

FILE

NOV 16 2021

CITY OF LEBANON
Planning & Zoning Department

For Office Use Only
File No. 21-65
Fees Paid Yes No

2021
CITY OF LEBANON

APPLICATION FOR REZONE OF PROPERTY AND AMENDMENT TO THE ZONING ORDINANCE

Project Address/ Location 702, 710, and 714 W. Superior Street and 719 W. Pearl Street
(attach legal description)

Parcel ID No. 0151016000, 0153457000, 0153457001, and 0153456000 Area (0.76 acres lots)

Existing Zoning ID Industrial Proposed Zoning TR Traditional Residential

Township Center Subdivision and Lot # Halls Addition Blk 3, Lots 5, 6, 7 and 8

Existing land use Vacant Proposed land use Multi-family Residential

Name of Applicant/ Contact Person Kent Mueller

Phone 317.430.6780 Fax _____ Email kent@indyhomesforcash.com

Address _____

Name of Property Owner Ronald E. Smith M/E RENTAL PROPERTIES LLC

Phone _____ Fax _____ Email _____

Address PO Box 189, Lebanon, IN 46052 6578 CROSSWINDS CT ANON IN 46123

Application Fee \$ 300.00

Procedures

1. The applicant shall first schedule a meeting with staff to discuss the proposed zoning classification in relationship to the Lebanon Comprehensive Plan prior to filing.
2. The applicant shall confer with Lebanon Utilities regarding sewer and utility availability.
3. Applicant shall submit an application, conceptual site plan and pay filing fees at least four (4) weeks prior to being placed on Lebanon Plan Commission agenda.
4. Prior to Plan Commission
 - a. Planning staff will review the conceptual site plan and prepare comments recommending approval or requesting revisions.
 - b. The Plan supporting documentation shall be available at the time of notice for the public hearing is published.
5. The Plan Commission meets the 3rd Monday of each month.

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) M/E RENTAL PROPERTIES LLC
~~Ronda E. Smith~~, being duly sworn, state as follows:
(owner of subject property)

I am a competent adult, over 21 years of age, and have personal knowledge of the matters stated in this affidavit.

I (we) am (are) the owner(s) of the property commonly known or legally described as

702, 710, and 714 West Superior Street, and 719 West Pearl Street, Lebanon, IN
(property address or legal description)

I (we) are aware of the rezoning requested by M/E RENTAL PROPERTIES LLC
(applicant's name)

relating to my property, and I (we) authorize the applicant to seek this rezoning.

I affirm under the penalties of perjury that the foregoing statements are true and correct.

[Signature]
Signature

11/15/21
Date

[Signature]
Signature

11/15/21
Date

2021006955
Electronic Filing
From: Meridian Title Corp
20-49787
Thru: Simplifile

2021006955 DEED \$25.00
05/04/2021 09:27:40AM 3 PGS
Deborah S. Ottinger
Boone County Recorder IN
Recorded as Presented



TAX ID NUMBER(S)

015-34560-00 06-10-36-003-016.015-002
015-34570-00 06-10-36-003-016.016-002
015-34570-01 06-10-36-000-016.050-002
015-10160-00 06-10-36-003-016.017-002

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Ronald E. Smith

CONVEY(S) AND WARRANT(S) TO

M/E Rental Properties LLC, 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.

Grantor swears under oath that he is also known as R.E. Smith on a prior deed as to Parcel IV

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28 day of April, 2021


Ronald E. Smith

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Debbie M. Morton-Crum
Debbie M. Morton-Crum
May 04 2021 - NW

TAX ID NUMBER(S)

015-34560-00 06-10-36-003-016.015-002
015-34570-00 06-10-36-003-016.016-002
015-34570-01 06-10-36-000-016.050-002
015-10160-00 06-10-36-003-016.017-002

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Ronald E. Smith

CONVEY(S) AND WARRANT(S) TO

M/E Rental Properties LLC, 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:

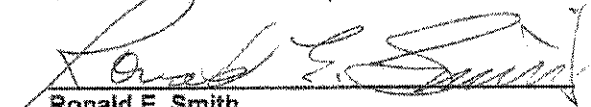
SEE ATTACHED EXHIBIT "A"

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

Subject to covenants, restrictions and easements of record.

Grantor swears under oath that he is also known as R.E. Smith on a prior deed as to Parcel IV

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28 day of April 2014.


Ronald E. Smith

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 **Ronald E. Smith** 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 28 day of April, 2020.

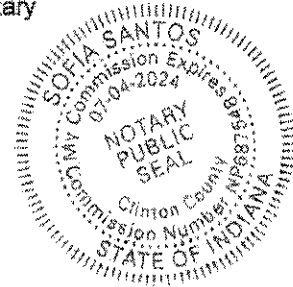
My Commission Expires: _____

[Signature]
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

Grantee's Address and Mail Tax Statements To:

Property Address:
719 West Pearl Street
Lebanon, IN 46052

6578 CROSSLANDS COURT
AVON IN 46123

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

Parcel I:

Lot Numbered Six in Block No. 3 in Hall's Addition to Lebanon, Boone County, Indiana, as recorded in Plat Book 2, page 15, Recorder's Office, Boone County, Indiana.

719 West Pearl Street, Lebanon, IN 46052
015-34560-00 / 06-10-36-003-016.015-002

Parcel II:

Lot Numbered 5 in Block No. 3 in Hall's Addition to Lebanon, Boone County, Indiana, as recorded in Plat Book 2, page 15, Recorder's Office, Boone County, Indiana.

710 West Superior Street, Lebanon, IN 46052
015-34570-00 / 06-10-36-003-016.016-002

Parcel III:

Lot Numbered 7 in Block No. 3 in Hall's Addition to Lebanon, Boone County, Indiana, as recorded in Plat Book 2, page 15, Recorder's Office, Boone County, Indiana.

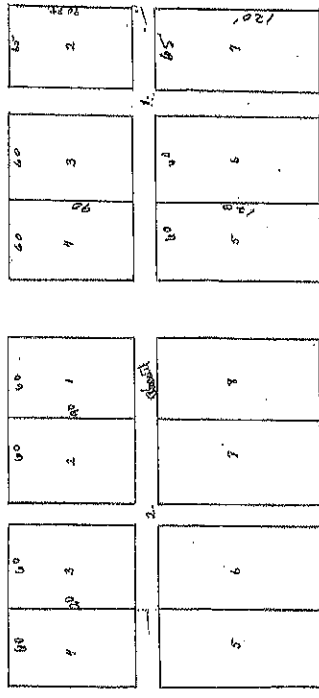
714 West Superior Street, Lebanon, IN 46052
015-34570-01 / 06-10-36-000-016.050-002

Parcel IV:

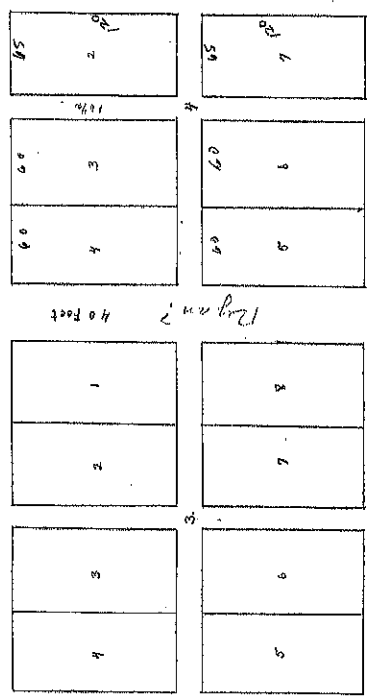
Lot Numbered 8 in Block No. 3 in Hall's Addition to Lebanon, Boone County, Indiana, as recorded in Plat Book 2, page 15, Recorder's Office, Boone County, Indiana.

702 West Superior Street, Lebanon, IN 46052
015-10160-00 / 06-10-36-003-016.017-002

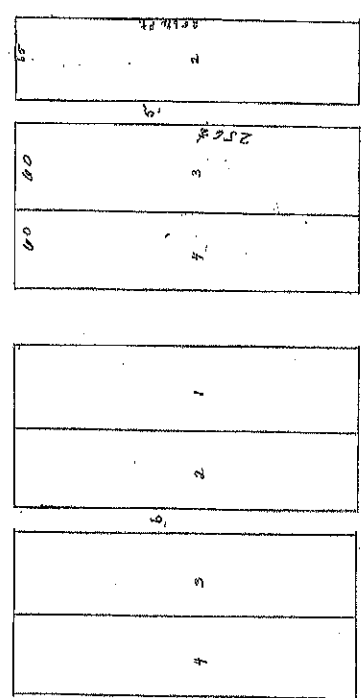
N.



66 Feet



66 Feet



ELM ST

S.

Lebanon, Boone Co. Ind. Oct. 20, 1855.

I surveyed and laid off into town lots for Moses Hall in an Addition to Leganby being seven acres and nine perches off the north end of the street known as the street between the north and south corners of Section 36, Township 13 N. of Range one West of 2nd Meridian.

The lots are all 60 feet by 120 except those herein described otherwise.

Lot No. 2. in Block No. 1 is 65 by 90 feet.

Lots No. 3 & 4 are 60 by 90.

Lot No. 7 is 65 by 120

In Block No. 2 Lots No. 1, 2, 3 & 4 are 60 by 90 feet.

In Block No. 4 Lots No. 2 & 7 are 65 by 120 feet.

Block No. 5 Lots No. 1, 2, 3 & 4 are 60 by 256 1/2 feet. 2 is 65 wide

In Block No. 6 Lots No. 1, 2, 3, & 4 are 60 by 256 1/2 feet.

D. H. Burns

I hereby certify that the above description and plat correspondingly are correctly made as taken by me on the premises at a previous time Oct. the 20th. 1855.

David H. Burns

State of Indiana }
Boone County } Sect:

Before me Thomas F. Miller Recorder in and for said County this 25th day of February A.D. 1856, Moses Hall acknowledged the within and foregoing plat of addition to the town of Lebanon to be his own true and correct deed and official seal.

Thomas F. Miller, Recorder

Subscribed: Rec'd. for rec'd. Feb'y 26, 1856 at 9 o'clock P.M. & recorded same day in the records of town plate, pages 36 & 37.

Thomas F. Miller, R.E.C.

In Block No. 1 with the Streets 210 Square rods without the Streets 167 25/100 Square rods.

Transferred and re-recorded hereon by order of the Commissioners of said County made at their March Term 1867 the 14th day of March 1867.

John Thomas, R.E.C.

Re-recorded by order of the Board of Commissioners at their June Term 1862.

John S. Masters, R.E.C.

Re-recorded by order of the Board of County Commissioners at their June Term 1898.

John West
R. E. C.

N.

COOMBS ST