

**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 Dillon Reynolds/SPACECO, Inc. Phone # 317-779-2194

Address 3850 Priority Way South Drive, Suite 110, Indianapolis, IN 46240

E-Mail Address: dreynolds@spacecoinc.com

2. **Property Owner:** Name Lebanon Hotel Group, LLC/Balwinder Kang Phone # 317-600-9820

Address 5601 Fortune Circle W, Indianapolis, IN 46241

E-Mail Address: aghoman@gmail.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: 1527 W. South St., Lebanon, IN 46052

Zoning Classification of Property: PUD/Thoroughfare Overlay District

Legal Description of property (attach sheet) Lot 1 - Lebanon Gateway Marketplace

Size of property (dimensions and /or acreage): 1.04 acres

Current use of property: Vacant/Agriculture

Comprehensive Plan Designation: Commercial

5. **Requested Variance** (provide a detailed description of variances requested): \_\_\_\_\_

A variance to allow the main entrance of the structure to face Gateway Avenue instead of SR 32/South St.

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 05/15/2023 Signature *Dillon Reynolds*

**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.

This variance will not be injurious to the public health, safety, morals, and general welfare of the community  
as no variances are being requested that would affect safety of the public or the appearance of the  
surrounding area.

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.

The use and value of the area adjacent to the property will not be affected, as the appearance of the  
facade facing State Road 32 is still enhanced with similar architectural features as the entrance.

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

The adjacent hotel and this restaurant are meant to work together in overall site function, and the hotel must  
face Gateway Avenue, so a main restaurant entrance facing SR 32 would cause pedestrian traffic that  
is not ideal. Also, the main drive connection is to Gateway Avenue so this allows traffic to flow easier.

## 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) \_\_\_\_\_, 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

Lot - 1, Lebanon Gateway Marketplace  
(property address or legal description)

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3. I (we) are aware of the variance requested by Dillon Reynolds,  
(applicant's name)

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

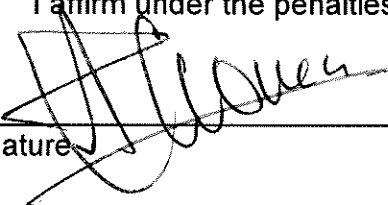
I affirm under the penalties of perjury that the foregoing statements are true and correct.

Signature

Date

Signature

Date



May 15/2023



May 15/23