

FILE

JUL 13 2020

LEBANON BOARD OF ZONING APPEALS
APPLICATION FOR DEVELOPMENT STANDARD VARIANCES

Docket # 20-30

Applicant: Pratt's Storage, LLC, 1315 Lafayette Ave., Lebanon, Indiana 46052

Property Owner: Pratt's Storage, LLC

Applicant's Attorney: Kent M. Frandsen, PARR RICHEY FRANSDEN PATTERSON KRUSE, 225 West Main St., P.O. Box 668, Lebanon, IN 46052 Tele. (765) 482-0110

Civil Engineer: Gary Ladd, LADD ENGINEERING, 1127 Brookside Dr., Lebanon, Indiana 46052

Legal description of Property: See attached **Location:** 1005 South Indianapolis Road

Zoning Classification: SF **Size of Property:** 0.93 acs (this tract); all parcels approx. 3.12 acs

Current Use: Commercial – Pratt's Storage

Comprehensive Plan Designation: Commercial; Interstate Overlay District

Nature of Project or Use: Construction and use of a new, single-story steel storage building 140' by 50' in size; building will be similar in appearance to the other storage buildings on the property (see sample photos); 44 individual units accessible either from the interior or exterior; the new building would be constructed among the other seven or so existing buildings on the site and not be visible from I-65; access to the new building would be from Indianapolis Road. A use variance allowing this expansion was approved by the Board of Zoning Appeals in January 2020.

Requested Development Standard Variances:

- a. Waiver of required curbing for non-residential parking areas (UDO 7.5.C.3);
- b. Waiver of the twenty-foot wide corridor buffer (UDO 6.1.L.3.c.);
- c. Elimination of lot plantings around 75% of building perimeter (UDO 6.1.L.3.d.);
- d. Elimination of street trees within or near right of way (UDO 6.1.L.3.e.); and
- e. Waiver of required exterior building materials to allow for essentially metal building (UDO 6.1.L.2.a.)

Site Drawing: A plot plan drawn to scale showing the dimensions of the lot and the size and location of building and site improvements is provided.

I certify that the information contained in the application and its supplements is true and correct.

Signature of Applicant's Representative: _____

Ted Pratt, Jr.
Ted Pratt, Jr. - Managing Member

State of Indiana, County of Boone, ss: Subscribed and sworn to before me this 13th day of July, 2020.



1531867

Kent Frandsen
Notary Public

**DEVELOPMENT STANDARD VARIANCES
PROPOSED FINDINGS OF FACT**

Pursuant to state statute and the Lebanon Unified Development Ordinance, the Board of Zoning Appeals must find that each of the following conditions is satisfied in order to grant a variance from the permitted use standards of the Ordinance, and Applicant submits these factors are satisfied for each of the five requested variances, as explained below.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. This site has sufficient acreage to be suitable for the intended use and it has been used as such in the past. The proposed new building will not change the existing use and no noxious or objectionable activities are contemplated on the site. Waiver of the curbing, landscaping and building materials standards is inconsequential given the lack of visibility of the new building from the public roads.
2. The area in question is a transition area bordered by I-65 to the east and South Indianapolis Road to the west. The use and value of the adjacent and neighboring properties will not be adversely affected by the construction and use of this new building or the variances requested sought. No outside storage will be permitted. Because of the existing buildings on the site the view of the new building from I-65 will be limited.
3. The strict application of the terms of the Unified Development Ordinance will result in both a hardship and practical difficulties in the use of the property. Although the property was assigned an SF zoning classification with its recent annexation, this area is essentially a light industrial and commercial area. The use and nature of the property are not being changed by this additional building. Elimination of the normal landscaping, buffering and building materials requirements is not a problem given the layout of the existing buildings to surround the new structure.
4. The proposed use does not interfere substantially with the City's Comprehensive Plan in that this use is a continuation and slight expansion of the existing use on the site. The comprehensive plan contemplates activities as proposed here provided the storage area is secured and not an eyesore.