

CITY OF LEBANON
APPLICATION FOR CONDITIONAL USE
STATEMENT OF INTENT

FILE

APR 10 2023

CITY OF LEBANON

Planning & Zoning Department

Docket # 23-32

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:** Name Robert and Tracey Trantum Phone # 317/902-2464
Address 403 E Washington St Lebanon, IN 46052
E-Mail Address: trantuminsulation@att.net
- Property Owner:** Name 6tholdings, LLC Phone # 317/902-2464
Address 403 E Washington St Lebanon, IN 46052
E-Mail Address: 6tholdings@gmail.com
- Applicants agent, attorney or other contact (if any):** N/A
Name _____ Phone # _____
Address _____
E-Mail Address: Trantuminsulation@att.net
- Subject Property:**
Street or road #/ address of subject property: 211 E Washington St
Zoning Classification of Property: CB
Legal Description of property (attach sheet) _____
Size of property (dimensions and /or acreage): 1998 sq ft
Current use of property: rental house
Comprehensive Plan Designation: _____
- Requested Conditional Use** (provide a detailed description of Conditional Use requested):
Boarding House
- Site Plan:** Attach a site plan 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 Conditional Use...

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

Date 4-3-23 Signature Tracey Trantum

Conditional Use
Proposed Findings of Fact

The following conditions must exist in order to grant a Conditional Use. In the space provided, please indicate how the proposed use will conform to the following conditions.

1. The proposed use is listed as a Conditional Use for the particular zoning district of the subject site.

yes

2. The established, maintenance, or operation of the Conditional Use will not be determined to or endangered the public health, safety, morals, or general welfare of the community.

no-

Transition home for women integrating back into Society

3. The Conditional Use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for lawfully-permitted purposes, nor substantially diminished or impaired property values within the neighborhood and zoning district.

no - because they will just be living like a rental home.

4. The establishment of the Conditional Use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

no - Because the women will just be renting it and we will be maintaining it.

5. Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

yes

6. The proposed use is not in conflict with the goals of the Comprehensive Plan or the Unified Development Ordinance.

no

Sister Check Next Step Transition is a home created by Heather Vann and inspired by God. The home is for women who come out of recovery programs who need a next step. Heather graduated from a faith-based recovery home herself. Now Brother and Sister Check Ministries, Inc., (a non-profit ministry based out of Boone County) wants to walk alongside other women and help show them how to be successful in their recovery and there relationships with God.

To be an applicant of Sister Check Next Step Transition, a woman must have completed a 9-month program and have received a certificate of completion. Sister Check Next Step Transition is the next step for women who need a place to go after leaving a recovery home. Many women can not find places to rent because of their history. We would like to be a second chance and a support system for them. We would also like to help them by reuniting them with their children and help them restore relationships with their families. The leasing terms are 6 months to a year unless we feel they need more time. The women will be renting the bedrooms like they are living in a boarding house environment. They will be sharing the common areas (bathrooms, kitchens, living rooms, back yard, front yard, garage, basement, etc.).

we plan to have no more than five units
and five applicants

EXHIBIT A

Parcel I:

The North Half of Lots Numbered Three (3) and Four (4) in Block 11, in the Original Plat of the Town, now City of Lebanon, in Boone County, Indiana, as per plat thereof recorded in the Red Book, in the Office of the Recorder of Boone County, Indiana..

ALSO,

The South Half of Lots Numbered Three (3) and Four (4) in Block 11, in the Original Plat of the Town, now City of Lebanon, in Boone County, Indiana, as per plat thereof recorded in the Red Book, in the Office of the Recorder of Boone County, Indiana.. in the Original Plat of the Town, now City of Lebanon, in Boone County, Indiana, as per plat thereof.