

And now Proof of Publication to all interested parties, in the Lebanon Reporter, is filed herein, which Proof of Publication, reads as follows: (H.I.)

And now said Petition is heard by the Board of Zoning Appeals, of Lebanon Indiana, with all interested parties, including the general public, present, and now evidence is heard on said Petition.

And the Board of Zoning Appeals, having heard evidence and being otherwise duly advised herein, now finds:

1. That Petitioners are the owners of the following described real estate, to-wit:

A part of Lot No. 7 in Block No. 22 in Rose, Harris and Longley's Addition to Lebanon, Boone County, Indiana, described as follows: Commencing at the southwest corner of said Lot No. 7 in said Addition and run thence north 30 feet, thence east 122 1/2 feet to the alley, thence south 30 feet, thence west 122 1/2 feet to the place of beginning.

Also, commencing 30 feet north of the southwest corner of Lot No. 7 in Block No. 22 in Rose, Harris, and Longley's Addition to Lebanon, Boone County, Indiana, and running east 122 3/4 feet to the alley, thence north 42 feet, thence west 122 3/4 feet to Lebanon Street, thence south 42 feet to the place of beginning.

Bearing the street address of 221 South Lebanon Street, Lebanon, Indiana.

2. That the improvements now situated on said described real estate consist of a two-story brick building used as a Hotel, commonly known as the Cedars Hotel.

3. That said real estate is presently zoned as (G.B.) General Business, and that Petitioners intend to alter and modify the construction of said hotel by removing all rooms therein and changing said rooms so as to consist of one and two-bedroom apartments.

4. That said reconstruction of said building, in making apartments therein, will not conform strictly to the requirements of said zoning ordinance contained in said Master Plan of said City, in that there will not be offstreet parking facilities for two spaces per dwelling unit.

5. That the literal enforcement of said ordinance in this instance will result in unnecessary hardship to Petitioners and that upon evidence presented, said proposed use will not:

- (a) Be materially detrimental to the public welfare, or injurious to the property or improvements in such vicinity and district in which the property is located;
- (b) Alter the land use characteristics of the vicinity and district, diminish the marketable value of adjacent land and improvements, or increase the congestion in the public streets.

IT IS, THEREFORE, ORDERED AND DECREED, by the Board of Zoning Appeals, that based on the findings enumerated above, the Petitioners are hereby authorized to remodel said existing Hotel Building, and to thereby create a multiple residential dwelling, although there will only be space for eight parking spaces on said described real estate; that said Petitioners are hereby granted a variance from any and all requirements of said Zoning Ordinance contained in said Master Plan as it applies to off-street parking facilities.

It is further ordered and decreed, that if it has not already been done, upon application of said Petitioners, an Improvement location Permit shall be issued by the City Building Inspector for said construction work by said Petitioners.

Dated this 26th day of January, 1976.

BOARD OF ZONING APPEALS

ATTEST: James L. Goodwin (Signed)
Chairman

Vern Martin (Signed)
Secretary

We, the undersigned, being owners of real estate contiguous to real estate upon which is now situated the Cedars Hotel, 221 South Lebanon Street, Lebanon, Indiana, acknowledge the receipt of legal notice that the the present owners, Richard Thomas Uhler and Gary A. Stewart, plan to reconstruct and modernize said hotel building, thereby making it into a unit for apartments, and for multiple dwellings.

Miller Auto Co. by James Miller (Signed)

Studio P/R Inc. by Donovan Myer (Signed)

Dec. 15, 1975
7:30 P.M.
City Building

The Lebanon City Plan Commission met in regular session this date with the following members present; Burrin, Cadger, Isenhour, Lynch, Martin, McVey, Nelson and Waggener Attorney Iddings was present. Absent Campbell.

Chairman Cadger asked for the reading of the special and last regular meetings. Following the reading they were approved as read.

The first item on the agenda was Jim Robertson, who proposed a Foto Shop on North Lebanon Street. Mr. Robertson did not appear and no action was taken.