

For Office Use	Date Received: 4/12/24	Planner: J. BURNS	BZA - 2153
<b>PETITIONER</b>		<b>REPRESENTATIVE (Complete if applicable.)</b>	
Name: Albert Loper and Melanie Loper		Name:	
Attention:		Company:	
Address: 10724 Bay Laurel Trl Austin, TX 78750		Address:	
Telephone: 512-289-8927		Telephone:	
Email: albertloper@gmail.com		Email:	
<b>SUBJECT PROPERTY</b>			
Address or Site Location: 617 Robinson St. West Lafayette, IN 47906			
Parcel ID #(s): 79-07-17-353-022.000-026			
Zoning District: R1U		Current Land Use: Single-family dwelling	
Full Legal Description (Attach separately if more space is needed.): CONNOLLY & MADDENS ADDN LOT 54, WEST LAFAYETTE, WABASIT 17(SW) 23-4			
<b>SUBJECT PROPERTY OWNERSHIP (Complete if the petitioner is not the owner of the subject property.)</b>			
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.):

Albert and Melanie Loper, owners of 617 Robinson St, plan to occupy the home between 1/4 and 1/3 of the year.

For the remaining portion of the year, we are requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week with a maximum of 6 guests.

Our present primary residence is Austin, TX. Our youngest son is presently a freshman at Purdue. It has been our experience - and the experience of other families from the Central Texas area - that there is a housing problem in areas near the university. We purchased the home with the intent of enabling ourselves and our four adult children to visit our son in West Lafayette. What we have also recognized is that there is a unique opportunity to provide clean, safe, and convenient short-term housing for other families with similar constraints.

Albert resided in Tippecanoe county from 1987-1992 while finishing high school and attending Purdue University. Albert's parents and siblings resided in Tippecanoe county from 1987 to 2007. We are acutely aware of the draw and appeal of Purdue and other parts of Northwest Indiana. With the population growth and the significant investments that local municipalities have put in Lafayette, West Lafayette, and Purdue, the appeal and demand grows. It is our intent to contribute in a positive fashion to the community.

Family friend Stacy Stelter (also a manager of a short-term rental within one block of our property) will aid in managing the property when the owners are not in town. Minimum occupancy duration will be 2 days and each guest will be properly vetted prior to confirming any reservation.

Our plan is to enable access to the wonderful town of West Lafayette for individuals like us - people who have children attending Purdue and find it difficult to secure hotel or short-term housing for a family experience.

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.

AI Loper Digitally signed by AI Loper  
Date: 2024.04.02 07:10:17  
-05'00'

Albert J. Loper

04/02/2024

Signature

Printed Name

Date

Melanie Loper Digitally signed by Melanie Loper  
Date: 2024.04.02 07:11:16  
-05'00'

Melanie J. Loper

04/02/2024

Signature

Printed Name

Date

BZA - 2153

**PETITIONER**Name: *Albert and Melanie Loper***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:

*Requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week with a maximum of 6 guests. Our intent is to occupy (aka - owner-occupied) the home between 1/4 and 1/3 of the year. Home currently meets R1 standards.*

*We will allow a minimum of 2 night rentals and vet each applicant prior to approval. Our intent is to maintain the integrity of the neighborhood.*

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

*Owner occupancy 1/4-1/3 of the time. Family of owners will use the property approximately 1/12 of the time.*

*No additional impact or harm to adjacent neighbors. One adjacent neighbor is buffered by alley and two driveways. Other adjacent neighbor is a college rental of 3+ tenants.*

*Adequate parking exists on streets, driveway, and garage.*

*The primary draw to a STR of this property will be access to Purdue University in various support capacity.*

*We will allow a minimum of 2 night rentals and vet each applicant prior to approval. Our intent is to maintain the integrity of the neighborhood.*

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:

*Traffic will be consistent with owner occupancy. The required peak of 6 residents will mitigate impact to traffic.*

b. Placement of outdoor lighting. Reasons:

*There will be no change to the outdoor lighting. Supplemental lighting will be forbidden.*

c. Noise production. Reasons:

*Guests will be informed that city quiet hours are from 10p to 8a daily. Moreover, a sound detector will be installed to note and report any noise in excess of 70db.*

d. Hours of operation. Reasons:

*Hours of operation will be 24 hours per day; 7 days per week. This is consistent with existing short-term rentals in the area and consistent with owner occupied properties.*

## 617 Robinson Site Plan

Picture on right is a facsimile of the entire property: lines and structure placement on the property. No survey is available. Property line measurements match official numbers. All other measurements done by hand.

### Borders:

North – 138 ft.

West – 50 ft.

South – 164 ft.

East – 57 ft.

### Notes:

3 exterior lights will remain  
2 parking spots on property  
Several parking spots on street.

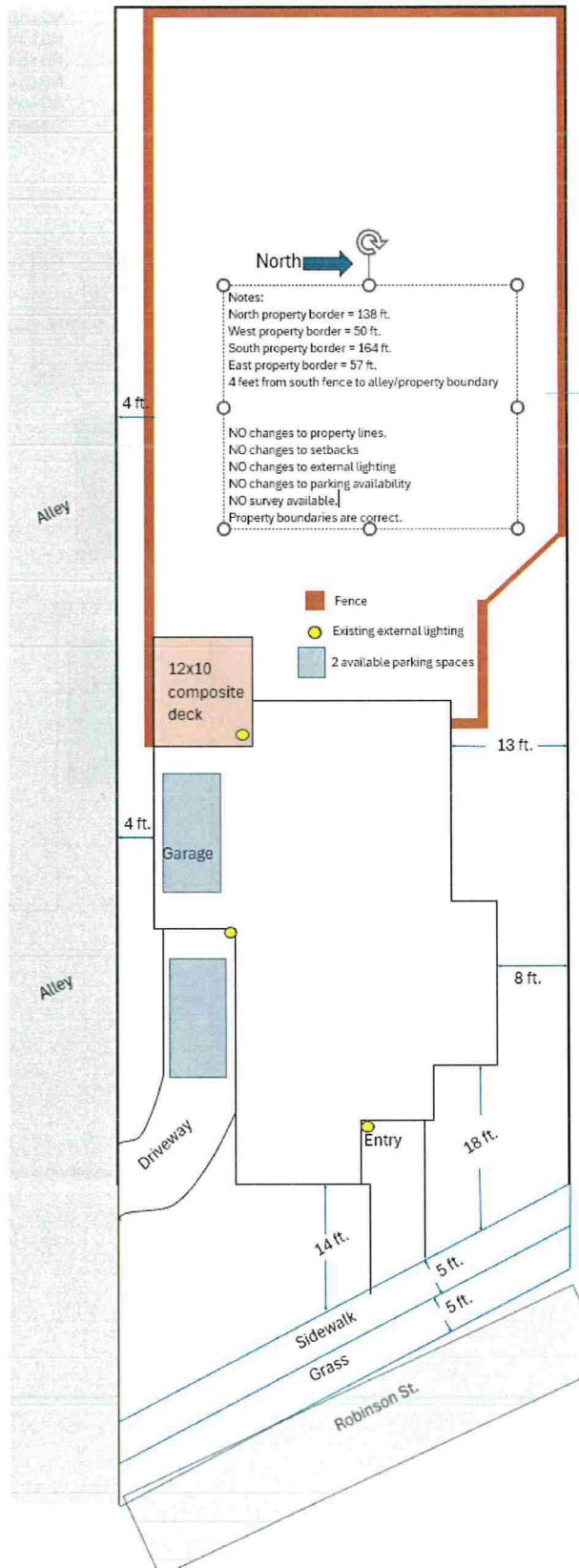
NO additions or deletions to existing structure are requested.

NO additional structures planned or requested.

### Questions:

Al Loper

512-289-8927



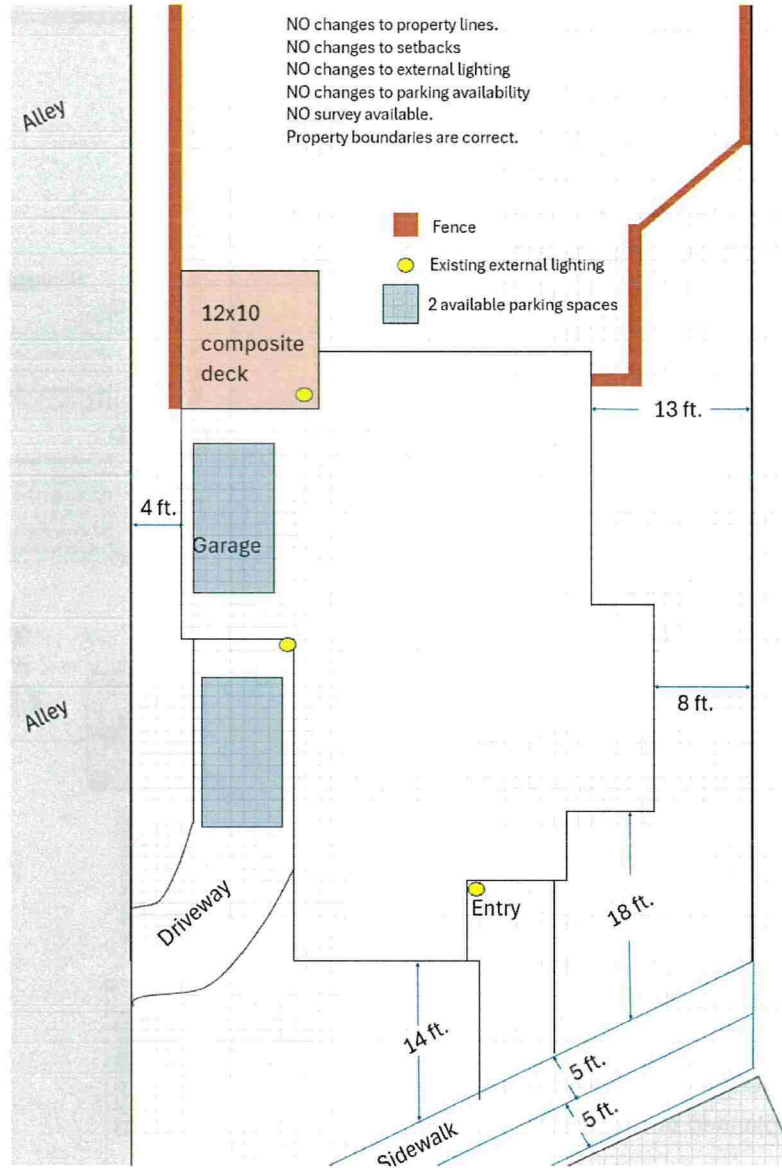
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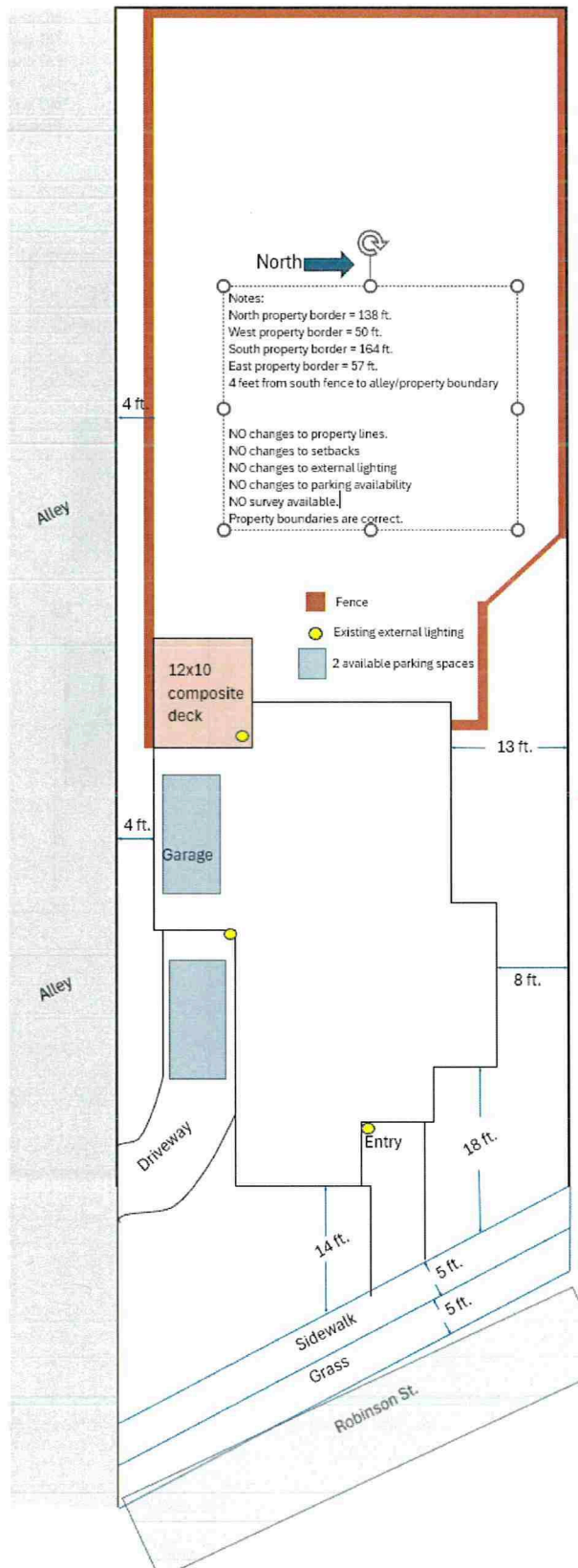
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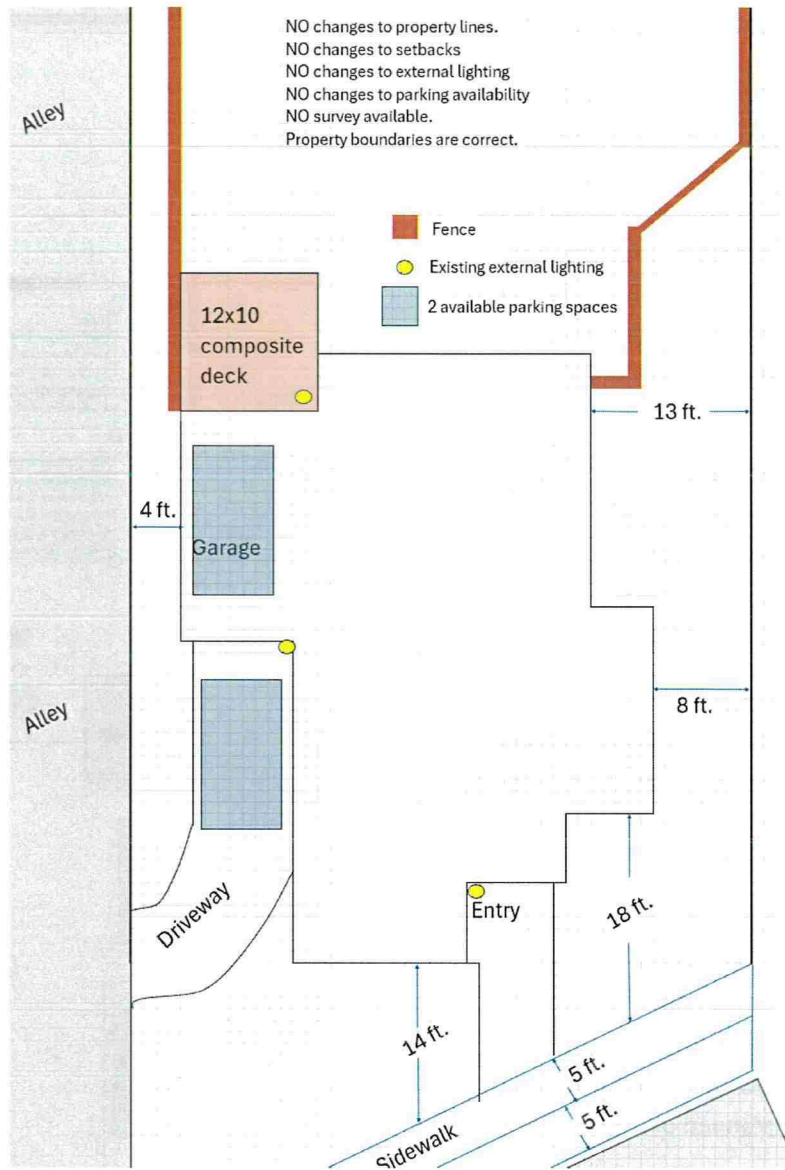
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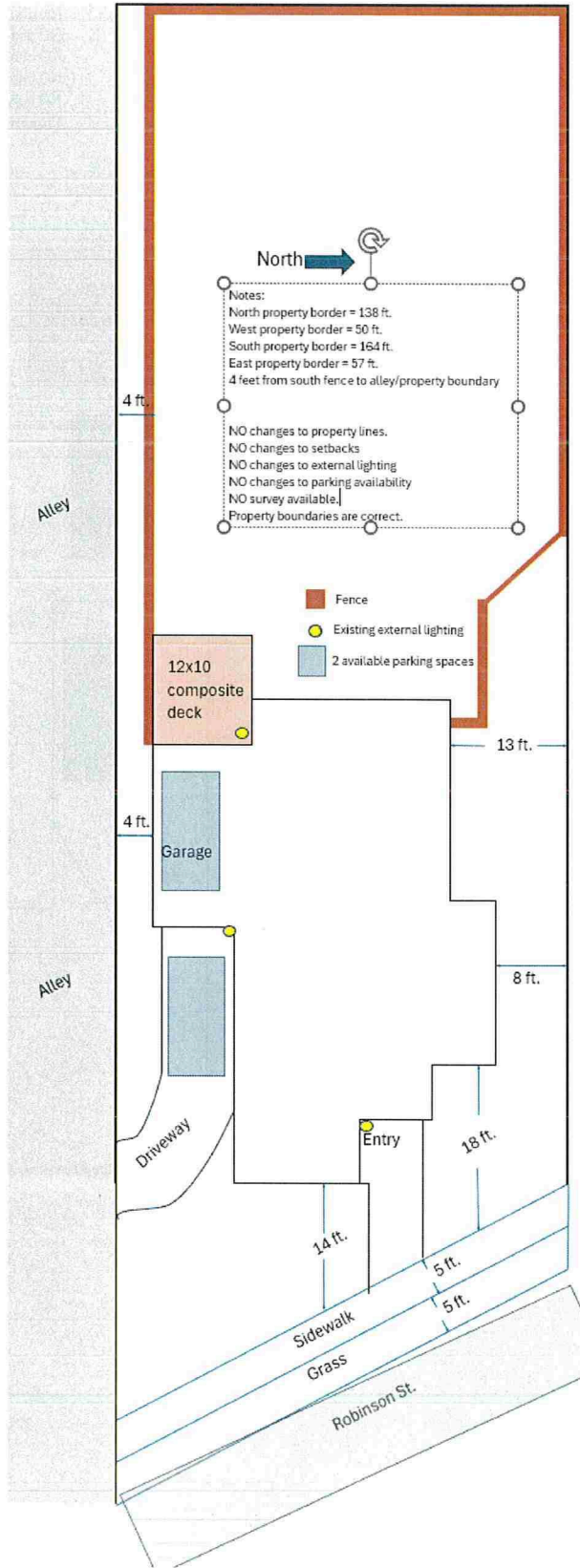
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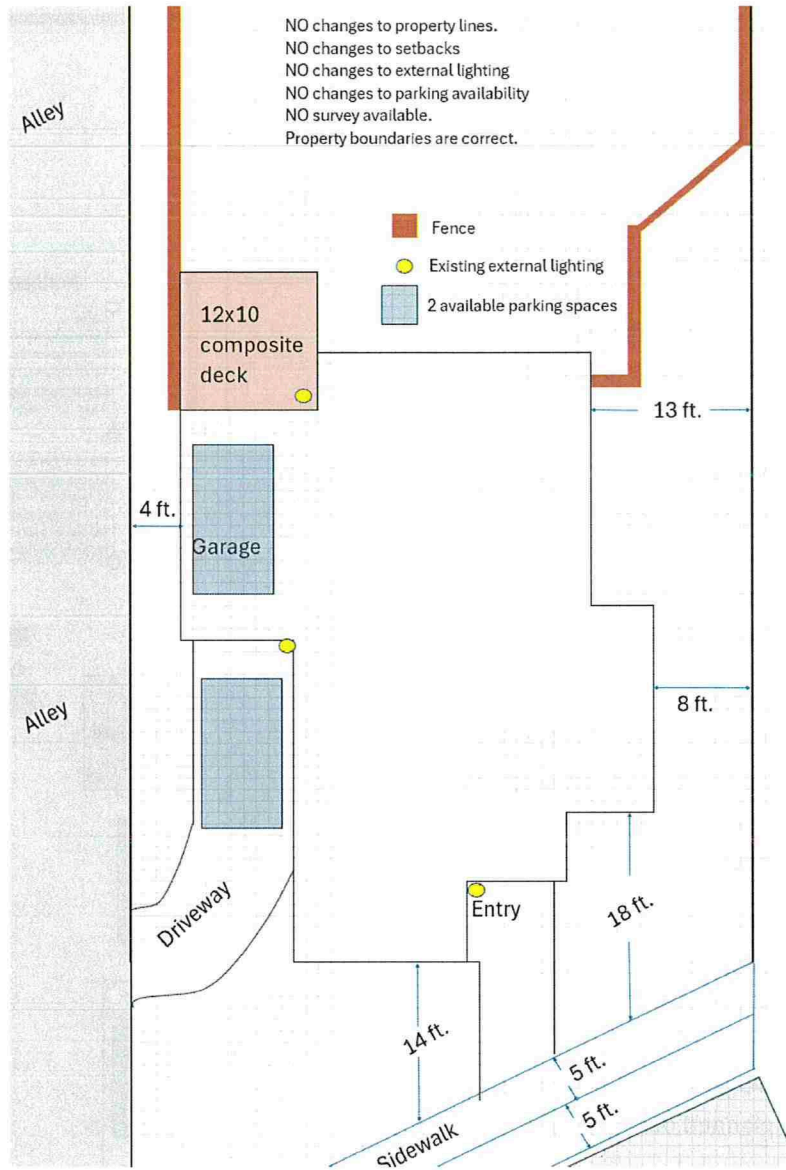
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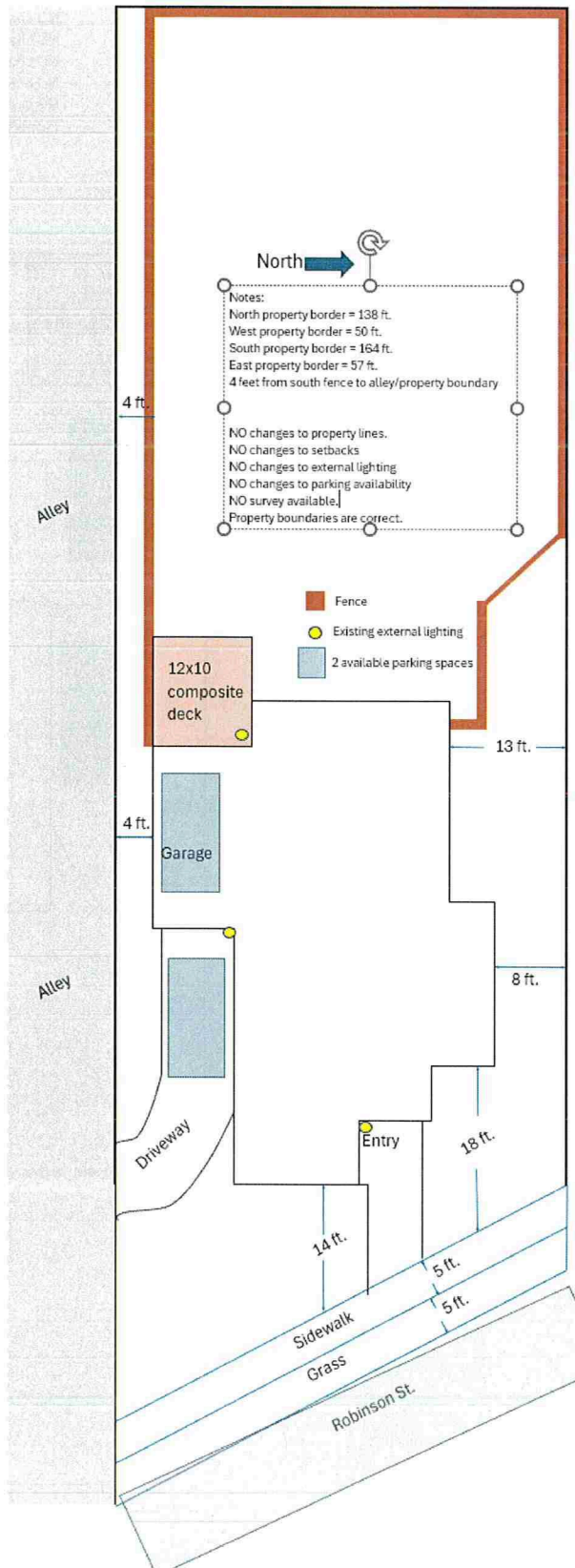
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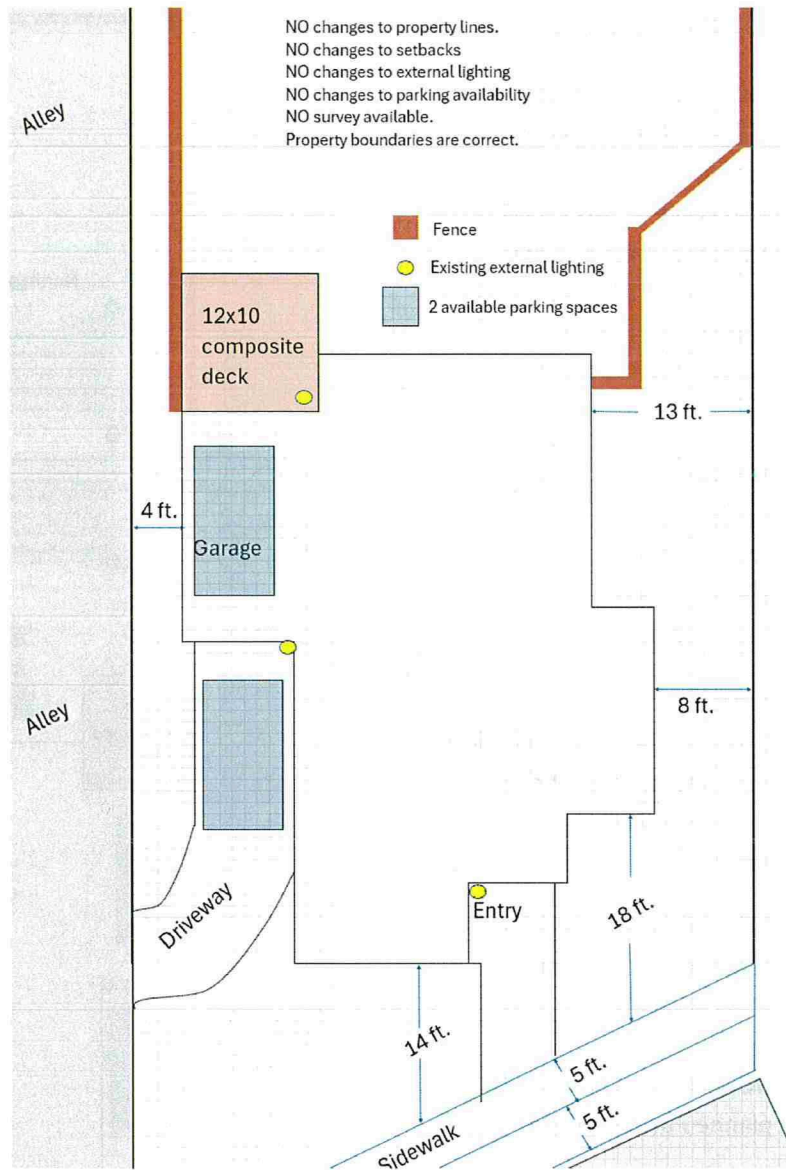
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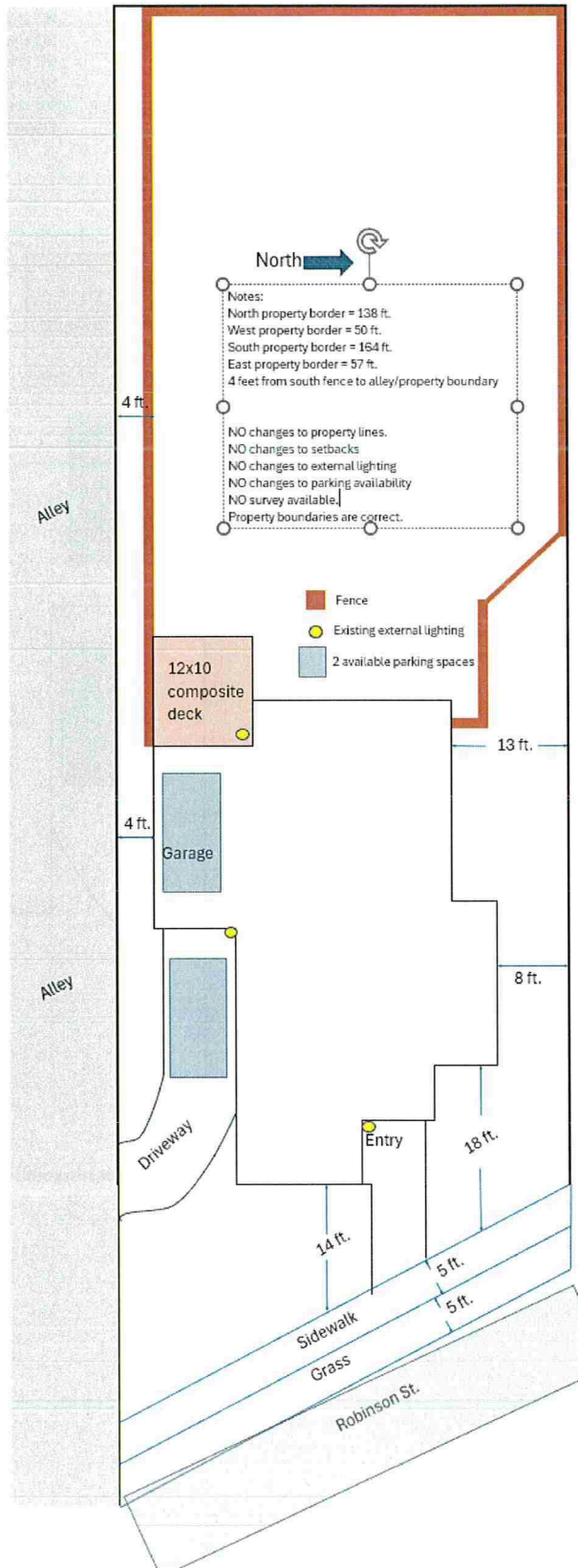
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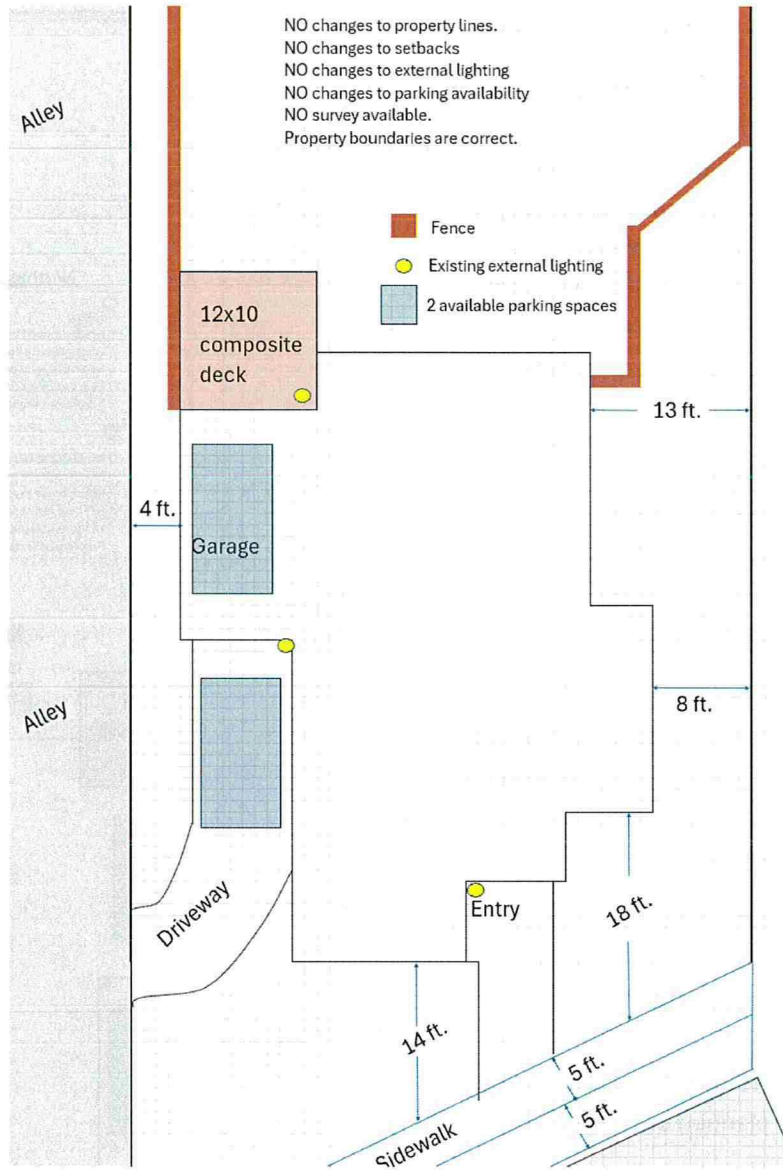
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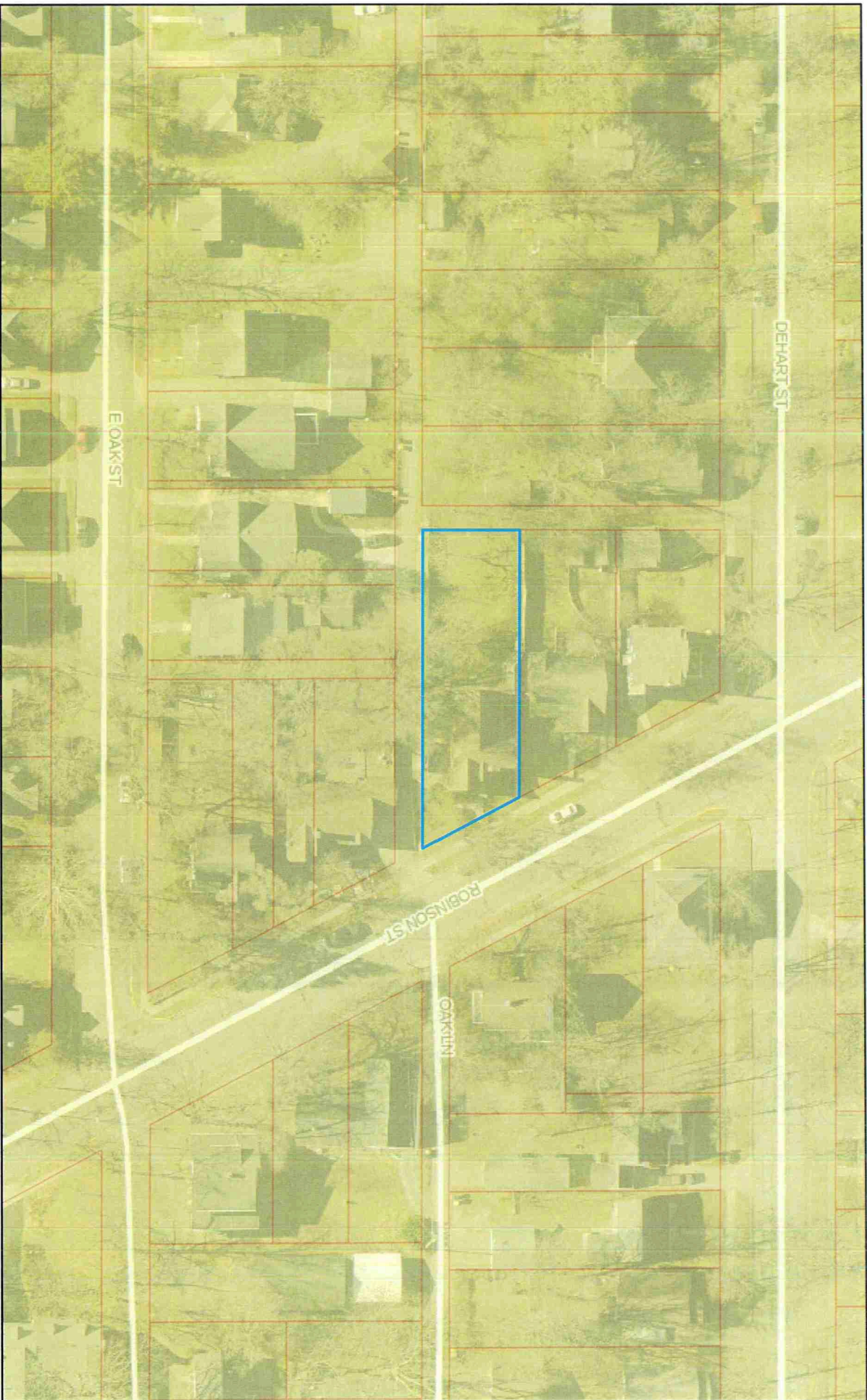
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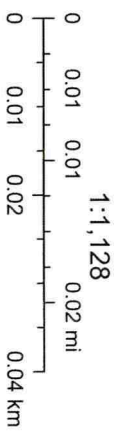


# Zoning Web Map



4/12/2024, 10:39:45 AM

- Parcels
- Zoning Colors
- R1U
- Major Roads
- Local Roads



Maxar, Microsoft



N Chauncey Ave

Smiley St

W Stadium Ave

N Salisbury St

E Stadium Ave

Maple St

Dehart St

R1U

Robinson St

E Oak St

Connolly St

Lincoln St

Littleton St

Oak Ln

R1

Rose St

Terry Ln

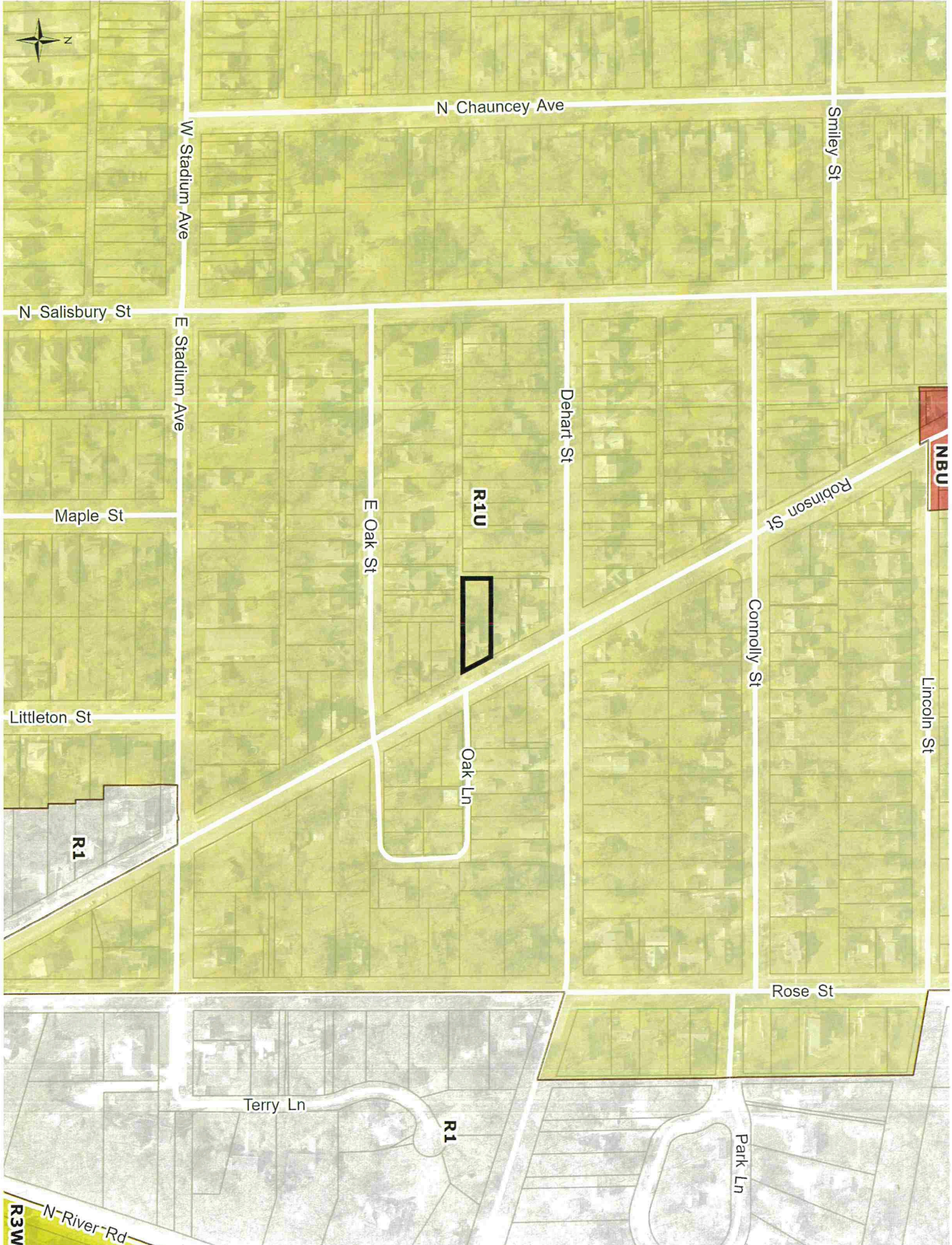
R1

Park Ln

N-River-Rd

R3W

NBU







Robinson St



N Chauncey Ave

Smiley St

W Stadium Ave

N Salisbury St

E Stadium Ave

Dehart St

NBU

Robinson St

Maple St

R1U

E Oak St

Connolly St

Lincoln St

Littleton St

Oak Ln

R1

Rose St

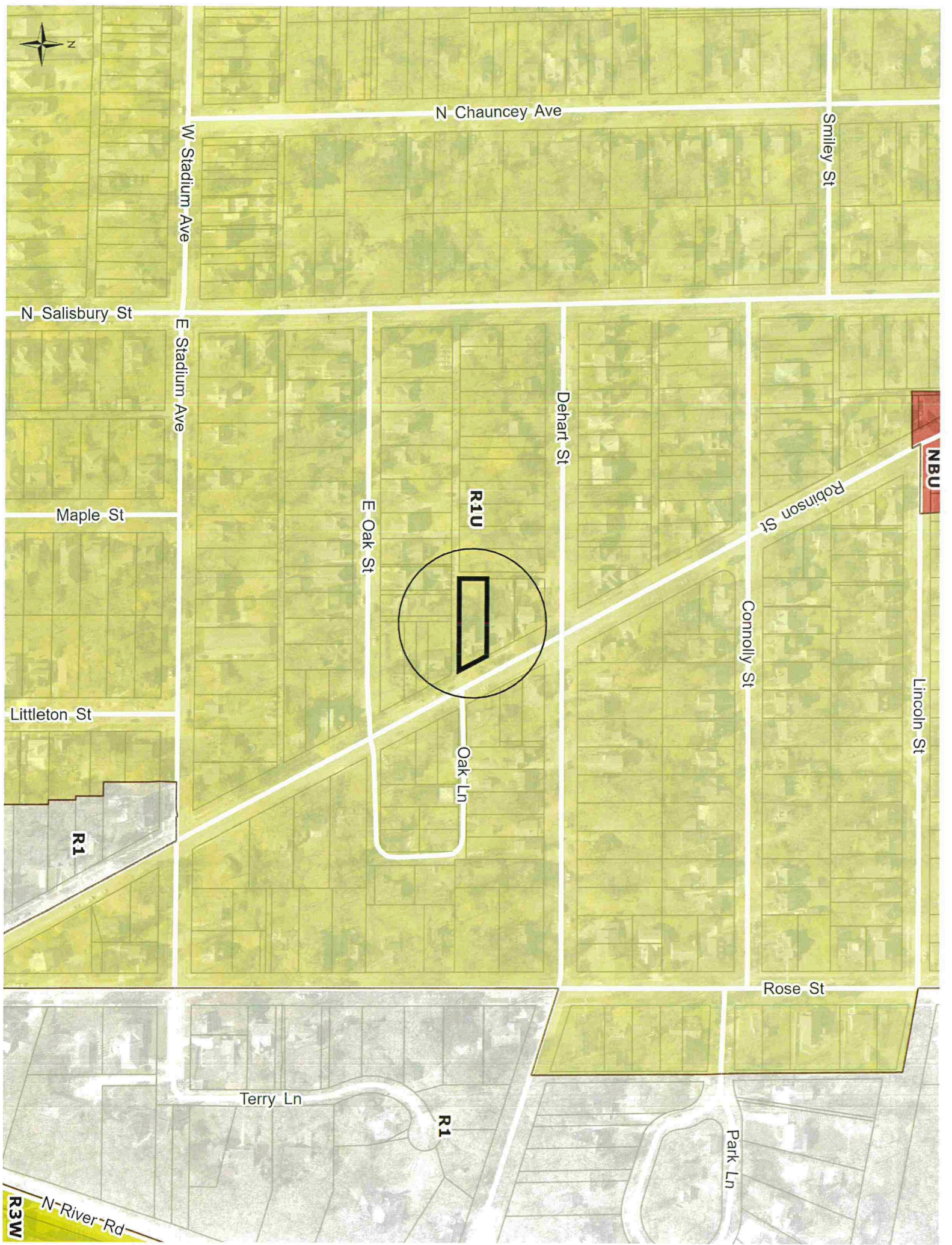
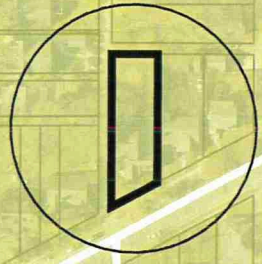
Terry Ln

R1

Park Ln

R3W

N-River-Rd



TO WHOM IT MAY CONCERN:

BZA - 2153

You are receiving this notice because you own property near land which is the subject of a pending public hearing of the Area Board of Zoning Appeals of Tippecanoe County (ABZA), scheduled for **Wednesday, May 22nd at 6:00 PM** in the Tippecanoe Room of the County Office Building, 20 North 3<sup>rd</sup> Street, Lafayette, Indiana 47901. At this hearing, the ABZA will consider the following case:

**REQUEST**

*BZA-2153 ALBERT AND MELANIE LOPER*

*Petitioners and owners are requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 6 guests in an R1U zone. The property is located at 617 Robinson Street, West Lafayette, in Wabash 17 (SW) 23-4.*

Persons wishing to speak to this matter, either for or against, will be given an opportunity to do so at the public hearing in accordance with the ABZA Bylaws. Since the public hearing may potentially be continued (rescheduled) to a future date, please contact the staff of the ABZA prior to the scheduled public hearing to learn if a continuance is anticipated.

Letters, either in support of or opposition to the request, which are mailed, hand-delivered or emailed to the ABZA office no later than 10:00 AM eight calendar days prior to the hearing date, will be included in the hearing packet that is published and provided to members of the ABZA. Letters received after that time will be included in the case file and made available to members of the ABZA at the hearing. Please include your name and address on the letter.

Details of the case are on file and available for public review at the offices of the Area Board of Zoning Appeals of Tippecanoe County, 20 North 3<sup>rd</sup> Street, Lafayette, Indiana 47901, Monday through Friday, 8:00 AM to 4:30 PM. Interested parties with questions or concerns about the case are encouraged to contact the petitioner and/or ABZA staff prior to the hearing, as noted below:

PETITIONER (or REPRESENTATIVE)	ABZA STAFF
Name: <i>Albert Loper</i>	Address: <i>20 N. 3rd St., Lafayette, IN 47901</i>
Telephone: <i>(512)289-8927</i>	Telephone: <i>(765) 423-9242</i>
Email: <i>albertloper@gmail.com</i>	Email: <i>apc@tippecanoe.in.gov</i>

5T PROPERTIES LLC  
PO BOX #2851  
WEST LAFAYETTE, IN 47996

ALBREGTS THOMAS ET AL  
161 E OAK ST  
WEST LAFAYETTE, IN 47906

BASU DIPAN K & MINAKSHI TTEE  
13199 ABBOTS PL  
CARMEL, IN 46032

BC CENT LLC  
923 ROBINSON ST  
WEST LAFAYETTE, IN 47906

BC PFED 2 LLC  
925 ROBINSON ST  
WEST LAFAYETTE, IN 47906

BOILER UP 72 LLC  
200 DEHART ST  
WEST LAFAYETTE, IN 47906

BOS MARY  
35167 BEACH RD  
DANA POINT, CA 92624

BURTON ANNABELLE H  
136 DEHART ST  
WEST LAFAYETTE, IN 47906

CANKIRI KAAAN  
612 ROBINSON ST  
WEST LAFAYETTE, IN 47906

CARMODY DANIEL J  
129 DEHART ST  
WEST LAFAYETTE, IN 47906

CARR CHRISTINE A  
128 DEHART ST  
WEST LAFAYETTE, IN 47906

COMERY FRANKLIN B ETAL  
527 ROBINSON ST  
WEST LAFAYETTE, IN 47906

DESPLINTER DAVID  
9818 RIDGE DR  
INDIANAPOLIS, IN 46256

DSD REALTY LLC  
1908 GAILEY LN  
BLOOMINGTON, IL 61704

GLR FUND LLC  
635 FERRY ST  
LAFAYETTE, IN 47901

GOODING STEPHEN F & LYNNE D CO-T  
2203 RIVA ROW APT 1311 TER  
THE WOODLANDS, TX 77380

HATHORN SUTTON R & MISSEN ZACHA  
125 DEHART ST  
WEST LAFAYETTE, IN 47906

JEWELL CHRISTOPHER L & SAVANNAH  
607 ROBINSON ST  
WEST LAFAYETTE, IN 47906

KENNEDY JAY D & LYNNE ANN  
9946 SEA STAR CT  
FISHERS, IN 46037

KROCKOVER SHARON  
2245 INDIAN TRAIL DR  
WEST LAFAYETTE, IN 47906

~~LOPER ALBERT J & MELANIE J~~  
10724 BAY LAUREL TRL  
AUSTIN, TX 78750

*petitioners*

LSO SERVICES LLC  
2237 SHREWSBURY RUN E  
COLLIERVILLE, TN 38017

MCCOY SARAH WHITNEY ET AL  
30 GLENTRAGE CIR  
SPRING, TX 77382

OMEGAA PROPERTIES LLC  
3978 BASALT CT  
LAFAYETTE, IN 47909

O'NEIL ELIZABETH A  
206 DEHART ST  
WEST LAFAYETTE, IN 47906

PATHAK MOHIT PRAKASH  
204 DEHART ST  
WEST LAFAYETTE, IN 47906

PITOUKKAS GEORGHIOS D KATERINA (C  
2208 MIAMI TRL  
WEST LAFAYETTE, IN 47906

ROBERT E GEYER III LLC  
1145 BIRCH DR  
SCHERERVILLE, IN 46375

SPIVAK REUVEN & SPIVAK IRIS TTEES  
24730 CALVERT ST  
WOODLAND HILLS, CA 91367

SULLIVAN JOHN P JEAN E  
123 DEHART ST  
WEST LAFAYETTE, IN 47906

SUSONG JOHN C  
1130 BROOKSIDE DR  
LEBANON, IN 46052

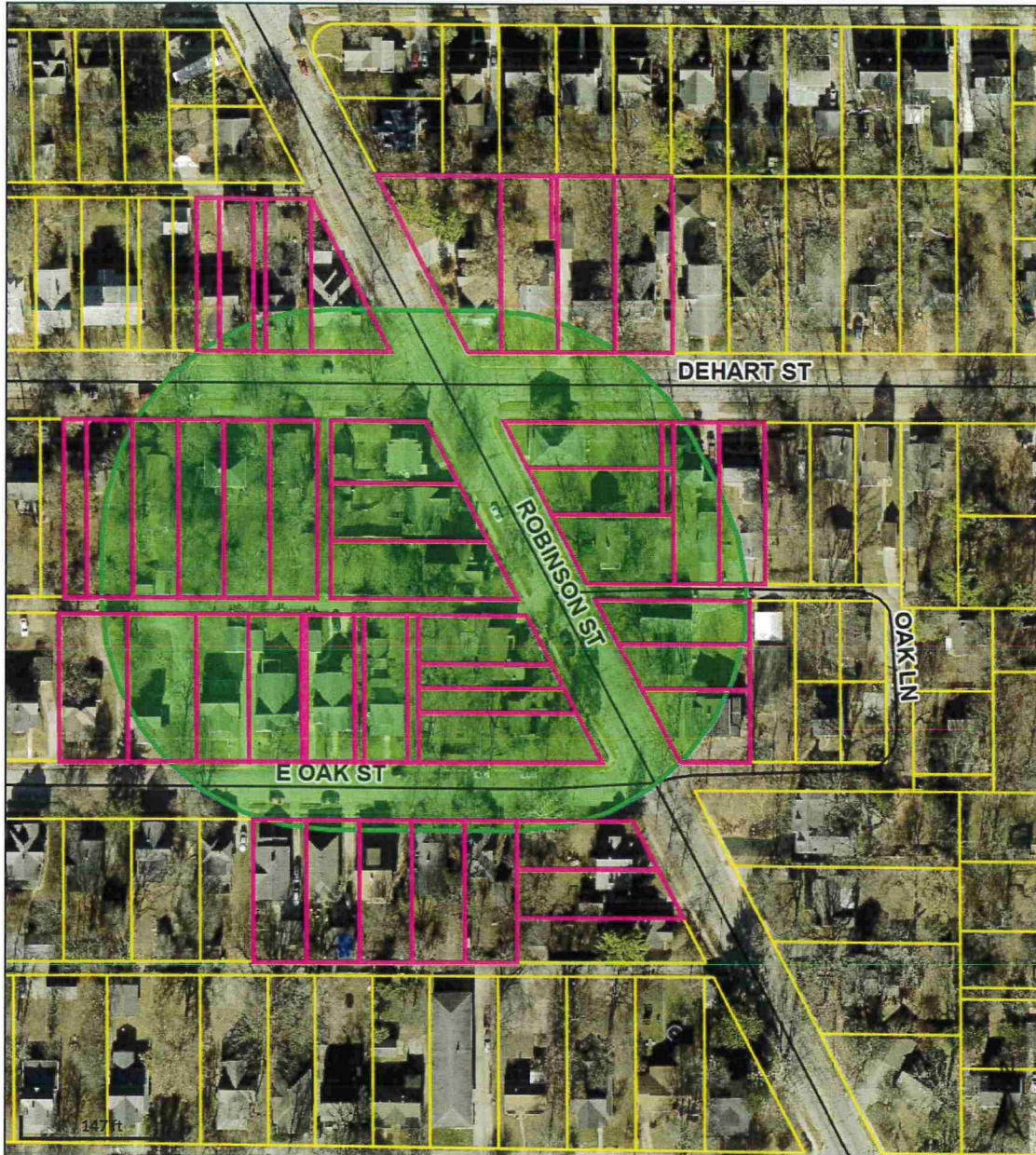
SUSONG MICHAEL A  
1118 BROOKSIDE DR  
LEBANON, IN 46052

TAYLOR MICHAEL L & SARAH M  
132 DEHART ST  
WEST LAFAYETTE, IN 47906

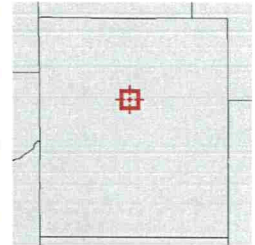
THAYER TERRY L & AMY J  
3727 S 900 E  
LAFAYETTE, IN 47905

TIPPY RENTALS LLC  
5410 CROCUS DR  
WEST LAFAYETTE, IN 47906

BZA 2153 Albert & Melanie Loper  
617 Robinson Street, Special Exception



Overview



Legend

-  Parcels
-  Make Tax Payment
-  County Boundary
-  Roads

Date created: 4/16/2024  
Last Data Uploaded: 4/16/2024 11:27:07 AM

**Ad Preview**

BZA-2153

The Area Board of Zoning Appeals  
County Office Building  
20 N. 3rd Street  
Lafayette, IN 47901  
(765) 423-9242

**NOTICE OF PUBLIC HEARING ON A SPECIAL EXCEPTION**

Notice is hereby given that the Area Board of Zoning Appeals of Tippecanoe County, on May 22, 2024 at 6:00 PM in the County Office Building, 20 N. 3rd Street, Lafayette, Indiana, will hold a public hearing on a Special Exception from the Unified Zoning Ordinance of Tippecanoe County, Indiana.

The property involved in the proposed request is located at: 617 Robinson Street, West Lafayette

The proposed special exception involves: allowing a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 6 guests in an R1U zone.

For the following described real estate, to wit: Lot 54 in Connolly & Maddens Addn  
Wabash 17 SW 23 4

Letters, either in support of or opposition to the request, which are mailed, hand-delivered or emailed to the ABZA office no later than 10:00 AM eight calendar days prior to the hearing date, will be included in the hearing packet that is published and provided to members of the ABZA. Letters received after that time will be included in the case file and made available to members of the ABZA at the hearing. Please include your name and address on the letter. Details of the case are on file and available for public review at the offices of the Area Board of Zoning Appeals of Tippecanoe County, 20 North 3rd Street, Lafayette, Indiana 47901, Monday through Friday, 8:00 AM to 4:30 PM. Said hearing may be continued from time to time as may be necessary.

AREA BOARD OF ZONING APPEALS  
TIPPECANOE COUNTY, INDIANA

Ryan O'Gara

Secretary

Date Approved 4-30-2024

(LAF - 5/8/2024 - 00010143949) hspaxlp

**Order Confirmation**

Not an Invoice

Account Number:	1440503
Customer Name:	Albert Loper
Customer Address:	Albert Loper 617 Robinson ST West Lafayette IN 47906-2740
Contact Name:	Albert Loper
Contact Phone:	
Contact Email:	albertloper@gmail.com
PO Number:	BZA-2153

Date:	05/01/2024
Order Number:	10143949
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	39.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LJC Lat Journal & Courier	1	05/08/2024 - 05/08/2024	Public Notices
LJC iconline.com	1	05/08/2024 - 05/08/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$39.00
Tax Amount	\$0.00
Service Fee 3.99%	\$1.56
Cash/Check/ACH Discount	-\$1.56
Payment Amount by Cash/Check/ACH	\$39.00
Payment Amount by Credit Card	\$40.56

Order Confirmation Amount **\$39.00**



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. 3<sup>rd</sup> St.  
Lafayette, IN 47901  
(765) 423-9242  
apc@tippecanoe.in.gov

Case #: BZA-2153

**NEWSPAPER**

Journal and Courier

**APPLICANT/PETITIONER (or REPRESENTATIVE)**

Name: Albert and Melanie Loper

Address: 617 Robinson St. West Lafayette, IN 47906

Telephone: 512-289-8927

Email: albertloper@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.

**Al Loper**

Digitally signed by Al Loper  
Date: 2024.04.02 07:54:50  
-05'00'

Signature

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.

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For the following described real estate, to wit:

Lot 54 in Connolly & Maddens Addn

<u>Wabash</u> (Civil Township)	<u>17</u> (Section)	<u>SW</u> (Quarter Section)	<u>23</u> (Township)	<u>4</u> (Range)
-----------------------------------	------------------------	-----------------------------------	-------------------------	---------------------

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AREA BOARD OF ZONING APPEALS  
TIPPECANOE COUNTY, INDIANA

Ryan O'Gara

Secretary

Date Approved 4-30-2024