

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 Mann Brothers Holdings, LLC Phone # 765-398-3700

Address 901 Kossuth Street, Lafayette, IN 47905

E-Mail jmann765@yahoo.com

2. **Property Owner:** Name Mann Brothers Holdings, LLC Phone # 765-398-3700

Address 901 Kossuth Street, Lafayette, IN 47905

E-Mail Address: jmann765@yahoo.com

3. **Applicants agent, attorney or other contact (if any):**

Name Keeler-Webb Associates c/o/Adam DeHart Phone # 317-574-0140

Address 486 Gradle Drive, Carmel, IN 46032

E-Mail Address: adehart@keelerwebb.com

4. **Subject Property:**

Street or road #/ address of subject property: 1003 & 1013 S. Lebanon Street

Zoning Classification of Property: NB

Legal Description of property (attach sheet) See attached

Size of property (dimensions and /or acreage): 0.623 Ac. +/-

Current use of property: Vacant

Comprehensive Plan Designation: Commercial

5. **Requested Variance** (provide a detailed description of variances requested): _____

See attached Letter of Intent / Project Narrative

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 2/10/2022 Signature 

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.

The real estate improvements will improve the site, street, and right-of-way.

Additionally, the redevelopment will provide new jobs, enhance the tax base, provide a necessary service to the community as a whole, and not be a burden to the city and/or school district.

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.

The substantial investment in the property including improved sidewalks, access, stormwater detention, and substantial real estate improvements will likely increase the value of this property and adjoining real estate.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property.

This site is particularly burdened by road frontage on 3 sides and the fourth side is an alley. Due to the zoning classification and thoroughfare buffer yards, there are substantial building and buffer yard setbacks which affect the ability of the petitioner to maximize the redevelopment of the real estate.

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) Jesse Mann, 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

1003 & 1013 South Street, Lebanon, IN (legal description attached)
(property address or legal description)

3. I (we) are aware of the variance requested by Keeler-Webb Associates and Mann Brothers Holdings, LLC,
(applicant's name)

relating to my property, and I (we) authorize the applicant to seek this variance.

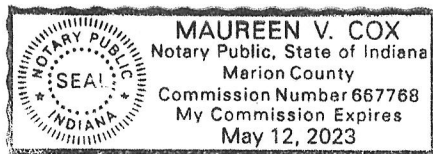
I affirm under the penalties of perjury that the foregoing statements are true and correct.

J. Mann
Signature

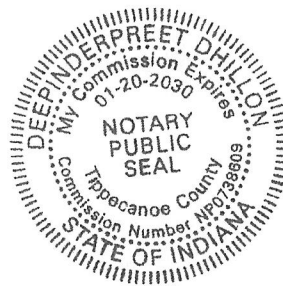
02.10.2022
Date

K. Webb
Signature

2/10/2022
Date



Maureen V. Cox
Maureen V. Cox



My COMMISSION EXPIRES:
01.20.2030

Deepinderpreet Dhillon
DEEPIINDERPREET DHILON