

CITY OF LEBANON  
APPLICATION FOR VARIANCE  
STATEMENT OF INTENT

FILE

JAN 14 2022

CITY OF LEBANON  
Planning & Zoning Department

Docket # 22-6

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 Danielle Hoffman Phone # 574-514-6659

Address 1522 Austin Dr Lebanon, IN 46052

E-Mail Address: Danielle@thatsportsbar.com

2. **Property Owner:** Name Danielle Hoffman Phone # 574-514-6659

Address 1522 Austin Dr. Lebanon, IN 46052

E-Mail Address: Danielle@thatsportsbar.com

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

Name N/A Phone # \_\_\_\_\_

Address \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

4. **Subject Property:**

Street or road #/ address of subject property: 100 Smith St. Lebanon, IN 46052

Zoning Classification of Property: PBC

Legal Description of property (attach sheet) PT E1/2W 1/4 36-19 - 1W 0.74 A

Size of property (dimensions and /or acreage): .74 acres

Current use of property: restaurant

Comprehensive Plan Designation: update outdoor eating area / Mixed Use

5. **Requested Variance** (provide a detailed description of variances requested): Relief from  
UDO section 7.14.C.2 regarding height and openness of decorative 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 1-14-22 Signature Danielle Hoffman

**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.

Updating existing patio

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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.

Nothing is changing except updating everything.  
The patio will be same size. Fence will be made of  
landscaping Blocks

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

N/A

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### 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) Danielle Hoffman, 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

100 Smith St. Lebanon, IN 46052  
(property address or legal description)

3. I (we) are aware of the variance requested by Danielle Hoffman,  
(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.

Danielle Hoffman  
Signature

1-10-22  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Total Wall  
Height will not  
Exceed 4'6" - 5'0"**

