

CITY OF LEBANON
APPLICATION FOR VARIANCE
STATEMENT OF INTENT

FILE

OCT 17 2022

K8:

CITY OF LEBANON
Planning & Zoning Department

Docket # 22-71

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 [scribble] Phone # [scribble]

Address _____

E-Mail Address: _____

2. **Property Owner:** Name All Fleet Services / Tim Phone # 18478949211

Address 2656 S. Indianapolis Rd Lebanon, IN 46052

E-Mail Address: Jhh2003@gmail.com

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

Name Jared Haugen / Priority Fence LLC Phone # 765-543-8961

Address 941 Pine Ridge Way Brownsburg, IN 46112

E-Mail Address: Jhh2003@gmail.com

4. **Subject Property:**

Street or road #/ address of subject property: 2656 S. Indianapolis Rd Lebanon, IN 46052

Zoning Classification of Property: Commercial SF

Legal Description of property (attach sheet) _____

Size of property (dimensions and /or acreage): _____

Current use of property: Recovery/24HR Service

Comprehensive Plan Designation: _____

5. **Requested Variance** (provide a detailed description of variances requested): Install 6'

Treated Wood Privacy Fence

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 Oct. 17, 2022 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.

Installing a 6' wood Privacy fence helps prevent theft around the area due to us having trucks, equipment etc in our lot at all times due to our business model. We have had catalytic converters and other items stolen to this day!

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.

Fence install won't devalue any property around the area, fence will be maintained to the best appealing look.

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

There will be a 30' cantilever gate at property drive for all access to the property. The gate will be set back 80' from the road.

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) Jared Hansen (Agent), 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

2656 S. Indianapolis Rd Lebanon, IN 46052
(property address or legal description)

3. I (we) are aware of the variance requested by Same As Above,
(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]
Signature

Oct 17, 2022
Date

Signature

Date



6' Treated Pine



= Driveway
 → = Roller Gate (sits back off road 80')

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