

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 CrossRoad Engineers
Gregory J Ilko Phone # 317.780.1555

Address 3417 Sherman Drive
Beech Grove, IN 46107

E-Mail Address: gilko@crossroadengineers.com

2. **Property Owner:** Name City of Lebanon Redevelopment Authority
Corey Kutz Phone # _____

Address 401 South Meridian Street
Lebanon, IN 46052

E-Mail Address: _____

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

Name City of Lebanon Street Department
Dave Newell Phone # 765.482.8870

Address 1301 Lafayette Avenue
Lebanon, IN 46052

E-Mail Address: dnewell@lebanon.IN.gov

4. **Subject Property:**

Street or road #/ address of subject property: 316 N. Mount Zion Road

Zoning Classification of Property: PBI

Legal Description of property (attach sheet) See Attached

Size of property (dimensions and /or acreage): +/-13.6 AC

Current use of property: Gene Haas Training Center

Comprehensive Plan Designation: Southwest Quad - industrial and warehouse uses

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

Parking Lot Perimeter Landscaping / Parking Lot Interior Landscaping / Parking Area Curbing
(7.8.J.3) (7.8.J.2) (7.5.C.3)

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 12/15/20 Signature 

Gregory J Ilko, CrossRoad Engineers

VARIANCE FROM DEVELOPMENT STANDARDS (7.8.J.3)

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 elimination of perimeter landscaping around the back area of the maintenance garage will have no impact to the
public health, safety, morals, and general welfare of the community. The area is obstructed from public view by existing
buildings and sets +/-550' south of the nearest public roadway.

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 uses in the area are all industrial/warehouse in nature with minimal to no landscaping about the parking/loading
perimeters. The requested variance will conform to the existing conditions of the adjacent properties.

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

The industrial use of the property, in conjunction with the vehicles/equipment anticipated on the property, as well as
materials to be stored on the property are not conducive to effectively maintaining perimeter landscaping.

VARIANCE FROM DEVELOPMENT STANDARDS (7.8.J.2)

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 elimination of interior parking landscaping within the back area of the maintenance garage will have no impact to the
public health, safety, morals, and general welfare of the community. The area is obstructed from public view by existing
buildings and sets +/-550' south of the nearest public roadway.

- 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 uses in the area are all industrial/warehouse in nature with minimal to no landscaping about the parking/loading
perimeters. The requested variance will conform to the existing conditions of the adjacent properties.

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

The industrial use of the property, in conjunction with the vehicles/equipment anticipated on the property, as well as
materials to be stored on the property are not conducive to effectively maintaining landscaping within the interior of
parking/loading areas.

VARIANCE FROM DEVELOPMENT STANDARDS (7.5.C.3)

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 absence of curbing about the rear parking area will allow for the sheet flow of drainage from the surface to directly discharge into the proposed detention basin. This will result in the reduction of sediment building up within a piped system, resulting in the clogging of inlets, and potential flooding of the area.

- 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 uses in the area are all industrial/warehouse in nature with minimal to no landscaping about the parking/loading perimeters. The requested variance will conform to the existing conditions of the adjacent properties.

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

With the anticipated maneuvers to be accomplished by the vehicles/equipment on the property, damage to the perimeter curbing is likely. In addition, with the materials to be stored on the property, clogging of inlets is highly probable.

CERTIFICATE OF NOTICE

The application must list below the names and addresses of all interested parties (surrounding land owners within 300 feet of the subject property, the method by which each owner provided with notice of the application and hearing, and the date each notice was either mailed or personally delivered. Each certificate mail return and signed verification of personal service should be attached to this form.

Legal Owners Name	Address	Method of Notice Mail/ Personal	Date of Notice
1. Hendrickson USA, LLC	180 S. Mt. Zion Rd., Lebanon, IN 46052		
2. Eagle Creek Associates, LLC	202 S. Mt. Zion Rd., Lebanon, IN 46052		
3. Storage Express Holdings, LLC	330 S. Garoffolo Blvd., Lebanon, IN 46052		
4. Nelson John L & Robert L Trust	Common Property, Lebanon, IN 46052		
5. Lebanon Business Plaza, LLC	388 N. Mt. Zion Rd., Lebanon, IN 46052		
6. Lebanon Hospitality LLC	401 N. Mt. Zion Rd., Lebanon, IN 46052		
7. BHMV LLC	405 N. Mt. Zion Rd., Lebanon, IN 46052		
8. LFCP Lodging LLC	335 N. Mt. Zion Rd., Lebanon, IN 46052		
9. Central Indiana Health Association	315 N. Mt. Zion Rd., Lebanon, IN 46052		
10.			

I/we affirm that the list of property owners set forth above (and attached hereto) is a true and complete listing of all owners of property located within 300 feet of the subject property and that the above information concerning the method and date of providing notice to each of them is true and accurate.

Signature

Date

Signature

Date

NOTICE OF PUBLIC HEARING

Notice is hereby given that on the 4th day of January, 2021, at 7:00 PM a public hearing will be held before the Lebanon Board of Zoning Appeals located in the Municipal Building Council Chambers 401 S. Meridian Street, Room 208 in the City of Lebanon, IN, on the application of a Variance request. For an Improvement Location Permit as specified in the Zoning Code of Lebanon: Ordinance #74-12, as amended.

The Variance has been requested by CrossRoad Engineers
_____ and concerns the property located at 316 N. Mt. Zion Rd
_____ Lebanon, Indiana. The applicant requests a Variance for _____

Parking Lot Perimeter Landscaping / Parking Lot Interior Landscaping / Parking Area Curbing
(7.8.J.3) (7.8.J.2) (7.5.C.3)

The legal description of the property is as follows: _____

See Attached

The Lebanon Board of Zoning Appeals will conduct a public hearing at the time and place specified. Interested persons desiring to present their views upon the application may do so at the hearing. Written comments concerning the application may be submitted to the Lebanon Planning & Zoning Administration Department, located at the Municipal Building, Council Chambers 401 S. Meridian Street room 208. Said hearings may be continued from time to time as may be necessary.

Bruce Pauley
Chairman, Lebanon Board of Zoning Appeals
City of Lebanon, Indiana

NOTICE TO PUBLIC HEARING TO PROPERTY OWNERS

CITY OF LEBANON, INDIANA

Date: _____

To: _____

Dear: _____,

This is to inform you that on the 4th day of January, 2021 at 7:00 PM. The Lebanon Board of Zoning will hold a Public Hearing on an application for a Variance from the terms of the Lebanon Unified Development Ordinance, the meeting will be held at the City of Lebanon Municipal Building located at 401 S. Meridian Street room 208.

This Variance has been requested by CrossRoad Engineers and concerns the property located at 316 N. Mt. Zion Rd Lebanon , Indiana. The applicant requests a Variance be allowed:_____

Parking Lot Perimeter Landscaping / Parking Lot Interior Landscaping / Parking Area Curbing
(7.8.J.3) (7.8.J.2) (7.5.C.3)

The Application materials submitted by the applicant may be reviewed or obtained from the Lebanon Planning & Zoning Administration Department located at 401 S. Meridian Street, Lebanon Municipal Building 2nd floor (765) 482-8845.

The Lebanon Board of Zoning Appeals will conduct a public hearing at the time and place specified. Interested persons desiring to present their views upon the application may do so at the hearing. Written comments concerning the application may be submitted to the Lebanon Planning & Zoning Administration Department at or before such hearing and will be presented to the Board. Said hearing may be continued from time to time as may be necessary.

By: Bruce Pauley
Title: Chairman, Board of Zoning Appeals