

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 Sunbrook Development, LLC Phone # 317-594-7575

Address 6330 E. 75th Street, Indianapolis, IN 46250

E-Mail Address: amears@gradison.net

2. **Property Owner:** Name Same as Applicant Phone # _____

Address _____

E-Mail Address: _____

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

Name _____ Phone # _____

Address _____

E-Mail Address: _____

4. **Subject Property:**

Street or road #/ address of subject property: 955 Sunchaser Road

Zoning Classification of Property: PD

Legal Description of property (attach sheet) Sunbrook Section 1 Lot 4

Size of property (dimensions and /or acreage): .14AC

Current use of property: Residential

Comprehensive Plan Designation: _____

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

variance (49.79' from 50') and side yard setback variance (4.79' from 5')

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 2/14/2022 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 proposed variance will not cause pollution, unsanitary conditions, traffic congestion
or impair drainage.

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 proposed variance is minimal and would not be noticeable to the naked eye.

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

Without relief, the lot would be unable to be built upon.

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) Sunbrook Development, LLC, 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

Sunbrook Section 1 Lot 4
(property address or legal description)

3. I (we) are aware of the variance requested by Sunbrook Development, 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.


Signature

2/14/2022
Date

Signature

Date