

**CITY OF LEBANON  
APPLICATION FOR CONDITIONAL USE  
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 Stephen Kerr, Valley City Sign Phone # (616) 785-5713

Address 5009 West River Dr Comstock Park, MI 49321

E-Mail Address: skerr@valleycitysign.com

**2. Property Owner:** Name Woodland Airstream Phone # \_\_\_\_\_

Address 955 Lasley Lebanon, IN 46052

E-Mail Address: john@woodlandairstream.com

**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: 955 Lasley

Zoning Classification of Property: PBC

Legal Description of property (attach sheet) \_\_\_\_\_

Size of property (dimensions and /or acreage): approx 3.25 acres

Current use of property: Airstream Dealership

Comprehensive Plan Designation: \_\_\_\_\_

**5. Requested Conditional Use** (provide a detailed description of Conditional Use requested):

192 sq ft pole sign with an overall height of 60 ft.

**6. Site Plan:** Attach a site plan 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 Conditional Use...

I affirm that the information contained in the application and its supplements is true and correct.

Date 3/15/2021 Signature Stephen Kerr

**Conditional Use**  
**Proposed Findings of Fact**

The following conditions must exist in order to grant a Conditional Use. In the space provided, please indicate how the proposed use will conform to the following conditions.

1. The proposed use is listed as a Conditional Use for the particular zoning district of the subject site.

Pole signs within 1000 ft of a freeway interchange not exceeding 200 sq ft and 60' tall are permitted as a conditional use.

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2. The established, maintenance, or operation of the Conditional Use will not be determined to or endangered the public health, safety, morals, or general welfare of the community.

The proposed sign will follow all standards set forth in the zoning ordinance.

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3. The Conditional Use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for lawfully-permitted purposes, nor substantially diminished or impaired property values within the neighborhood and zoning district.

The proposed sign will not impair property values nor will it hinder the the enjoyment of adjacent properties.  
The proposed sign will be located away from neigboring buildings and roadways.

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4. The establishment of the Conditional Use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

The proposed sign will not impede the development of the surrounding area. It will be outside of any easements.

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5. Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

The proposed sign will not require any additional public infrastructure. Electical service will be provided by an electrician hired by the property owner.

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6. The proposed use is not in conflict with the goals of the Comprehensive Plan or the Unified Development Ordinance.

The proposed sign does not conflict with the goals of the comprehensive plan.

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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) John Gustafson, 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

955 Lasley Lebanon, IN 46052

(property address or legal description)

3. I (we) are aware of the variance requested by Stephen Kerr of Valley City Sign,  
(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.

John Gustafson  
Signature

March 12, 2021  
Date

Signature:   
John Gustafson (Mar 12, 2021 14:49 EST)

Email: john@woodlandairstream.com






# City of Lebanon Variance Affidavit and Consent

Final Audit Report

2021-03-12

Created:	2021-03-12
By:	Michelle Walma (mwalma@valleycitysign.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7YbKxA7iIW0wH-r6R6jdG XK-4E6EZPBO

## "City of Lebanon Variance Affidavit and Consent" History

-  Document created by Michelle Walma (mwalma@valleycitysign.com)  
2021-03-12 - 7:46:54 PM GMT- IP address: 50.197.122.233
-  Document emailed to John Gustafson (john@woodlandairstream.com) for signature  
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-  Email viewed by John Gustafson (john@woodlandairstream.com)  
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-  Document e-signed by John Gustafson (john@woodlandairstream.com)  
Signature Date: 2021-03-12 - 7:49:58 PM GMT - Time Source: server- IP address: 24.128.168.235
-  Agreement completed.  
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