

**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 Jim Barnes Phone # (317) 590-0658

Address 525 E Morris Street, Indianapolis, IN 46203

E-Mail Address: jbarnes@solomoncons.com

2. **Property Owner:** Name Ransdell Properties, LLC c/o Keith Hammer Phone # (317) 903-9602

Address 6361 Central Blvd, Whitestown, Indiana 46075

E-Mail Address: keith@laminiqueinc.com

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

Name Jim Barnes Phone # (317) 590-0658

Address 525 E Morris Street, Indianapolis, IN 46203

E-Mail Address: jbarnes@solomoncons.com

4. **Subject Property:**

Street or road #/ address of subject property: 502 / 540 Ransdell Road, Lebanon, Indiana 46052

Zoning Classification of Property: ID

Legal Description of property (attach sheet) Provided on attached re-plat document

Size of property (dimensions and /or acreage): 5.176 ac Total (Lot 16 = 1.852 Lot 15 = 3.324)

Current use of property: L-16: Warehouse, Office L-15: Undeveloped, Grass Cover

Comprehensive Plan Designation: Industrial

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

A proposed shift in property line affects existing lots which are less than minimum area per ID Zoning

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 3/12/2023 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.

A shift in the 15/16 lot line was required by the new tenant of Lot 16 as necessary for  
operations. The minor shift in lot line appears negligible to the above concerns.

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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.

The shift is in the interest of both adjacent parties. Moreover, the combining of lots 14  
and 15 into one lot results in all lots growing in size towards the 5 ac minimum.

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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.

This variance seeks to extend a legally existing non-conforming use for the benefit of  
the current tenant and owner of all the impacted lots.

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## 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) RANSDALL PROPERTIES, LLC, being duly sworn, state as follows:  
(owner of subject property) C/O KEITH HAMMER

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


Lots 14, 15, 16 Ransdell Park

(property address or legal description)

3. I (we) are aware of the variance requested by Jim Barnes,  
(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

8/14/23  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date