

**CITY OF LEBANON  
APPLICATION FOR VARIANCE  
STATEMENT OF INTENT**

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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 Matthew Howard Phone # 317-452-2518

Address 3516 E 400 S, Lebanon, IN 46052

E-Mail Address: mhoward@mihomes.com

2. **Property Owner:** Name Matt Howard Phone # 317-452-2518

Address 3516 E 400 S, Lebanon, IN 46052

E-Mail Address: mhoward@mihomes.com

3. **Applicants agent, attorney or other contact (if any):**

Name N/A Phone # N/A

Address N/A

E-Mail Address: N/A

4. **Subject Property:**

Street or road #/ address of subject property: 3516 E 400 S, Lebanon, IN 46052

Zoning Classification of Property: Residential

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

Size of property (dimensions and /or acreage): 1.5893 Acres

Current use of property: Single Family Residence

Comprehensive Plan Designation: \_\_\_\_\_

5. **Requested Variance** (provide a detailed description of variances requested): I am requesting a variance on the allowable area of an accessory building from 1,908 sf to 2,000 sf and the allowable height of the building from 18' to 23'.

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 8/16/23 Signature 

**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.

\_\_\_The pole barn will be located behind our home and we have adequate screening on our property to not impact the surrounding community in a negative way.

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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.

\_\_\_Many of the homes surrounding our property have pole barns on their properties. Ours will be consistent with many of theirs.

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

\_\_\_We are very close to meeting the square footage requirement. We are 98 square feet over the allowable area. We are requesting the additional height of the structure be allowed in order for our camper to be stored in the barn.

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LAND DESCRIPTION (1.5893 ACRES)  
(PART OF DEED RECORD 249, PAGES 118-119)

PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 1 EAST, PERRY TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;  
THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 400 SOUTH AND THE SECTION LINE, SOUTH 89 DEGREES 18 MINUTES 33 SECONDS WEST 20.53 FEET; THENCE NORTH 00 DEGREE 20 MINUTES 52 SECONDS WEST 401.65 FEET; THENCE ALONG PART OF THE SOUTH DESCRIBED LINE OF THE KENNEY JOE MONTGOMERY AND MARGARET KAY MONTGOMERY PROPERTY RECORDED IN DEED RECORD 249