

Date: June 13<sup>th</sup>, 2022

Signature



**VARIANCE FROM DEVELOPMENT STANDARDS 6.2.F Building Orientation**

**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 building orientation from the interstate does not affect public health, safety, morals, or the general welfare of the community. The building is a major aesthetic improvement to the property.**

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 use and value of the adjacent properties will not be affected in a substantially adverse matter by the appearance of a front facing façade along the interstate. The new building will screen the existing building on the property, which will improve the aesthetic appearance of the parcel from the interstate.**

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

**Due to the major limitation related to the side yard setbacks and the sanitary main bisecting the property, the front of the building cannot face the interstate since truck access is required in the bay doors on the front of the building.**

Date: June 13<sup>th</sup>, 2022

Signature 

**VARIANCE FROM DEVELOPMENT STANDARDS**  
**7.8.J.3 Parking Lot Perimeter Landscaping**

**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.

**An exception to perimeter parking at this location will not negatively impact the public health, safety, morals, and general welfare of the community. The building and the associated landscaping will significantly improve the appearance of the parcel from the interstate, thereby improving the appearance and general welfare of 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 use and value of the adjacent properties will not be affected in a substantially adverse matter. The removal of an unsightly junk yard and the addition of practical landscaping to further shield the view of the parcel from the interstate will significantly improve the appearance and value of neighboring properties.**

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

**Along the north property line of the parcel, the existing detention basin does not allow for the planting of landscaping along the property line, and the existing pavement abuts the basin such that trees cannot be planted between the pavement and the basin. On the west side of the property along the interstate, the limited width between the edge of the existing concrete pavement and the overhead power lines do not allow for the planting of landscaping. Due to the existing 6-foot privacy fence, bushes or plantings except trees will provide no value to the general public or neighbors as they will not be visible off the property. Also, the sanitary easement limits the ability to place trees along the south property line. Altogether, trees have been added where practical to screen the property from the general public.**

Date: June 13<sup>th</sup>, 2022

Signature 

**VARIANCE FROM DEVELOPMENT STANDARDS 7.8.J.2**  
**Parking Lot Interior Landscaping**

**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.

**An exception to perimeter parking at this location will not negatively impact the public health, safety, morals, and general welfare of the community. The building and the associated landscaping will significantly improve the appearance of the parcel from the interstate, thereby improving the appearance and general welfare of 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 use and value of the adjacent properties will not be affected in a substantially adverse matter. The removal of an unsightly junk yard and the addition of landscaping to further shield the view of the parcel from neighboring properties and the interstate will significantly improve the appearance and value of neighboring properties.**

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

**The project will only include a minor addition in pavement adjacent to the existing paved concrete on the parcel. Interior parking lot landscaping will limit the ability for large trucks to make turning movements. This interior parking landscaping requirement requirement will make use and function of the parcel for the business very difficult.**

Date: June 13<sup>th</sup>, 2022

Signature 

**VARIANCE FROM DEVELOPMENT STANDARDS 7.5.C.3**  
**Parking Lot Curbing**

**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.

**An exception to the parking lot curbing at this location will not negatively impact the public health, safety, morals, and general welfare of the community as the general public will not be permitted on the property and visibility of the parking lot is very limited due to privacy fences around the parcel.**

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 use and value of the adjacent properties will not be affected in a substantially adverse matter. The lot is hardly visible from the street, and the parcel will be gated such that only employees of the business will have access.**

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

**Parking lot curbing will result in additional costs that will not benefit business operations and will not affect the community. We respectfully request a variance from this requirement.**

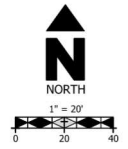
**GENERAL NOTES**

1. ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENTS. ALL DIMENSIONS FROM BUILDINGS SHALL BE FROM FACE OF BUILDING.
2. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
3. ALL AREAS WHERE THE EXISTING PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS, SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
4. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
6. AREAS SHOWN TO BE LANDSCAPED SHALL BE TOPPED WITH 4" OF CLEAN TOPSOIL, SEEDED AND MULCHED AS PART OF THIS CONTRACT.
7. SEEDING SPECIFICATIONS ARE SHOWN ON C502.

**PARKING LOT INFORMATION**

- 1) SINCE THIS IS NOT A PUBLIC FACILITY AND EXTENSIVE PAVEMENT IS AVAILABLE FOR PARKING, NO STRIPED SPACES HAVE BEEN PROVIDED.
- 2) SINCE THE NATURE OF WORK AT THIS SITE IS HEAVY PHYSICAL LABOR AND NO VISITORS WILL BE ALLOWED ONSITE, ADA ACCOMMODATIONS HAVE NOT BEEN MADE.

**ORIENTATION & SCALE**



**CCL PROPERTIES LLC**  
 950 Dorman Ave  
 Indianapolis, IN 46202

**Project Description**

**NEW STEEL BUILDING**

**Project Location**

**LEBANON INDIANA**

**Signature & Seal**



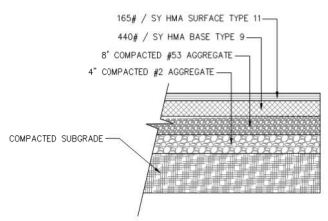
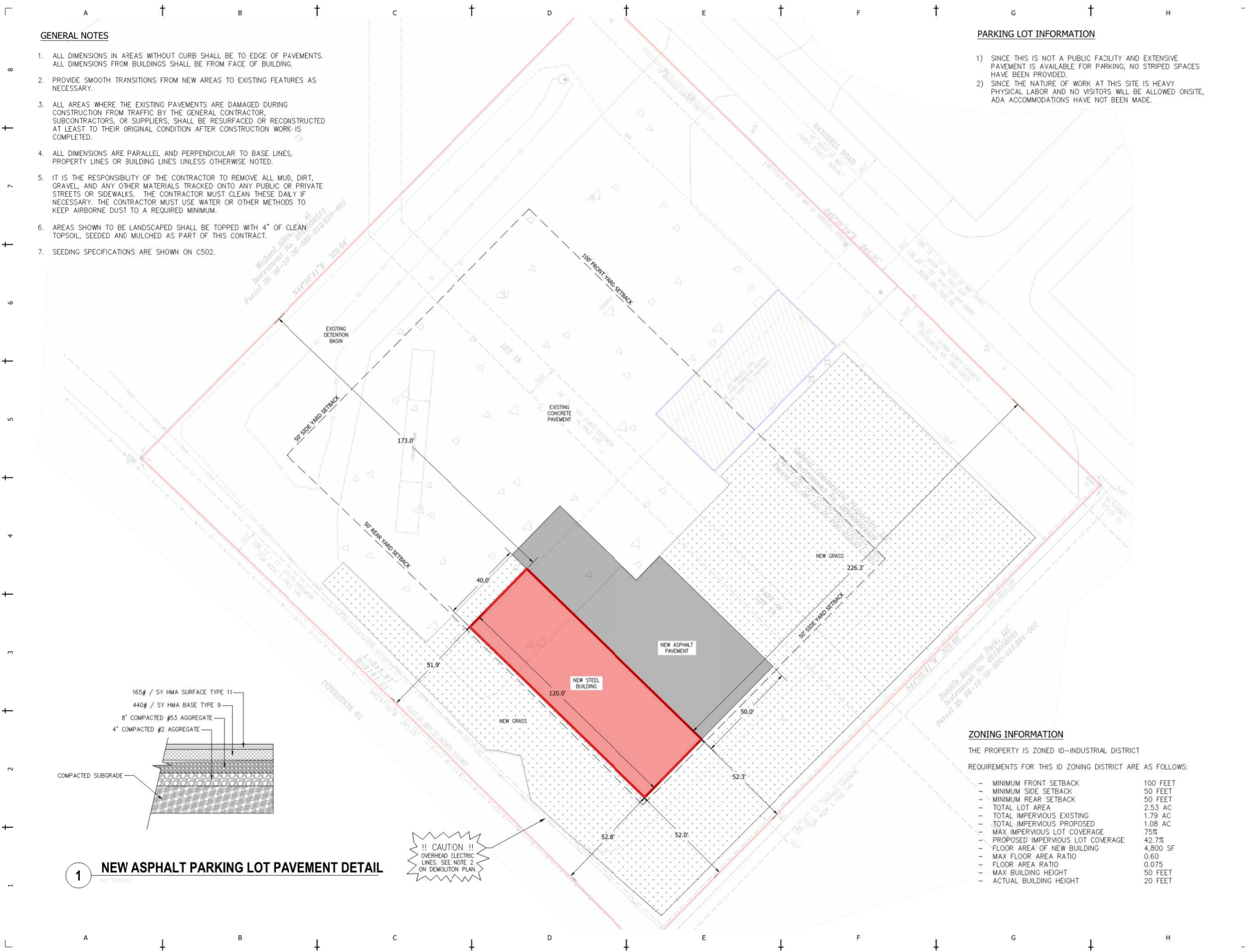
*Paul Masten*  
 6/2/22

**Sheet Description**

**SITE PLAN**

Sheet No.

**C-201**



**1 NEW ASPHALT PARKING LOT PAVEMENT DETAIL**  
 NOT TO SCALE

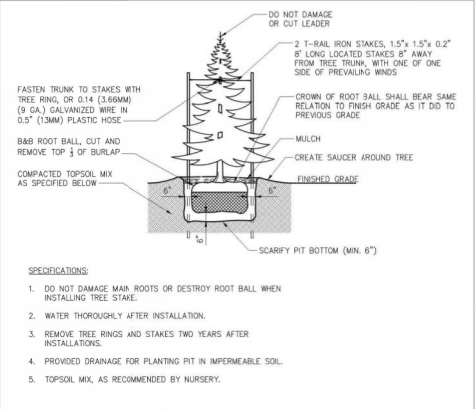
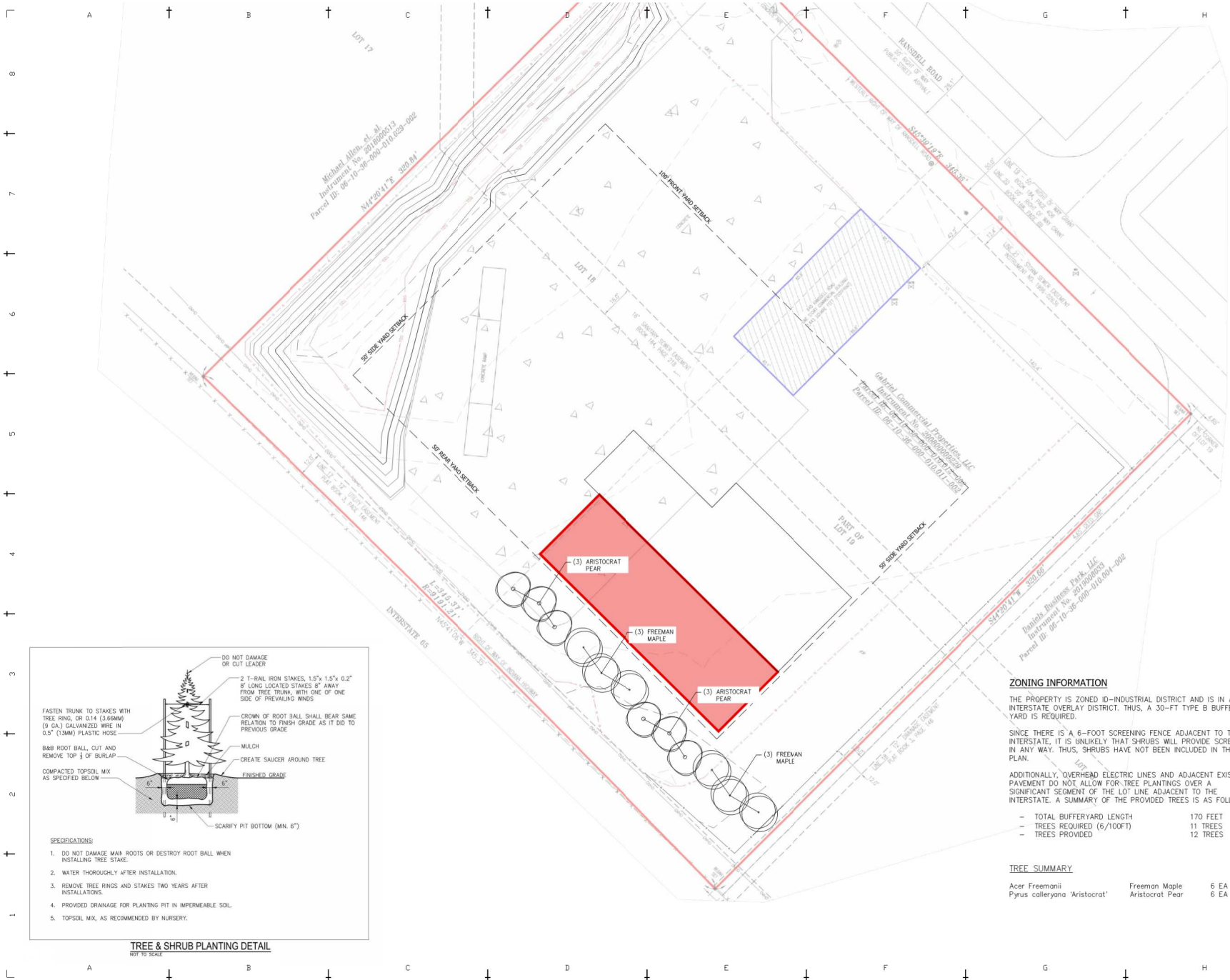
**!! CAUTION !!**  
 OVERHEAD ELECTRIC LINES. SEE NOTE 2 ON DEMOLITION PLAN

**ZONING INFORMATION**

THE PROPERTY IS ZONED ID—INDUSTRIAL DISTRICT

REQUIREMENTS FOR THIS ID ZONING DISTRICT ARE AS FOLLOWS:

- MINIMUM FRONT SETBACK 100 FEET
- MINIMUM SIDE SETBACK 50 FEET
- MINIMUM REAR SETBACK 50 FEET
- TOTAL LOT AREA 2.53 AC
- TOTAL IMPERVIOUS EXISTING 1.79 AC
- TOTAL IMPERVIOUS PROPOSED 1.08 AC
- MAX IMPERVIOUS LOT COVERAGE 75%
- PROPOSED IMPERVIOUS LOT COVERAGE 42.7%
- FLOOR AREA OF NEW BUILDING 4,800 SF
- MAX FLOOR AREA RATIO 0.60
- FLOOR AREA RATIO 0.075
- MAX BUILDING HEIGHT 50 FEET
- ACTUAL BUILDING HEIGHT 20 FEET



**TREE & SHRUB PLANTING DETAIL**  
NOT TO SCALE

**ZONING INFORMATION**

THE PROPERTY IS ZONED ID-INDUSTRIAL DISTRICT AND IS IN AN INTERSTATE OVERLAY DISTRICT. THUS, A 30-FT TYPE B BUFFER YARD IS REQUIRED.

SINCE THERE IS A 6-FOOT SCREENING FENCE ADJACENT TO THE INTERSTATE, IT IS UNLIKELY THAT SHRUBS WILL PROVIDE SCREENING IN ANY WAY. THUS, SHRUBS HAVE NOT BEEN INCLUDED IN THE PLAN.

ADDITIONALLY, OVERHEAD ELECTRIC LINES AND ADJACENT EXISTING PAVEMENT DO NOT ALLOW FOR TREE PLANTINGS OVER A SIGNIFICANT SEGMENT OF THE LOT LINE ADJACENT TO THE INTERSTATE. A SUMMARY OF THE PROVIDED TREES IS AS FOLLOWS:

- TOTAL BUFFERYARD LENGTH	170 FEET
- TREES REQUIRED (6/100FT)	11 TREES
- TREES PROVIDED	12 TREES

**TREE SUMMARY**

Acer Freemanii 'Aristocrat'	Freeman Maple	6 EA
Pyrus calleryana 'Aristocrat'	Aristocrat Pear	6 EA

**ORIENTATION & SCALE**

**CCL PROPERTIES LLC**  
950 Dorman Ave  
Indianapolis, IN 46202

**Project Description**

**NEW STEEL BUILDING**

**Project Location**

**LEBANON INDIANA**

**Signature & Seal**

**Sheet Description**

**LANDSCAPE PLAN**

**Sheet No.**

**L-101**

