

CITY OF LEBANON
APPLICATION FOR VARIANCE
STATEMENT OF INTENT

FILE

DEC 14 2022

CITY OF LEBANON
Planning & Zoning Department

Docket # 23-9

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 MBS Properties LLC / Mary Beth Shoaf Phone # 765-676-7604
Address 4043 W 550 S, Jamestown, IN 46147
E-Mail Address: mbshoaf@mbsfinancial.org.com

2. **Property Owner:** Name MBS Properties / Mary Beth Shoaf Phone # 317-319-4346
Address 4043 W 550 S Jamestown IN 46147
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: 618 N. Lebanon St, Lebanon IN 46052
Zoning Classification of Property: Residential MF
Legal Description of property (attach sheet) Lot 11 in Lane + Busby Subdivision
Size of property (dimensions and /or acreage): _____
Current use of property: Private Residence
Comprehensive Plan Designation: _____

5. **Requested Use Variance** (provide a detailed description of variances requested): _____

Professional Office in residential zoning district

6. **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 variances...

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

Date 12/14/22 Signature Mary Beth Shoaf

VARIANCE OF USE

PROPOSED FINDINGS OF FACTS

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 Use Variance. 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 of your case satisfy each factor. Attach additional sheets if necessary.

1. The proposed variance will not be injurious to the public health, safety, morals, and general welfare of the community.

The property will be used for an accounting office.

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.

No, will not be affected

3. The need for the variance arises from some condition peculiar to the property involved.

An area with a mix of uses.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property which the variance is sought.

A hardship does exist.

5. The proposed variance does not interfere substantially with the City of Lebanon Comprehensive Plan.

It does not interfere

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) Mary Beth Shoaf, being duly sworn, state as follows:
(owner of subject property)

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

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

618 N. Lebanon St, Lebanon IN 46052
(property address or legal description)

3. I (we) are aware of the variance requested by MBS Properties LLC
(applicant's name)

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

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

Mary Beth Shoaf
Signature

12/12/22
Date

Signature

Date