

CITY OF LEBANON
APPLICATION FOR VARIANCE
STATEMENT OF INTENT

FILE

SEP 13 2021

CITY OF LEBANON

Planning & Zoning Department

Docket # 21-57

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 William Mattingly Phone # (317) 910-4418
Address 10620 Bellefontaine Street Carmel, IN 46280
E-Mail Address: will @ mattinglyconcrete.com

2. **Property Owner:** Name William D. Mattingly Phone # (317) 910-4418
Address 10620 Bellefontaine Street Carmel, IN 46280
E-Mail Address: will @ mattinglyconcrete.com

3. **Applicants agent, attorney or other contact (if any):**
Name David Barker Phone # (317) 654-3104
Address 650 N. Rengevine Rd. Carmel, IN 46032
E-Mail Address: david @ barkerlaw-in.com

4. **Subject Property:**
Street or road #/ address of subject property: 516 Indianapolis Ave. Lebanon, IN
Zoning Classification of Property: ID
Legal Description of property (attach sheet) see attached.
Size of property (dimensions and /or acreage): _____
Current use of property: Parking
Comprehensive Plan Designation: _____

5. **Requested Variance** (provide a detailed description of variances requested): outdoor storage request. see attached documents

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 9/13/2021 Signature [Signature]

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.

Correct. No one is at risk from our operations.

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.

Correct. This is a mixed use area and we will be improving the fencing along the property line to help hide the view from residents.

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

This property is not along Protaras Ave and in fact far enough away that the overlay standards are unfair. It would be a hardship to hold this property to stringent standards.