

Beginning at a point 999.90 feet south and 388.50 feet east of the northwest corner of the northeast quarter of the southeast quarter of section 25, township 19 north, range 1 west, and run thence east 89.68 feet to an existing fence; thence south 315.48 feet following an existing fence to the center of Camp Street; thence west 89.68 feet following the quarter-quarter section line and center of Camp Street; thence north 315.48 feet to the place of beginning.

in that Petitioners have obtained an option to purchase the above described real estate from Alvin B. Crawford and Cecelia Crawford, Husband and Wife, subject to obtaining zoning for the reconstruction and/or construction of improvements on said real estate for use by the Petitioners as professional offices for the practice of medicine.

2. That said real estate hereinabove is located directly across Camp Street from Witham Memorial Hospital and fronts on Camp Street, and the street address of said real estate is 404 West Camp Street, Lebanon, Boone County, Indiana.

3. That said real estate has located upon it a residence building fronting on West Camp Street, and that Petitioners, on or about October 28, 1974, received a variance regarding said real estate and providing for a contingent use for and on said real estate as a professional building containing offices for at least two physicians.

4. That recent surveys of said estate by Robert F. Hutchinson, Registered Professional Engineer and Registered Land Surveyor, 219 Ulen Drive, Lebanon, Indiana, finds that the mortgage survey done by a Registered Professional Engineer on August 19, 1954, on said real estate is in error in that the south and north boundary lines of said real estate run for only 89.68 feet rather than for approximately 99 feet.

5. That in order to construct an adequate building on said real estate for the conducting of a medical practice therein, the Petitioners require a variance from the provisions of the Zoning Ordinance of the City of Lebanon requiring a building set back from the west boundary line of said real estate equal to 10% of the frontage of said real estate.

6. That the requested variance will not interfere with the use and enjoyment of other real estate owned by contiguous property owners nor will it be contrary to the public interest.

- 7. That the granting of the requested variance will not:
 - (a) Impair the adequate supply of light and air to adjacent property;
 - (b) Increase the hazard from fire, flood and other dangers to said property;
 - (c) Diminish the market value of adjacent lands and buildings;
 - (d) Increase the congestion in the public streets;
 - (e) Otherwise impair the general health, safety, comfort, and general welfare of the public.

IT IS, THEREFORE, CONSIDERED, ORDERED, ADJUDGED AND DECREED that the petitioners are hereby granted a variance from the terms and conditions of the Zoning Ordinance so as to permit the Petitioners to construct a professional medical building one foot east of the west boundary line of said real estate described hereinabove and hereby granted a variance as to the set back requirements in the Zoning Ordinance of the City of Lebanon, Indiana.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that costs in this matter in the sum of \$9.70 shall be assessed to the petitioners.

Dated this 2nd day of December, 1974.

BOARD OF ZONING APPEALS

BY James L. Goodwin (Signed)
Chairman

ATTEST: Carroll Dickerson (Signed)
Secretary

This Instrument Prepared By: Peter L. Obremskey, Attorney at Law, Lebanon, Indiana.

STATE OF INDIANA)
)SS:
COUNTY OF BOONE)

BEFORE THE BOARD OF ZONING APPEALS
OF THE CITY OF LEBANON, INDIANA

IN THE MATTER OF THE PETITION)
OF RITCHIE COONS, M.D. AND JOHN)
SAALWAECHTER, M.D., FOR A VARIANCE)

PETITION FOR A VARIANCE

Comes now the Petitioners, Ritchie Coons, M.D. and John Saalwaechter, M.D., and for their petition for a variance as to building set back before the Board of Zoning Appeals of the City of Lebanon, Boone County, Indiana, allege and state as follows:

1. That the Petitioners herein have an equitable interest in and to the following described real estate, to-wit:

A part of the East Half of the Southeast Quarter of Section Twenty-Five (25), Township Nineteen (19) North, Range One (1) West of the Second Principal Meridian, situated in Lebanon, Center Township, Boone County, Indiana, and containing .65 acres, more or less, and more particularly described as follows: Beginning at a point 999.90 feet south and 388.50 feet east of the northwest corner of the northeast quarter of the southeast quarter of section 25, township 19 north, range 1 west, and run thence east 89.68 feet to an existing fence; thence south 315.48 feet following an existing fence to the center of Camp Street; thence west 89.68 feet following the quarter-quarter