

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 Doug & MaryBeth Searles Phone # 765-894-2290  
Address 1621 Douglas Ln.  
E-Mail Address: dougsearles50@gmail.com marybethsearles@gmail.com

2. **Property Owner:** Name Doug & MaryBeth Searles Phone # 765-894-2290  
Address Same as above  
E-Mail Address: Same as above

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: 1621 Douglas Ln  
Zoning Classification of Property: Residential  
Legal Description of property (attach sheet) Lot 56 Northfield Village 2nd Section  
Size of property (dimensions and /or acreage): Attached  
Current use of property: Residential  
Comprehensive Plan Designation: Attached

5. **Requested Variance** (provide a detailed description of variances requested): \_\_\_\_\_  
Rebuilding garage and adding a room addition

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 1/6/21 Signature Doug Searles  
MaryBeth Searles

**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.

We want to rebuild the garage that we tore down with a demolition permit. We would like to add a room addition to the back of the garage.

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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.

We don't feel it would affect anyone else's property value in a negative manner. It could potentially increase the value of the neighboring properties.

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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.

This improvement will not hinder the resale value of the property.

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### 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) NA, 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

\_\_\_\_\_  
(property address or legal description)

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

**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.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ 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 \_\_\_\_\_  
\_\_\_\_\_ and concerns the property located at \_\_\_\_\_  
\_\_\_\_\_ Lebanon, Indiana. The applicant requests a Variance for \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

The legal description of the property is as follows: \_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ 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 Doug & MaryBeth Searles and concerns the property located at 1621 Douglas Ln. Lebanon, Indiana. The applicant requests a Variance be allowed: \_\_\_\_\_

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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 2<sup>nd</sup> 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

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

I/we, \_\_\_\_\_, am/are the owners 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/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.

\_\_\_\_\_  
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, ie, the address of the property that entitles you to notice of the public hearing)