

City of Lebanon Board of Zoning Appeals Meeting

Monday, April 4, 2022

7:00 p.m.

John W. Lasley Memorial Council Chambers

401 S. Meridian Street

Lebanon, IN 46052

Tentative Agenda

1. OPENING

- a. Call to Order
- b. Roll Call
- c. Approval of Minutes

2. OLD BUSINESS (* Indicates Public Hearing)

3. NEW BUSINESS (* Indicates Public Hearing)

- a. Docket #22-28*; Mann Brothers Holdings LLC requesting (7) seven Development Standards Variances to develop a gas/fueling station to be located at 845 Indianapolis Avenue. The property is Zoned "PBC" Planned Business Commercial and in the Thoroughfare Overlay District.
 - i. UDO Standards- Section 4.13.D- Front, Side, and Rear Building Setbacks
 - ii. UDO Standards- Section 7.5- Front, Rear Parking Setbacks
 - iii. UDO Standards- Section 7.21- Specific Use Standards
 - iv. UDO Standards- Table 7.10- Landscape Buffer
- b. Docket #22-29*; Tommy Polster on behalf of the Lebanon Shell Building Project requesting (3) three Development Standards Variances to construct a speculative industrial building to be located at 1400 W State Road 32. The property is Zoned "PBC" Planned Business Commercial and in the Thoroughfare Overlay District.
 - i. UDO Standards- Section 7.5.C.3- Parking Area Curbing
 - ii. UDO Standards- Section 7.8.J.3- Parking Lot Perimeter Landscaping
 - iii. UDO Standards- Section 6.1.L.2.a- Overlay District Requirements
- c. Docket #22-30*; Patterson Street Partners LLC requesting a Development Standards Variance to construct a speculative warehouse building to be located at 320 N Patterson Street. The property is Zoned "ID" General Industrial.
 - i. UDO Standards- Section 7.5.C.3- Parking Area Curbing

4. ADJOURN

The next regular Board of Zoning Appeals meeting is scheduled for:
Monday, May 2, 2022, at 7:00pm

cc: The Reporter, Insight, WIRE, Zionsville Times, The Star

The City of Lebanon Indiana acknowledges its responsibility to comply with the American Disabilities Act of 1990. In order to assist individuals with disabilities who require (i.e. sign interpretative services, alternate audio/visual devices, and amanuenses) for participation in or access to City sponsored public programs, services and or meetings, the city request that individuals make request for these services forty-eight (48) hours ahead of scheduled programs, services and/or meeting. To make arrangements please contact the Lebanon Mayor's Office at (765)482-1201