

**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 ARCO Design/Build - Chase Edwards Phone # 617-936-1356
Address 325 S. Alabama St, Ste 200 Indianapolis, IN 46204
E-Mail Address: cedwards@arcodb.com

2. **Property Owner:** Name STAG Industrial Holdings LLC Phone # 617-936-1356
Address One Federal St, 23rd Floor Boston, MA 02110
E-Mail Address: Al Easterday - Vice President, aeasterday@stagindustrial.com

3. **Applicants agent, attorney or other contact (if any):**
Name American Structurepoint, Inc. Jared Wilkerson - Engineer Phone # 317-547-5580
Address 9025 River Road, Ste 200 Indianapolis, IN 46240
E-Mail Address: jwilkerson@structurepoint.com

4. **Subject Property:**
Street or road #/ address of subject property: 121 S Enterprise Blvd
Zoning Classification of Property: PBI
Legal Description of property (attach sheet) See attached
Size of property (dimensions and /or acreage): 58.5 acres
Current use of property: Industrial/Warehouse
Comprehensive Plan Designation: _____

5. **Requested Variance** (provide a detailed description of variances requested): _____
UDO 7.5 (C)(3) Parking Standards - Curbed parking for nonresidential areas

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 2/11/2022 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.

Currently parking areas are not curbed. Omitting curb along the truck courts and ring road will be consistent with the existing site and adjacent properties. The site will have adequate buffers and setbacks and appropriate pavement for proper drainage and vehicle/pedestrian access.

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.

This project is an expansion of an existing development. Currently parking areas are not curbed. Omitting curb along the truck courts and ring road will be consistent with the existing parking onsite and at adjacent properties.

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

Introducing curb could interfere with truck turning maneuvers. No new car parking will be included with this expansion so any curb installed would need to be removed to accommodate future parking. Additionally, the site is approximately 2/3 developed and was master planned to drain via sheet flow to surrounding swales. Adding curb would require more significant alterations to the site drainage design.