

City of Lebanon Board of Zoning Appeals Meeting

Monday, February 7, 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)

- a. **THIS ITEM WAS CONTINUED FROM THE JANUARY MEETING.** Docket# 22-1\*; Richard Penola requesting a Development Standards Variance from the minimum lot size requirement to subdivide the parcel located at 1024 N. Lebanon Street and 201 W. Essex Street. The property is Zoned "MF" Multi Family.

**3. NEW BUSINESS** (\* Indicates Public Hearing)

- a. Docket #22-4\*; Shambaugh & Son, LP representing White Castle Systems requesting a Development Standards Variance to construct a structure for refrigeration equipment. The property is located at 1506 W. Main Street. The property is Zoned "ID" Industrial District and in the Thoroughfare Overlay District.
  - i. UDO Standards- Section 7.10.A.4.c- Accessory Structure
- b. Docket #22-5\*; Patterson Street Partners LLC requesting 3 Development Standards Variances to construct a new building located at 320 N. Patterson Street. The property is Zoned "ID" Industrial District.
  - i. UDO Standards- Section 4.16.D Lot & Yard Standards
  - ii. UDO Standards- Section 7.8 Landscaping
- c. Docket #22-6\*; Danielle Hoffman requesting Development Standards Variance to construct a decorative wall in the front yard. The property is located at 100 Smith Street. The property is Zoned "PBC" Planned Business Commercial and in the Thoroughfare overlay District.
  - i. UDO Standard- Section 7.14.C.2- Fence Standards
- d. Docket #22-7\*; John Lasley requesting 5 Development Standards Variances to operate a retail nursery located at 911 Indianapolis Avenue. This property is Zoned "ID" Industrial District and in the Thoroughfare Overlay District.
  - i. UDO Standards- Section 6.1.H.16- Thoroughfare Overlay District
  - ii. UDO Standards- Section 7.13.A.4- Outdoor Sales, Display, Storage
  - iii. UDO Standards- Section 7.13.A.6- Outdoor Sales, Display, Storage
  - iv. UDO Standards- Section 7.13.B.6.a- Outdoor Sales, Display, Storage
  - v. UDO Standards- Section 6.1.L.3.c- Thoroughfare Overlay District
- e. Docket #22-8\*; Little Angels Daycare requesting a Development Standards Variance to construct an addition at their property located at 925 Hendricks Drive. The property is Zoned "PBC" Planned Business Commercial.
  - i. UDO Standards- Section 7.8- Landscaping

**4. ADJOURN**

The next regular Board of Zoning Appeals meeting is scheduled for:  
Monday, March 7, 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