

**CITY OF LEBANON
APPLICATION FOR VARIANCE
STATEMENT OF INTENT**

I _____ Docket # _____
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 TOMMY POLSTER Phone # 317-570-8800
Address 11 MUNICIPAL DRIVE, SUITE 300, FISHERS, IN 46038
E-Mail Address: TPOLSTER@CECINC.COM

2. **Property Owner:** Name GM DEVELOPMENT COMPANIES, LLC
(ATTN: GREG MARTZ) Phone # _____
Address 8561 N COUNTY ROAD 175 E, SPRINGPORT, IN 47386
E-Mail Address: _____

3. **Applicants agent, attorney or other contact (if any):**
Name _____ Phone # _____
Address _____
E-Mail Address: _____

4. **Subject Property:**
Street or road #/ address of subject property: 1400 W. SR 32, LEBANON, IN 46052
Zoning Classification of Property: PBC (REZONE TO PBI)
Legal Description of property (attach sheet) _____
Size of property (dimensions and /or acreage): 12.83
Current use of property: AGRICULTURAL
Comprehensive Plan Designation: WAREHOUSE FACILITY

5. **Requested Variance** (provide a detailed description of variances requested): _____
PARKING AREA CURBING (UDO 7.5.C.3), PARKING LOT PERIMETER LANDSCAPING (UDO 7.8.J.3), AND THOROUGHFARE OVERLAY MASONRY REQUIREMENT (UDO 6.1.L.2.a)

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 3/17/22 Signature 

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.

UDO 7.5.C.3 - CURBING TO BE REMOVED IS NOT ACTING AS A BARRIER. THEREFORE, NO ADVERSE SAFETY RISK

UDO 7.8.J.3 - LANDSCAPING REMOVAL WILL NOT ALLOW PARKED VEHICLE HEADLIGHTS TO SHINE ON SR 32. THEREFORE, NO ADVERSE SAFETY RISK

UDO 6.1.L.2.a - BUILDING FACADE IS AESTHETIC PROPERTY, NOT A SAFETY FACTOR

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.

UDO 7.5.C.3 - GRADING TO BE REVISED TO ENSURE IMPERVIOUS RUNOFF IS STILL CAPTURED BY STORM SEWER

UDO 7.8.J.3 - LANDSCAPING REMOVAL WILL ACCOMODATE FUTURE PLANNED BUILDING EXPANSION

UDO 6.1.L.2.a - BUILDING FACADE IS AESTHETIC, NO NEGATIVE IMPACTS ANTICIPATED

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

UDO 7.5.C.3 - CURBING WOULD PREVENT FUTURE EXPANSION OF TRUCK COURT AREA WITHOUT SIGNIFICANT GRADING, PAVING, AND STORM SEWER REWORK.

UDO 7.8.J.3 - LANDSCAPING ALONG SHARED ACCESS DRIVE AND TRUCK COURT WOULD HINDER FUTURE PLANNED LOT DEVELOPMENT

UDO 6.1.L.2.a - MASONRY FACADE NOT COMPLIANT WITH PROPOSED BUILDING USE
