

CITY OF LEBANON
APPLICATION FOR VARIANCE
STATEMENT OF INTENT

FILE

JUL 11 2022

CITY OF LEBANON
Planning & Zoning Department

Docket # 22-54

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.

- Applicant:** Name Newjac Industrial Phone # (765) 483-2190
Address 415 S. Grant Street Lebanon, IN 46052
E-Mail Address: jzimmerman@newjac.com
- Property Owner:** Name GLF Realty, LLC Phone # (317) 610-2627
Address 2627 N. Emerson Ave Indianapolis, IN 46218
E-Mail Address: gregf@northmechanical.com
- Applicants agent, attorney or other contact (if any):**
Name Jeff Zimmerman Phone # (317) 538-9094
Address _____
E-Mail Address: jzimmerman@newjac.com
- Subject Property:**
Street or road #/ address of subject property: 415 S. Grant & 309 S. Grant
Zoning Classification of Property: Commercial
Legal Description of property (attach sheet) PT SE 31-19-1E 10.87 & PT NW SE 31-19-1E
Size of property (dimensions and /or acreage): 10.87 AC & 2.86 AC 2.86 576-10580-00
Current use of property: Commercial
Comprehensive Plan Designation: _____
- Requested Variance** (provide a detailed description of variances requested): _____
Fence height variance
- 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 7/11/22 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.

We would like to put a fence as an extension with our current fencing to protect the public from harm as we have pipe and metal exposed.

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.

We will beautify the fenced area with trees and shrubs to enhance property values.

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

We will adhere to the terms of the Unified Development Ordinance as it pertains to public health, safety, morals and general welfare.

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) GLF Realty, 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.

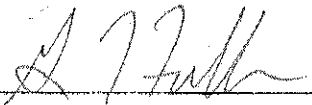
2. I (we) am (are) the owner(s) of the property commonly known or legally described as

415 S. Grant Street Lebanon, IN 46052
(property address or legal description)

3. I (we) are aware of the variance requested by Newjac Industrial,
(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

6-7-2022
Date

Signature

Date

2019011526
Electronic Filing
From: Royal Title Service
Thru: Simplifile

2019011526 DEED \$25.00
11/08/2019 03:07:32PM 2 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That Newton Grant Street Properties, LLC (Grantor), an Indiana limited liability company, CONVEYS AND WARRANTS to GLF Realty, Inc. (Grantee), an Indiana corporation, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate situated in Boone County, State of Indiana, as described in Exhibit "A", attached hereto. Subject to all easements, covenants, restrictions and agreements of record.

The conveyance effective date of this deed is November 7th, 2019.

Barry J. Newton swears and affirms that he is a member of Newton Grant Street Properties, LLC, a limited liability company organized, existing and in good standing pursuant to the laws of the State of Indiana, and that he, by proper resolution, has full power and authority, as a member of Newton Grant Street Properties, LLC, to execute this deed and to convey title to the above-described real estate.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 7th day of November, 2019.

NEWTON GRANT STREET PROPERTIES, LLC

BY: 
Barry J. Newton, Member

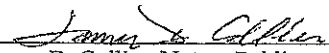
STATE OF INDIANA, COUNTY OF BOONE))) SS:

Before me, a Notary Public in and for said County and State, personally appeared Barry J. Newton, a member of Newton Grant Street Properties, LLC, who acknowledged the execution of the foregoing Warranty Deed on behalf of said Grantor and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 7th of November, 2019.

My commission expires:
08/03/2024
Commission Number:
688914




James D. Collier, Notary Public
Residing in Boone County, IN

This instrument prepared by James D. Collier, Attorney at Law
Post Office Box 838, Crawfordsville, IN 47933-0838.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. James D. Collier

JDC:atemp/NewtonGSP.wd2019-10A.wpd

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE

AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Nov 08 2019 - NW

A part of the Southeast Quarter of Section 31, Township 19 North, Range 1 East, situated in the City of Lebanon, Boone County, Indiana, particularly described as follows:

From the northwest corner of the aforesaid southeast quarter, proceed thence South 00 degrees 32 minutes 47 seconds West (the bearing determined from the centerline of I-65 as shown on state highway plans), 474.66 feet along the quarter section line to the point of beginning. From said point of beginning, proceed thence South 89 degrees 54 minutes 39 seconds East, 472.00 feet; thence North 00 degrees 33 minutes 17 seconds East, 474.66 feet to a point 472.07 feet east along the quarter section line from the aforesaid northwest corner of the southeast quarter; thence South 89 degrees 54 minutes 39 seconds East, 18.08 feet along the quarter section line to a point 2160.64 feet west along the quarter section line from the northeast corner of the aforesaid southeast quarter; thence, more or less with the centerline of Prairie Creek until otherwise noted, proceed South 70 degrees 34 minutes 53 seconds East, 93.45 feet; thence South 51 degrees 19 minutes 06 seconds East, 51.04 feet; thence South 43 degrees 55 minutes 18 seconds East, 110.23 feet; thence South 51 degrees 57 minutes 36 seconds East, 53.35 feet; thence South 22 degrees 33 minutes 42 seconds East, 63.48 feet; thence South 01 degrees 12 minutes 02 seconds East, 253.27 feet; thence South 06 degrees 52 minutes 04 seconds East, 57.85 feet; thence leaving the aforesaid centerline of Prairie Creek, proceed South 00 degrees 33 minutes 17 seconds West, 393.98 feet; thence North 89 degrees 15 minutes 49 seconds West, 778.30 feet to the quarter section line and the approximate centerline of Grant Street; thence North 00 degrees 32 minutes, 47 seconds East, along the quarter section line and the approximate center line of Grant Street, a distance of 454.61 feet to the point of beginning, containing 10.8605 Acres.

PDR: Instrument #201100003738.

County Parcel Number: **015-08380-03**

State Parcel Number: 06-11-31-000-437.000-002.

Property Address: 415 South Grant Street, Lebanon, IN 46052.

Grantee's Address: GLF Realty, Inc., c/o Gregory L. Fuller, 2627 North Emerson Avenue, Indianapolis, IN 46216, to which tax statements should be mailed.

Exhibit A

2019005:
Electronic Filing
From: Meridian Title Corp
Thru: Simplifile

2019005577 DEED \$25.00
06/21/2019 03:12:32PM 2 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That Robert J. Newton and Margaret M. Newton, husband and wife (Grantors), of Boone County, in the State of Indiana, CONVEY AND WARRANT to GLF Realty, Inc., a corporation organized and existing pursuant to the laws of the State of Indiana (Grantee), for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Boone County, State of Indiana:

A part of the Northwest One Quarter (NW 1/4) of South East One Quarter (SE 1/4) of Section 31, Township 19 North, Range 1 East of the Second Principal Meridian more particularly described as follows:

Commencing 312-½ feet South of North West corner of said tract in center of Railroad; thence with said Railroad North 66 degrees East 516 feet; thence South 369 feet thence West 472 feet, thence North 161-½ feet to the place of beginning; except 20 feet in width off of entire East end thereof being reserved and dedicated together with 20 feet in width immediately East of the same as Public Street or Hi-way; Also except 20 feet in width off of entire South side thereof reserved and dedicated as Public Alley or Hi-way; containing 2 86/100 Acres, more or less.

Subject to covenants, restrictions and easements of record.

Prior Deed Reference: Instruments No. 2019003759 and 2018004202.

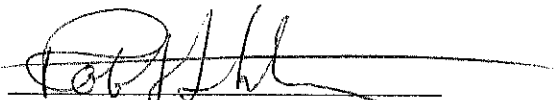
Parcel Numbers: 015-10580-00 and 06-11-31-000-134.000-002.

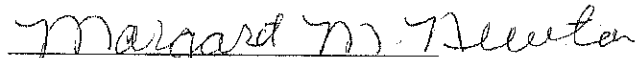
Property Address: 309 South Grant Street, Lebanon, IN 46052.

Grantee's Address: c/o Gregory L. Fuller, 2627 North Emerson Avenue, Indianapolis, IN 46218, to which tax statements should be mailed.

IN WITNESS WHEREOF, Grantors have executed this deed this 20th day of

June, 2019.


Robert J. Newton


Margaret M. Newton

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE

AUDITOR

BOONE COUNTY, INDIANA

Heather R. Myers

HEATHER R. MYERS

Jun 21 2019 - NW

[Acknowledgment and verification on separate attached sheet.]

STATE OF INDIANA)
) SS:
COUNTY OF BOONE)

Before me, a Notary Public in and for said County and State, personally appeared Robert J. Newton and Margaret M. Newton, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

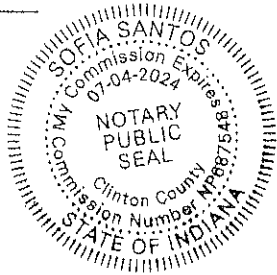
Witness my hand and Notarial Seal this 20th day of June, 2019.

My commission expires:

[Signature]

Commission Number

_____, Notary Public
Residing in _____ County, IN.



This instrument prepared by James D. Collier, Attorney at Law
Post Office Box 838, Crawfordsville, IN 47933-0838.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. James D. Collier

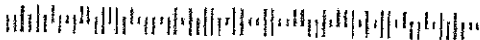
COUNTY: 06 - BOONE COUNTY

PARCEL NUMBER 06-11-31-000-134.000-002	(COUNTY / DUPLICATE) NUMBER 015-10580-00	TAX YEAR 2019 Payable 2020	Late Payment Penalty: 5% penalty after May 11, 2020, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2020.
TAXING UNIT NAME 015/002 Lebanon Corporation	LEGAL DESCRIPTION PT NW SE 31-19-1E 2.86 576-10580-00		



\$ 871.89

28164*50**G4C**0.932**1/6**...AUTCALL FOR AADC 460
 GLF REALTY INC
 C/O GREGORY L FULLER
 2627 N EMERSON AVE
 INDIANAPOLIS IN 46218-3235



Phone: 1-877-886-1892
 Pay online at: www.boonecounty.in.gov

Remit Payment and Make Check Payable to:
 BOONE COUNTY County Treasurer
 209 COURTHOUSE SQUARE
 LEBANON IN 46052

015105800000087189005

COUNTY: 06 - BOONE COUNTY

PARCEL NUMBER 06-11-31-000-134.000-002	(COUNTY / DUPLICATE) NUMBER 015-10580-00	TAX YEAR 2019 Payable 2020	Late Payment Penalty: 5% penalty after November 10, 2020, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2020.
TAXING UNIT NAME 015/002 Lebanon Corporation	LEGAL DESCRIPTION PT NW SE 31-19-1E 2.86 576-10580-00		



\$ 851.89

GLF REALTY INC
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 209 COURTHOUSE SQUARE
 LEBANON IN 46052

015105800000085189009

COUNTY: 06 - BOONE COUNTY

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 06-11-31-000-134.000-002	(COUNTY / DUPLICATE) NUMBER 015-10580-00	TAX YEAR 2019 Payable 2020	DUE DATES
TAXING UNIT NAME 015/002 Lebanon Corporation	LEGAL DESCRIPTION PT NW SE 31-19-1E 2.86 576-10580-00		SPRING - May 11, 2020 FALL - November 10, 2020

PROPERTY ADDRESS 309 S GRANT ST	
PROPERTY TYPE Real Estate	TOWNSHIP 001-CENTER
ACRES 2.86	BILL CODE
LOCAL HS RATE CREDIT	LIT RATE CREDIT

GLF REALTY INC
 C/O GREGORY L FULLER
 2627 N EMERSON AVE
 INDIANAPOLIS IN 46218-3235

DATE OF STATEMENT: 4/6/2020

TOTAL CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$851.89	\$851.89
Other Assessment(OA)	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Other Charges	\$20.00	\$0.00
Auditor Corrections	\$0.00	\$0.00
Total Payments	\$0.00	\$0.00
Total Amount Due	\$871.89	\$851.89
Surplus	\$0.00	\$0.00



COUNTY: 06 - BOONE COUNTY

PARCEL NUMBER 06-11-31-000-437.002-002	(COUNTY / DUPLICATE) NUMBER 015-08380-03	TAX YEAR 2019 Payable 2020	Late Payment Penalty: 5% penalty after May 11, 2020, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2020.
TAXING UNIT NAME 015/002 Lebanon Corporation	LEGAL DESCRIPTION PT SE 31-19-1E 10.87		



TOTAL AMOUNT DUE
 \$ 11,181.63

28166*99**G50**0.932**1/6**
 GLF REALTY, INC
 C/O GREGORY L FULLER
 2627 N EMERSON AVE
 INDIANAPOLIS IN 46218-3235

Phone: 1-877-886-1892
 Pay online at: www.boonecounty.in.gov

Remit Payment and Make Check Payable to:
 BOONE COUNTY County Treasurer
 209 COURTHOUSE SQUARE
 LEBANON IN 46052

015083800301118163000

COUNTY: 06 - BOONE COUNTY

PARCEL NUMBER 06-11-31-000-437.002-002	(COUNTY / DUPLICATE) NUMBER 015-08380-03	TAX YEAR 2019 Payable 2020	Late Payment Penalty: 5% penalty after November 10, 2020, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2020.
TAXING UNIT NAME 015/002 Lebanon Corporation	LEGAL DESCRIPTION PT SE 31-19-1E 10.87		



TOTAL AMOUNT DUE
 \$ 11,161.63

GLF REALTY, INC
 C/O GREGORY L FULLER
 2627 N EMERSON AVE
 INDIANAPOLIS IN 46218-3235

Phone: 1-877-886-1892
 Pay online at: www.boonecounty.in.gov

Remit Payment and Make Check Payable to:
 BOONE COUNTY County Treasurer
 209 COURTHOUSE SQUARE
 LEBANON IN 46052

015083800301116163004

COUNTY: 06 - BOONE COUNTY

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 06-11-31-000-437.002-002	(COUNTY / DUPLICATE) NUMBER 015-08380-03	TAX YEAR 2019 Payable 2020	DUR DATES
TAXING UNIT NAME 015/002 Lebanon Corporation	LEGAL DESCRIPTION PT SE 31-19-1E 10.87		SPRING - May 11, 2020 FALL - November 10, 2020

PROPERTY ADDRESS 415 S GRANT ST	
PROPERTY TYPE Real Estate	TOWNSHIP 001-CENTER
ACRES 10.87	BILL CODE
LOCAL HS RATE/CREDIT	LIT RATE/CREDIT

GLF REALTY, INC
 C/O GREGORY L FULLER
 2627 N EMERSON AVE
 INDIANAPOLIS IN 46218-3235

DATE OF STATEMENT: 4/6/2020

TOTAL CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$11,161.63	\$11,161.63
Other Assessment(OA)	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Other Charges	\$20.00	\$0.00
Auditor Corrections	\$0.00	\$0.00
Total Payments	\$0.00	\$0.00
Total Amount Due	\$11,181.63	\$11,161.63
Surplus	\$0.00	\$0.00

