

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 RICHARD PENOLA Phone # (317) 402 1675

Address 1809 CORNICHE DR ZIONSVILLE IN 46077

E-Mail Address: rpenola@gvcmortgage.com

2. **Property Owner:** Name RICHARD PENOLA Phone # (317) 402 1675

Address 1809 CORNICHE DR ZIONSVILLE IN 46077

E-Mail Address: rpenola@gvcmortgage.com

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: 1024 N WOOD ST / 201 WESSIX

Zoning Classification of Property: \_\_\_\_\_

Legal Description of property (attach sheet) \_\_\_\_\_

Size of property (dimensions and /or acreage): \_\_\_\_\_

Current use of property: \_\_\_\_\_

Comprehensive Plan Designation: \_\_\_\_\_

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

\_\_\_\_\_

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 12/9/2021 Signature [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.

2 primary homes one 1 parcel. By dividing into 2 parcels the properties will be nice and conform to the neighborhood.

- 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.

Concert. By doing this we now are willing to upgrade each property into well maintained single family homes. See below for work done on properties

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

Currently 2 primary homes are on 1 deed/parcel. We are attempting to divide to create 2 conforming properties. Better for neighborhood.

- |  |                         |
|--|-------------------------|
| 1. Removed 5 trees   | 8. Paved driveway       |
| 2. Repaired front/back steps                                 | 9. Replaced AC/furnace. |
| 3. Repaired/cleaned front walk                               |                         |
| 4. Replaced roof 201 w Essex                                 |                         |
| 5. Repaired siding   |                         |
| 6. Scraped and painted both homes                            |                         |
| 7. Replaced all windows 1024 (new windows coming in January) |                         |