

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 Andrew Gutwein Phone # 317-344-9393

Address 1475 W Oak St #164, Zionsville, IN 46077

E-Mail Address: Andrew@AGCommercialRealEstate.com

2. **Property Owner:** Name Bari, LLC Phone # 317-344-9393

Address 1475 W Oak St #164, Zionsville, IN 46077

E-Mail Address: Andrew@AGCommercialRealEstate.com

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: 2423/2425 N Lebanon Street

Zoning Classification of Property: Planned Business Commercial (PBC)

Legal Description of property (attach sheet) \_\_\_\_\_

Size of property (dimensions and /or acreage): 6.47 acres

Current use of property: Retail Center

Comprehensive Plan Designation: Commercial

5. **Requested Variance** (provide a detailed description of variances requested): Update existing Tractor Supply Sign to monument center sign.

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 2/9/22 Signature 

**SCHEDULE 1.1.1**

**Real Property Description**

The Land referred to herein below is situated in the County of Boone, State of Indiana, and is described as follows:

Part of the Southeast Quarter of Section 24, Township 19 North, Range 1 West, Center Township, Boone County, Indiana, being more fully described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 24; thence along the Section line, North 89 degrees 33 minutes 48 seconds West 1327.96 feet; thence along the old right of way line of State Highway 39, North 10 degrees 04 minutes 09 seconds West 310.94 feet to a curve having a radius of 171,887.30 feet, the radius point of which bears South 79 degrees 55 minutes 49 seconds West; thence Northerly along said right of way line and said curve, 243.00 feet to the POINT OF BEGINNING which said point bears North 79 degrees 50 minutes 58 seconds East from said radius point; thence continue Northerly along said right of way line and said curve, 454.00 feet to a point bears North 79 degrees 41 minutes 53 seconds East from said radius point; thence along the South described line of the Maan & Associates, Inc. Property recorded as Instrument Number 9809523 and the South described line of the Tsung-We Ran and Shu-Chen Ran Property recorded as Instrument Number 9801133, Boone County Recorder's Office, North 79 degrees 44 minutes 28 seconds East 490.82 feet; thence along the West described line of the Slate Run Apartments of Lebanon, LTD Property recorded in Deed Record 218, page 823 and part of the West described line of the Ulen North, Section 1 property recorded in Plat Record 6, page 24, South 10 degrees 15 minutes 32 seconds East 700.07 feet; thence along part of the North described line of Price-Dixner properties recorded in Deed Record 202, Pages 485-486, North 89 degrees 38 minutes 29 seconds West 296.15 feet; thence along the East described line of the National City Bank Property recorded in Deed Record 227, pages 266-267, North 10 degrees 15 minutes 32 seconds West 191.50 feet; thence along the North described line of said National City Bank property, South 79 degrees 44 minutes 28 seconds West 200.00 feet to the POINT OF BEGINNING.

EXCEPTING therefrom the 45.00 foot wide Right of Way granted to the State of Indiana on and along the West boundary recorded in Deed Record 157, page 196.

ALSO EXCEPTING therefrom the 10.00 foot wide Right of Way granted to the State of Indiana by Deed recorded in Deed Record 239, pages 838-840, described as follows:

Part of the Southeast Quarter of Section 24, Township 19 North, Range 1 West, Center Township, Boone County, Indiana, more fully described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 24; thence along the Section line, North 89 degrees 33 minutes 48 seconds West 1290.19 feet to a curve having a radius of 42,486.32 feet, the radius point of which bears South 80 degrees 43 minutes 44 seconds West; thence Northerly along said curve, 560.98 feet to the POINT OF BEGINNING; which said point bears North 79 degrees 58 minutes 20 seconds East from said radius point; thence continue Northerly along said curve 287.51 feet to a point which bears North 79 degrees 35 minutes 04 seconds East from said radius point; thence North 10 degrees 25 minutes 47 seconds East 166.49 feet; thence North 79 degrees 44 minutes 28 seconds East 10.00 feet; thence South 10 degrees 25 minutes 47 seconds East 166.49 feet to a curve having a radius of 42,496.32 feet, the radius point of which bears South 79 degrees 58 minutes 20 seconds West; thence Southerly along said curve, 287.51 feet to a point bears North 79 degrees 35 minutes 04 seconds East from said radius point; thence South 79 degrees 44 minutes 28 seconds West 10.00 feet to the POINT OF BEGINNING.

of signing and printing, and systems that do not display all aspects of the drawing, including arrows, spacing and colors. I also agree that no reproduction of this artwork is permitted without the written consent of Skyline Design, LLC. NOTE: Colors in the drawing are approximate and may not match EXACTLY to manufacturer's samples.

120 in

TRACTOR SUPPLY

TENANT

TENANT

TENANT

96 in

24 in

24 in

24 in

24 in

42 in

144 in

**APPROVAL**

ONE REVISION PER SIGN, ADDITIONAL REVISIONS WILL RESULT IN A MINIMUM \$25.00 ART CHARGE

CUSTOMER: Andrew Gutwein ADDRESS: 2425 N. Lebanon St. Lebanon, IN

DATE

CONTACT: Andrew Gutwein PHONE NO: 317-344-9393

DATE: 1-25-22 REV: 1

**SKYLINE**  
*Design*  
SIGNS, AWNINGS & GRAPHICS  
PHONE: 765-564-4422  
FAX: 765-564-4433

- ParcelsFromCounty
- Addresses Boone Co
- Lebanon City Lin
- Roads

THINK



1" = 100'