

FILE
JUN 14 2021
CITY OF LEBANON
Planning & Zoning Department

**CITY OF LEBANON
APPLICATION FOR VARIANCE
STATEMENT OF INTENT**

Docket # 21-36

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 TEXAS REPUBLIC SIGNS, LLC Phone # 832-727-5415

Address 2211 PECH RD HOUSTON TX 77055

E-Mail Address: BRAD@TEXASREPUBLICSIGNS.COM

2. **Property Owner:** Name PILOT TRAVEL CENTERS Phone # 865-474-3469

Address 5508 LONAS DR KNOXVILLE TN 37909

E-Mail Address: ROSS.SHAVER@PILOTTRAVELCENTERS.COM

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

Name TEXAS REPUBLIC SIGNS, LLC Phone # 832-727-5415

Address 2211 PECH RD HOUSTON TX 77055

E-Mail Address: BRAD@TEXASREPUBLICSIGNS.COM

4. **Subject Property:**

Street or road #/ address of subject property: 520 S STATE ROAD 39

Zoning Classification of Property: PBI

Legal Description of property (attach sheet) PT NE 01-18-1W 14.11A FLYING J

Size of property (dimensions and /or acreage): 14.11 ACRES

Current use of property: FUEL STATION, CONVENIENT STORE, RESTAURANT

Comprehensive Plan Designation: _____

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

REQUESTING ADDITIONAL 30' IN HEIGHT AND 334.2 SQ FOOTAGE FOR SIGN A

6. **Site Survey:** Attach a survey of the property 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 6-10-2021 Signature Ross E. Shaver

VARIANCE FROM DEVELOPMENT STANDARDS

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 development standards in the Ordinance. 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 in your case satisfy each factor. Attach additional sheets if needed.

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

THE APPROVAL WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS

AND GENERAL WELFARE OF THE COMMUNITY.

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 existing signs do not affect the neighboring properties so therefore the new signs will not affect the properties. We are reducing square footage to minimize the shadow presented by the new signs.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property.

The signs are not visible due to the overpass and artwork on the overpass. The pricer cannot be seen and the Flying J is not clearly visible.

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) Pilot Travel Centers LLC, 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

520 S SR 39

(property address or legal description)

3. I (we) are aware of the variance requested by TEXAS REPUBLIC SIGNS, LLC,
(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.

Ross E. Shaw

6-14-21

Signature

Date

Signature

Date