

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 that 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 real 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.

WHEREFORE, the Petitioners respectfully request that the Board of Zoning Appeals of the City of Lebanon, Indiana, grant 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 thereby grant a variance as to the set back requirements in the Zoning Ordinance of the City of Lebanon, Indiana.

Dated this 19th day of November, 1974.

PARR, RICHEY, OBREMSKEY, PEDERSEN
& MORTON
Attorneys for Petitioners

By Warren D. Krebs (Signed)
Warren D. Krebs, Associate

BRANDENBURG & DICKERSON VARIANCE 1974

STATE OF INDIANA)
)SS:
COUNTY OF BOONE)

BEFORE BOARD OF ZONING APPEALS
LEBANON, INDIANA

IN THE MATTER OF THE PETITION OF
BET-THE-MAR INC., AN INDIANA
CORPORATION, AND DONALD J. BRANDEN-
BURG AND ARTHUR O. DICKERSON FOR A
VARIANCE.

FINDING AND ORDER

Come now the petitioners, Bet-The-Mar Inc., and Indiana corporation, and Donald J. Brandenburg and Arthur O. Dickerson and file their joint and several petition for a variance from the Zoning Ordinance of the City of Lebanon, Indiana, which petition is in the words and figures as follows, to-wit: (H.I.).

And now proof of publication to all interested parties in the Lebanon Daily Reporter is filed herein, which proof of publication reads as follows, to-wit; (H.I.).

And now the petition for a variance in this cause is heard by the Board of Zoning Appeals at the City Building, Lebanon, Indiana, with all interested parties present and evidence is heard on said petition.

And the Board of Zoning Appeals having heard evidence herein and being duly and severally advised in the premises, finds:

1. That the petitioner, Bet-The-Mar Inc., an Indiana corporation, and the owner in fee simple of the following described real estate, to-wit:

TRACT 1

A part of the northwest quarter of the southeast quarter of Section 25, Township 19 North, Range 1 West of the Second Principal Meridian, in Lebanon, Boone County, Indiana, being more particularly described as follows: Commencing on the east line of said tract 444.84 feet south of the northeast