

CITY OF LEBANON
APPLICATION FOR VARIANCE
STATEMENT OF INTENT

FILE
JUL 02 2020
CITY OF LEBANON
Planning & Zoning Department

Docket # 20-27

This application and all accompanying information must be completed and filed in the City of Lebanon Planning & Zoning Office not less than 15 days prior to the regular meeting of the City Board of Zoning Appeals.

1. Applicant: Name Zemik Corp. Phone # 765-490-8155

Address 4001 East 900 South, LaFayette, IN. 47909

E-Mail Address: Mike.Molter.IV@gmail.com

2. Property Owner: Name S+S Services LLC Larry Siceen member Phone # _____

Address 5750 North 275 West, Lebanon IN 46052

E-Mail Address: Larrysiceen@ymail.com

3. Applicants agent, attorney or other contact (if any):

Name None Phone # _____

Address _____

E-Mail Address: _____

4. Subject Property:

Street or road #/ address of subject property: 1206 West South St. Lebanon, IN.

Zoning Classification of Property: Planned Business Commercial

Legal Description of property (attach sheet) 1206 West South Street

Size of property (dimensions and /or acreage): Approx. 0.9 Acre

Current use of property: Restaurant & Bar

Comprehensive Plan Designation: Commercial

5. Requested Use Variance (provide a detailed description of variances requested): _____

Auto Motor Vehicle Repair (Major)

6. Site Plan: Attach a site plan drawn to scale showing the dimensions of the property, all required setbacks, and the size and location of all existing and proposed buildings and other improvements, including but not limited to those involving the requested variances...

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

Date 3-13-2020 Signature [Signature]

VARIANCE OF USE

PROPOSED FINDINGS OF FACTS

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 Use Variance. It is your burden to demonstrate that each of these factors is satisfied. In the space provided, please indicate how you believe the facts or circumstances of your case satisfy each factor. Attach additional sheets if necessary.

1. The proposed variance will not be injurious to the public health, safety, morals, and general welfare of the community.

No.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The investment and improvements that will be made will be a substantial enhancement to the area.

3. The need for the variance arises from some condition peculiar to the property involved.

The need is because of the Thoroughfare Overlay District.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property which the variance is sought.

Without the variance the much needed improvements will not be made

5. The proposed variance does not interfere substantially with the City of Lebanon Comprehensive Plan.

No. It will be a tremendous improvement to the area and Thoroughfare.

AFFIDAVIT AND CONSENT OF PROPERTY OWNER

If the owner(s) of the subject is/are giving authorization for someone else to apply for the variance, this Affidavit must be completed and signed by the owner(s), and submitted with the Application.

I (we) S&S Services LLC, Larry Steen Member being duly sworn, state as follows:
(owner of subject property)

1. I am a competent adult, over 21 years of age, and have personal knowledge of the matters stated in this affidavit.

2. I (we) am (are) the owner(s) of the property commonly known or legally described as

1706 West South Street, Lebanon, IN. 46052
(property address or legal description)

3. I (we) are aware of the variance requested by Zank Corp.
(applicant's name)

relating to my property, and I (we) authorize the applicant to seek this variance.

I affirm under the penalties of perjury that the foregoing statements are true and correct.

Larry Steen
Signature

2-21-20
Date

Signature

Date

3/13/2020

City of Lebanon
Planning department
401 S. Meridian St.
Lebanon, IN. 46052

RE: Proposed use of 1206 W. South Street

Dear Sirs,

I am pleased to submit to you along with our application for a Zoning Variance an explanation of our intended use and some history of our company.


Zanik Corporation is a family company formed in 1996 which constructs and operates automotive collision centers. We currently own five collision repair centers.

Our facilities are designed by professional architects and maintained to provide the highest level of professional service and appearance in the industry. It has always been my goal to set the highest possible standard of professionalism and excellence in auto repair and by setting that standard we have partnered with most major insurance carriers.

Vehicles are very expensive with cars frequently exceeding \$50,000.00 in value. When someone is in an accident they and their insurance company want their car to be taken to a highly reputable, professional repair center. Which is why we maintain our facilities and reception areas to be as clean and professional as if you walked into the lobby of your local bank. Our inspection areas and all work is performed inside away from the view of clients or passers by. All vehicles on site are kept in a secure storage area completely concealed from view by a privacy fence. Upon completion of the repair work every vehicle is cleaned and detailed inside and out to provide that extra level of service to our clients.

We take great pride in the work we do and value the clients we serve.

Thank you,



Mike Molter
President
Zanik Corp.

3/12/2020

City of Lebanon
Planning Department
401 S. Meridian St.
Lebanon, IN. 46052

RE: Use Variance, 1206 W. South Street

Dear Sirs,

Thank you for taking the time to hear and review my request for a use variance on the aforementioned property.

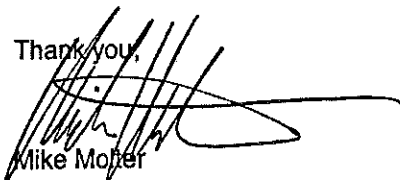
The premises is currently vacant and had been previously used as a bar. The building is unsightly and in a state of disrepair with windows boarded up, four different kinds and styles of siding on the south face alone, an abandoned curb cut and a fenced area where patrons may once have dined outside along S.R. 32.

My proposal is to completely remodel the building inside and out with the south part of the exterior being resided with masonry on the lower portion, a new awning system, a stucco finish on the upper gable area with architectural pilasters from top to bottom and new windows and lighting. Additionally the entire lot will be fenced with a privacy fence so that passers by on S.R. 32 will have an entirely new vision of the property. The old curb cut and fence will be removed and replaced with attractive landscaping. A clean, fresh, and new look pleasing to all.

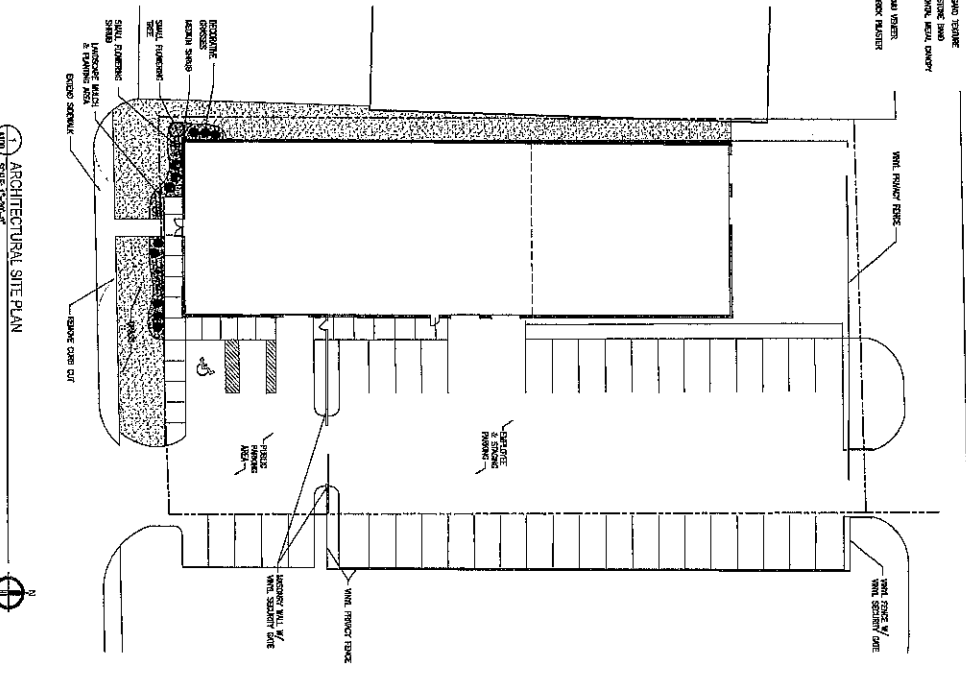
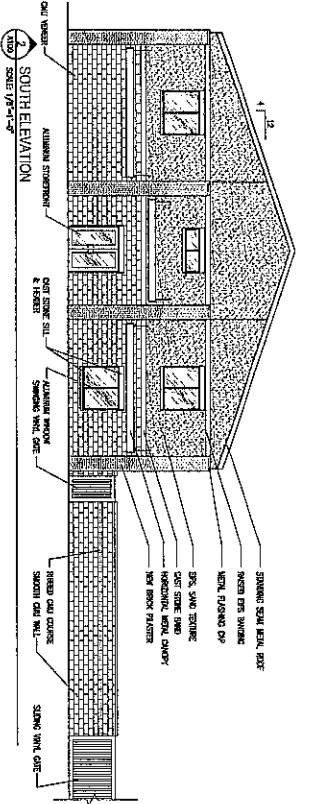
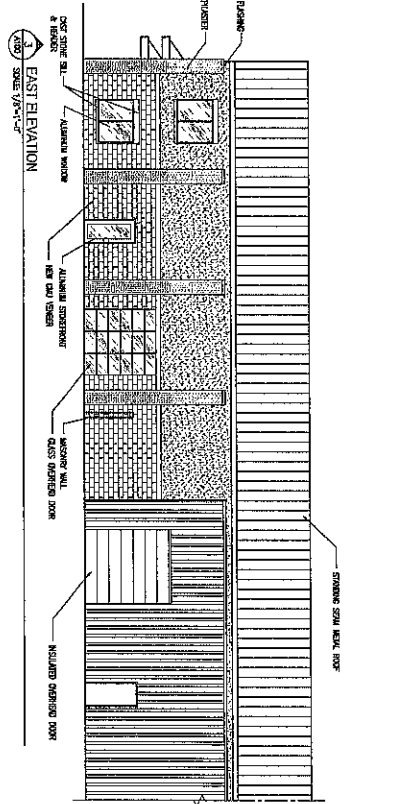
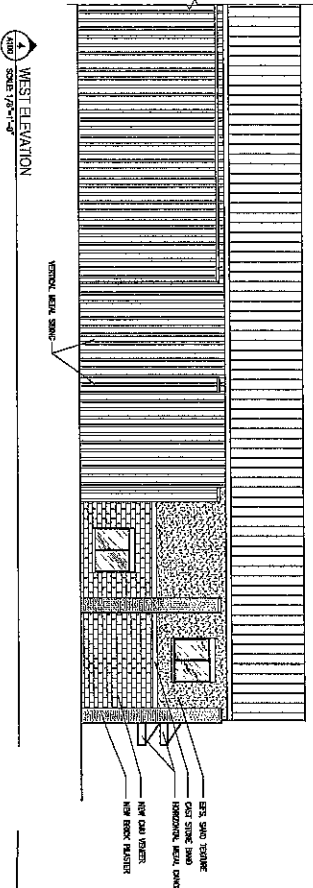
The complete renovation of the property will be a tremendous enhancement to the S.R. 32 thoroughfare, one that will hopefully inspire other property owners to make similar improvements.

I will be happy to address any questions you may have and do hereby respectfully request your support of this variance.

Thank you,



Mike Moyer



SFG Architecture, Inc.
 2000 W. 9th Street, Suite 200
 Westland, Michigan 48186
 Phone: 734.423.4200
 Fax: 734.423.4201
 www.sfgarchitecture.com

PROJECT TITLE:
 MOLTIER AUTO REPAIR
 LEBANON, INDIANA

DESIGNER:
 SFG ARCHITECTURE, INC.
 ARCHITECT:
 SFG ARCHITECTURE, INC.
 REGISTERED ARCHITECT
 INDEPENDENT STATE

NO.	REVISIONS	DATE

PROJECT NO. 20100012
 PROJECT NAME: MOLTIER AUTO REPAIR
 DRAWING TITLE: ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A100

