

1. Applicant: Name Stacy Dempster Phone # cell (765) 714-6656  
Address 116 N. Lebanon St.  
E-Mail Address: Stacy's merle Norman @ yahoo.com

2. Property Owner: Name Stacy Dempster Phone # " "  
Address Same as above  
E-Mail Address: Same " "

**FILE**  
**DEC 14 2020**  
CITY OF LEBANON  
Planning & Zoning Department

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

4. Subject Property:  
Street or road #/ address of subject property: 116 N. Lebanon St.  
Zoning Classification of Property: general Business<sup>(central)</sup>  
Legal Description of property (attach sheet) OP BIK 13 PT of lot 4 (20'x120')  
Size of property (dimensions and /or acreage): building size (3400) Space Avail (2320) OFFS 1/2  
lot size: 105 AC  
Current use of property: Yoga studio + retail  
Comprehensive Plan Designation: Retail (Commercial Retail)

5. Requested Variance (provide a detailed description of variances requested): request a variance in parking. Just like my past downtown location for 17 yrs. customers and employees need to park on Public streets and spaces.

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 12-6-20 Signature Stacy Dempster

**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.

No, I'm a Merle Norman and Boutique

Retail Store. A positive addition to the other side of the downtown.

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.

No, Not at all.

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

No, my customers need to be

able to park on the public streets and parking spaces just like they did at my old location across the street in downtown Lebanon for the past 17 years. Just moving location

because land lord decided to drastically raise rent, 3 year contract and

**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.

No improvements  
I instead of closing my business  
I am using all my resources to Buy & Build  
so I can stay in downtown Lebanon.

### 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) Stacy Dempster, 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

116 North Lebanon street  
(property address or legal description)

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3. I (we) are aware of the variance requested by \_\_\_\_\_,  
(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.

Stacy Dempster  
Signature

12-6-20  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

### AFFIDAVIT AND CONSENT OF PROPERTY OWNER

If the owner(s) of the subject estate 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) \_\_\_\_\_ (owner of subject property) being duly sworn, state as follows:

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) own (are) the owner(s) of the property commonly known or legally described as \_\_\_\_\_

located at \_\_\_\_\_

3. I (we) are aware of the variance requested by \_\_\_\_\_

(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.

Signature

Date

Signature

Date

**VERIFICATION OF PERSONAL SERVICE  
AND WAIVER OF FURTHER NOTICE**

I/we, Stacy Dempster, am/are the owners of the property located at the address indicated below, which is within 300 feet of the real estate located at 116 N. Lebanon; which is the subject of a Variance application submitted by Stacy Dempster.

I/we hereby acknowledge that on \_\_\_\_\_ I/we personally received a "Notice of Public Hearing to Surrounding Property Owners concerning the hearing to be held by the Lebanon Board of Zoning Appeals at \_\_\_\_\_ p.m. on \_\_\_\_\_ at the Municipal Building in Lebanon, Indiana, concerning the Variance request described in the Notice. Because I/we received this Notice, I/we waive the right to notice by certified mail.

Stacy Dempster  
Signature

\_\_\_\_\_  
Signature

Stacy Dempster  
Printed

\_\_\_\_\_  
Printed

Address

116 N. Lebanon St.  
Lebanon IN 46052

(This address must be the address of the property you own in proximity to the property which is the subject of the variance request, ie, the address of the property that entitles you to notice of the public hearing)

**VERIFICATION OF PERSONAL SERVICE  
AND WAIVER OF FURTHER NOTICE**

I, \_\_\_\_\_, am the owner of the property located at the address \_\_\_\_\_ indicated below, which is within 300 feet of the real estate located at \_\_\_\_\_ which is the subject of a Variance application submitted by \_\_\_\_\_ I have hereby acknowledged that on \_\_\_\_\_ I have personally received a Notice of Public Hearing to Surrounding Property Owners concerning the hearing to be held by the Lebanon Board of Zoning Appeals at \_\_\_\_\_ on \_\_\_\_\_ at the Municipal Building in Lebanon, Indiana, concerning the Variance request described in the Notice. Because I have received this Notice, I have waived the right to notice by certified mail.

Signature

Signature

Printed

Printed

Address

(This address must be the address of the property you own in proximity to the property which is the subject of the variance request, i.e. the address of the property that entitles you to notice of the public hearing)