

CITY OF LEBANON
APPLICATION FOR VARIANCE
STATEMENT OF INTENT

I _____ Docket # _____

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 ATEC Electrical Contractors Phone # 765-482-8926

Address 419 Ransdell Road, Lebanon, IN 46052

E-Mail Address: s.conner@atec-electric.com

2. **Property Owner:** Name S & C Property Group Phone # 765-482-8926

Address 419 Ransdell Road, Lebanon, IN 46052

E-Mail Address: s.conner@atec-electric.com

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

Name Gary Ladd/Ladd Engineering, Inc. Phone # 765-482-9219

Address 1127 Brookside Drive, Lebanon, IN 46052

E-Mail Address: gary@laddengr.com

4. **Subject Property:**

Street or road #/ address of subject property: 419 Ransdell Road

Zoning Classification of Property: PBC

Legal Description of property (attach sheet) See attached

Size of property (dimensions and /or acreage): 1.60 acres

Current use of property: Electrical Contracting Business

Comprehensive Plan Designation: _____

5. **Requested Variance** (provide a detailed description of variances requested): (1) 4.13.D. - Side Setback; (2) 7.5.C.1 – Parking Standards (Paving); (3) 7.5.C.3 – Parking Standards (Curbing); (4) 7.8.J.2 – Landscaping (Parking Lot Interior); 7.8.J.3 – Landscaping (Parking Lot Perimeter); 7.18.C.5.d – Design Standards (Metal Sided Building)

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 5/17/2021 Signature Gary B. Ladd

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.

See attached

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.

See attached

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

See attached

Development Standards Variance #1: Side Setback - Section 4.13.D

1. The requested variance would not result in negative impact on the community.
2. The existing building sits within the 15' side setback. Therefore, the building addition within the 15' setback will not affect the adjacent properties in an adverse manner.
3. The proposed variance request is necessary due to the proposed building addition connecting to the existing building.

Development Standard Variance #2: Parking Standards (Paving) – 7.5.C.1

1. The requested variance would not result in negative impact on the community.
2. Based on the parking lot being approximately 350' from Ransdell Road, the existing stone parking lot will not affect adjacent areas in a substantially adverse manner.
3. The proposed variance is necessary due to the expense.

Development Standard Variance #3: Parking Standards (Curbing) – 7.5.C.3

1. The requested variance would not result in negative impact on the community.
2. The use and value of the area adjacent to the site will not be affected in a substantially adverse manner by not installing curbing.
3. The proposed variance is necessary due to the expense.

Development Standard Variance #4: Landscaping (Parking Lot Interior) – 7.8.J.2

1. The requested variance would not result in negative impact on the community.
2. Based on the parking lot being approximately 350' from Ransdell Road, the elimination of parking lot interior landscaping will not affect adjacent areas in a substantially adverse manner
3. The proposed parking lot interior landscape change is desired to allow for more open space for vehicles with trailers to better navigate the parking lot.

Development Standard Variance #5: Landscaping (Parking Lot Perimeter) – 7.8.J.3

1. The requested variance would not result in negative impact on the community.
2. There currently is no perimeter parking lot landscaping. The parking lot is approximately 350' from Ransdell Road. The development plan does propose landscaping on the north side of the parking lot between it and the closest property line. For these reasons, the variance will not affect adjacent areas in a substantially adverse manner

3. The perimeter parking lot landscaping is considered unnecessary based on the building site location.

Development Standard Variance #6: Design Standards (Metal Sided Building) – 7.18.C.5.d

1. The requested variance would not result in negative impact on the community.
2. This existing building is metal sided. The proposed addition being metal sided will not affect adjacent areas in a substantially adverse manner.
3. The exterior of the building will be two colors, and as proposed should be an outstanding visual to adjacent properties, and meet or exceed the other buildings adjacent to the site. This building should add a positive impact to the area.