

**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 **Patterson Street Partners, LLC** Phone # **317-643-2026**

Address **P.O. BOX 2327, Indianapolis, IN 46206**

E-Mail Address: **reid@steelhouseindy.com & shenshaw@ashunion.com**

2. **Property Owner:** Name **Patterson Street Partners, LLC** Phone # **317-643-2026**

Address **P.O. BOX 2327, Indianapolis, IN 46206**

E-Mail Address: **reid@steelhouseindy.com & shenshaw@ashunion.com**

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

Name **Keeler-Webb Associates c/o/Adam DeHart** Phone # **317-574-0140**

Address **486 Gradle Drive, Carmel, IN 46032**

E-Mail Address: **adehart@keelerwebb.com**

4. **Subject Property:**

Street or road #/ address of subject property: **320 N. Patterson Street**

Zoning Classification of Property: **ID**

Legal Description of property (attach sheet) **See attached**

Size of property (dimensions and /or acreage): **5.037 Ac. +/-**

Current use of property: **Vacant – Previous Prairie Industries**

Comprehensive Plan Designation: **Industrial**

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

See attached Letter of Intent / Project Narrative

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 **3/17/2022** Signature *AL DeHart*

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 elimination of selective curbs will allow for future pavement additions at the rear of the property for truck maneuvering, outdoor storage, future loading spaces, structures, or additional parking will not create a safety hazard to the public or be injurious to the community.

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 substantial investment in the property including remediation, demolition, and real estate improvements will likely increase the value of this property and adjoining real estate. Additionally, the redevelopment will provide new jobs, enhance the tax base, and not be a burden to the city and/or school district.

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

There are several areas where future pavement additions could be installed. The installation of curbs for the phase 1 development would have to be demolished in order to install potential future loading spaces, parking, structures, or outdoor storage areas. Additionally, the maneuvering of semi-tractor trailers in loading spaces would be detrimental to the longevity of standing curbs.