Lafayette, Indiana, described as follows:
Beginning at that certain point where corners of Lots numbered sixteen (16) eighteen (18) and Nineteen (19) in Riley Meadows Subdivision coincide, thence southeast along the easterly line of Lot numbered Eighteen (18) (being also part of the westerly line of Lot numbered Nineteen (19) a distance of one hundred twenty five (125) feet to the southeast corner of Lot numbered Eighteen (18) (being also the southwest corner of Lot numbered Nineteen (19) thence southwest along the southerly line of Lot numbered Eighteen a distance of eighty two and five tenths (82.5) feet to a point; thence in a northerly direction to the point of beginning.

Subject to all easements, restrictions and rights of way of record.

Real Estate Transfer
Filed
Shank S. Brown
Auditor Tippecanoe County
12-22, 1986

State of Indiana, TIPPECANOE County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 19th day of December 19 86 personally appeared:

JANICE Y. HORNER

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires March 26 19 88

Robert H. Sharp
Robert H. Sharp Notary Public

Resident of Tippecanoe County

This instrument prepared by J. Michael Trueblood Attorney at Law

Dated this 19th Day of December 19 86.

Janice Y. Horner Seal
JANICE Y. HORNER

8618192 Seal

RECORDED IN RECORD
NO. Deed 86 PAGE 4676 Seal
RECEIVED FOR RECORD
10:55 O'CLOCK 17 M FEE 5.00
DEC 22 1986 Seal

Sottie High Seal
RECORDER TIPPECANOE CO., IN Seal

Form 1

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

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

Property Owner Consent

SUBJECT PROPERTY OWNER	APPLICANT/PETITIONER
Name: <i>Chang Luh-Maan Chyi-Kong (Karen)</i>	Name: <i>Lyndsay Ploehn</i>
Address: <i>136 Creighton Road West Lafayette, IN 47906</i>	Address: <i>4542 S. Co Rd 50 E Frankfort, IN 46041</i>
Telephone: <i>765-586-8582</i>	Telephone: <i>219-928-3693</i>
Email: <i>ckchang@purdue.edu</i>	Email: <i>lmanders4982@gmail.com</i>

SUBJECT PROPERTY
Address or Site Location: <i>136 Creighton Rd. West Lafayette, IN 47906</i>
Parcel ID #(s): <i>79-07-18-226-006.000-026</i>

CONSENT

I/we, 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).)

Chang Luh-Maan Chyi-Kong
Chyi-Kong

Signature

Chang Luh-Maan Chyi-Kong

Printed Name

10-2-2023

Date

Signature

Lyndsay Ploehn

Printed Name

Date

STATE OF _____)

COUNTY OF _____)

SS:

SEE ATTACHED NOTARY *JAI*

Subscribed and sworn to before me this _____ day of _____, _____.

My commission expires: _____

County of Residence: _____

Signature of Notary Public

Printed Name of Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

~~_____

 _____~~

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Contra Costa

Subscribed and sworn to (or affirmed) before me
 on this 2nd day of October, 2023
 by Chyi-Keng Chang
Date Month Year

(1) Chyi-Keng Chang
 (and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature J. Rodriguez
 Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Consent Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Property Owner Consent

SUBJECT PROPERTY OWNER	APPLICANT/PETITIONER
Name: <i>Chang Luh-Maan Chyi-Kong (Karen)</i>	Name: <i>Lyndsay Ploehn</i>
Address: <i>136 Creighton Road West Lafayette, IN 47906</i>	Address: <i>4542 S. Co Rd 50 E Frankfort, IN 46041</i>
Telephone: <i>765-586-8582</i>	Telephone: <i>219-928-3693</i>
Email: <i>ckchang@purdue.edu</i>	Email: <i>lmanders4982@gmail.com</i>

SUBJECT PROPERTY

Address or Site Location: *136 Creighton Rd. West Lafayette, IN 47906*

Parcel ID #(s): *79-07-18-226-006.000-026*

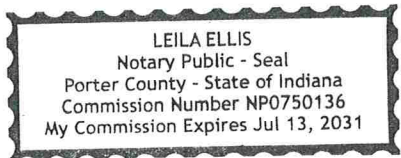
CONSENT

I/we, 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).)

N/A *Chang Luh-Maan Chyi-Kong* _____
Signature Printed Name Date

Lyndsay Ploehn *Lyndsay Ploehn* *10/13/2023*
Signature Printed Name Date

STATE OF *Indiana*)
) SS:
COUNTY OF *Porter*)



Subscribed and sworn to before me this *13* day of *October*, *2023*.

My commission expires: *7/13/31*

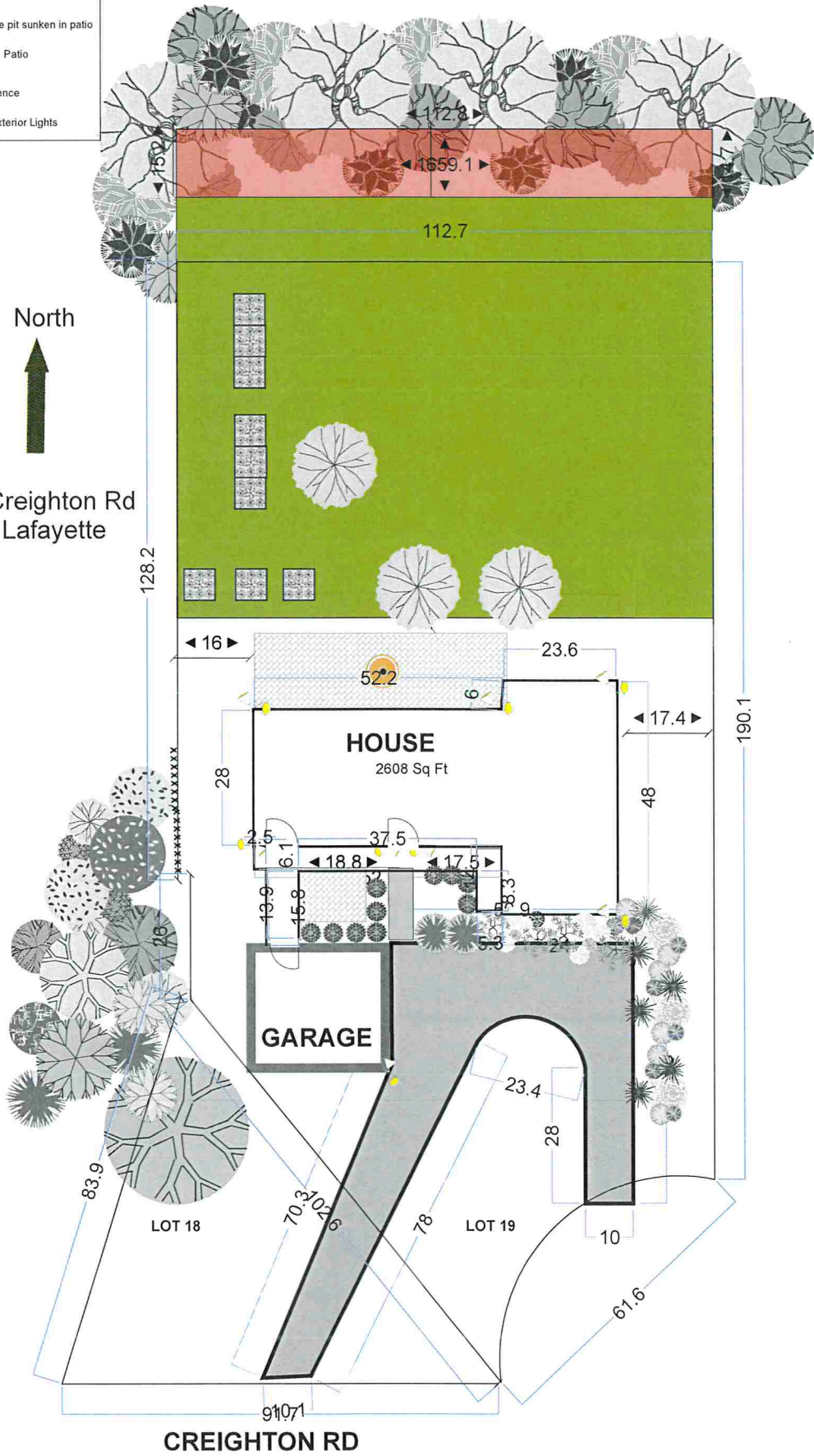
County of Residence: *Porter*

_____ Signature of Notary Public
Leila Ellis
Printed Name of Notary Public

- Key
- Utility Easement
 - Lawn/Garden
 - Fire pit sunken in patio
 - Patio
 - Fence
 - Exterior Lights

North

 136 Creighton Rd
 West Lafayette



CREIGHTON RD