

CITY OF LEBANON  
APPLICATION FOR VARIANCE  
STATEMENT OF INTENT

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 John Stewart Phone # 765-336-1577  
Address 1526 Ashley Dr. Lebanon, 46052  
E-Mail Address: JohnStewart40@me.com

2. **Property Owner:** Name Same Phone # Same  
Address Same  
E-Mail Address: Same

3. **Applicants agent, attorney or other contact (if any):**  
Name N/A Phone # \_\_\_\_\_  
Address \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

4. **Subject Property:**  
Street or road #/ address of subject property: 1526 Ashley Dr.  
Zoning Classification of Property: residential  
Legal Description of property (attach sheet) Single dwelling residential  
Size of property (dimensions and /or acreage): 70 x 117 (.19 acres)  
Current use of property: residential  
Comprehensive Plan Designation: rear yard

5. **Requested Variance** (provide a detailed description of variances requested): \_\_\_\_\_  
Would like to place garage (16x24) on North East property line

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 1/23/21 Signature John R Stewart

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 garage in no way would jeopardize the health  
or well being of any of the bordering neighbors.

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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 garage would tie into my existing fence.  
Therefore it would not affect the adjacent  
property in any way.

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

There would be no access to new garage  
without getting Variance approved. The proposed  
location make the most sense and would in no  
way obstruct neighboring properties.