

APPLICATION FOR DEVELOPMENT STANDARDS VARIANCES
LEBANON BOARD OF ZONING APPEALS

FILE
SEP 12 2022
CITY OF LEBANON
Planning & Zoning Department

Improvement Location Docket # 22-64

Notice: 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.

Applicant / Owner: **Lebanon Schools Building Trades Corporation**, an affiliate of the Lebanon Community Schools, attn. Zach Dennis, Chief Financial Officer, 1810 North Grant St., Lebanon, Indiana 46052 Tele. (765) 482-0380 ext. 31811

Applicant's Agent: Kent M. Frandsen, Attorney, PARR RICHEY, 225 West Main St., P.O. Box 668, Lebanon, Indiana 46052 Tele. (765) 482-0110

1. Address and legal description of Property:

615 Peper Drive, Lebanon; Lot 7 in Walnut Glen Secondary Plat as recorded in Plat Book 12 at page 26; the deed, property record card and GIS information is attached

2. Nature of variances applied for:

- (a) a 5' reduction in the 30' front yard setback required by the recorded plat will allow for a covered, 5' deep front porch on the new single-family residence; and
- (b) a 29 sf reduction (to 1,171 sf) from the 1,200 sf minimum for a home in the SF3 zoning district.

3. A plot plan drawn to scale showing the dimensions of the lot and the size and location of all existing and proposed buildings must be submitted. (See attached)

4. Zoning Classification of Property: SF3 (Single-Family Residential)

I certify that the information contained in the application and its supplements is true and correct.

Date: 9/10/22

Signature: Kent Frandsen

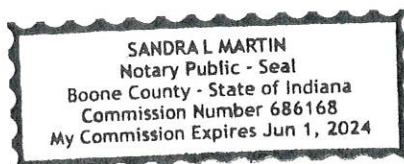
Kent M. Frandsen, Attorney for Lebanon Schools

State of Indiana, County of Boone, ss:

Subscribed and sworn to before me this 10th day of September, 2022.

Sandra L. Martin

Notary Public



**Development Standards Variance Application
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 lot on which this single-family residence is to be constructed is small (0.11 acs) and narrow. But it is located in a residential area having other small, single-family and multi-family residences on small lots. The reductions sought in the platted 30' front setback and minimum square footage are minimal, and they do not impact the suitability of the lot for this home and don't adversely impact the neighborhood. The SF3 zoning district only requires a 25" front setback.

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 proposed new home at this location will be an upgrade to the neighborhood and should enhance the value of adjacent and nearby 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 lot is small and narrow, yet both it and the neighborhood are well suited for a home of this type and size. Strict application of the platted front setback and 1,200 minimum square footage zoning requirement would result in possible elimination of the front porch and perhaps other adjustments to the design of the home necessitating other variances for the property. The home will have more character and be more attractive with a front porch.



TAX ID NUMBER(S)
015-31280-07 06-11-31-000-030.004-002

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Toby Craft

CONVEY(S) AND WARRANT(S) TO

Lebanon Schools Building Trades Corporation, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Boone County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11 day of August, 2022.

Toby Craft
Toby Craft

**DULY ENTERED
FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
AUG 15, 2022
Abbie M. Martin-Crum
Auditor of Boone County, Indiana
SL**

State of Indiana, County of Boone ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Toby Craft** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 11 day of August, 2022.

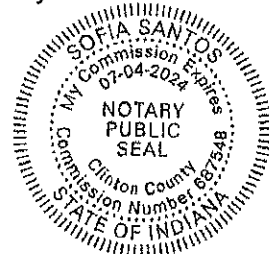
My Commission Expires:

Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
615 Peper Drive
Lebanon, IN 46052

Grantee's Address and Mail Tax Statements To:
1810 N Grant St
Lebanon, IN 46052

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

EXHIBIT A

Lot 7 in Walnut Glen Secondary Plat as recorded in Plat Book 12 page 26 in the office of the Boone County Recorder.



Search Results
Feature Count: 1

Owner	Address	Parcel	View
LEBANON SCHOOLS BUILDING TRADE	615 PEPPER DR (Est)	0153128007	PRC SDISC INFO



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Feature Count: 1

Owner	Address	Parcel	View
LEBANON SCHOOLS BUILDING TRADE	615 PEPPER DR (Est)	0153128007	PRC SDISC INFO

Parcel Number 015-31280-07	Ownership Name CRAFT TOBY	Transfer of Ownership Date	Year 2022	Card 1
County BOONE, IN		Grantor	Valid	Amount
Township CENTER				Type
Corporation				
District				
Plat				
Map				
Alt Parcel 06-11-31-000-030.004-002	Address 7279 N 950 E DARLINGTON, IN 47940			
Property Class 500				
Tax District 015 Lebanon				
Neighborhood 15663-walnut glenn-15663				

Property Address 815 PEPPER DR (Est) LEBANON, IN 46052	Account 7929	Page	VALUATION RECORD		
Legal WALNUT GLEN LOT 7 0.11A	Assessment Year 2022		2021	2020	
Reason for Change	Land	Homestead-C1	0	0	0
		Residential-C2	0	0	0
		Non-Residential-C3	200	100	100
		Total Land	200	100	100
	Improvements	Homestead-C1	0	0	0
		Residential-C2	0	0	0
		Non-Residential-C3	0	0	0
		Total Imp	0	0	0
	Total Assessed Value:		200	100	100

Property Sub Class: VACANT PLATTED LOT-500 PRINTED FROM BOONE COUNTY, INDIANA

Memorandum 2022 pay 2023 reassessment field review - no change necessary 2018 Pay 2019 Updated per field review - no changes - vacant lot	LAND DATA AND COMPUTATIONS									
	Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
				Acreege / Sq. Ft.						
	81		0.119		1600.00	1500.00	170		170	

Land Type									
F Front Lot	81 Legal Dech								
R Rear Lot	82 Public Road								
1 Comm. Ind. Land	83 Utility Trans. Tower								
11 Primary	9 Homestead								
12 Secondary	91 Res. Excess Acres								
13 Undeveloped Usable	92 Ag Excess Acres								
14 Undeveloped Unusable									
2 Classified Land	Influence Factors:								
3 Undeveloped Land	0 Other	5 Mtl Improvement							
4 Tillable Land	1 Topogrephy	6 Restrictions							
5 Non-tillable Land	2 Under Improved	7 Traffic Flow							
6 Woodland	3 Excess Frontage	8 View							
7 Other Farmland	4 Shape or Site	9 Corner Int.							
8 Ag Support Land									
	Total Acreage		0.11					Total Residential Land Value	200
								Total Non-Residential Land Value	0
								Total Land Value	200

Occupancy	Story Height	Attic	Bsmnt	Crawl	Sketch	Value Adjustment / Exterior Features
<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> 4-5 Family <input type="checkbox"/> M home <input type="checkbox"/> Row Type	1 <input type="checkbox"/> Other 2 <input type="checkbox"/> BI-level 3 <input type="checkbox"/> Tri-level	0 <input checked="" type="checkbox"/> None 1 <input type="checkbox"/> Unfin 2 <input type="checkbox"/> 1/2 Fin 3 <input type="checkbox"/> 3/4 Fin 4 <input type="checkbox"/> Fin	<input checked="" type="checkbox"/> None <input type="checkbox"/> 1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full	<input checked="" type="checkbox"/> None <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Parcel Number 015-31280-07 Residential Card 1	Value Adjustments Exterior Features
Construction	Base Area	Floor	Fin.Liv.Area	Value	SUMMARY OF IMPROVEMENTS	
1 Frame or Alum.						
2 Stucco						
3 Tile						
4 Concrete Block						
5 Metal						
6 Concrete						
7 Brick		Attic				
8 Stone		Basement				
9 Frame w/Masonry		Crawl				
Roofing						
Asphalt Shingles	<input type="checkbox"/>					
Slate or Tile	<input type="checkbox"/>					
Metal	<input type="checkbox"/>					
Floors	1	2				
Earth	<input type="checkbox"/>	<input type="checkbox"/>				
Slab	<input type="checkbox"/>	<input type="checkbox"/>				
Sub & Joists	<input type="checkbox"/>	<input type="checkbox"/>				
Wood	<input type="checkbox"/>	<input type="checkbox"/>				
Parquet	<input type="checkbox"/>	<input type="checkbox"/>				
Tile	<input type="checkbox"/>	<input type="checkbox"/>				
Carpet	<input type="checkbox"/>	<input type="checkbox"/>				
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>				
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>				
Interior Finish	1	2				
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>				
Paneling	<input type="checkbox"/>	<input type="checkbox"/>				
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>				
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>				
Accommodations		Sub-Total One Unit				
Total # Rooms		0				
Bedrooms		Sub-Total 1 Unit(s)				
Family Room		0				
Formal Dining Room						
Rec Room	Type					
Area						
Fireplace	Stacks					
Metal	Openings					
Heating / Air Conditioning						
Central Warm Air	<input type="checkbox"/>	Grade and Design				
Hot Water or Steam	<input type="checkbox"/>	Location Multiplier				
Heat Pump	<input type="checkbox"/>					
No Heat	<input type="checkbox"/>					
Gravity/Wall/Space	<input type="checkbox"/>					
Central Air Cond.	<input type="checkbox"/>					
Plumbing	#	TF				
Full Baths						
Half Baths						
Kitchen Sink	1	1	Plumbing System			
Water Heater	1	1	Heating System			
Extra fixtures			Electrical System			
Total			Extensions			
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>				