

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: March 4, 2015

TIME: 5:30 p.m.

Members present were: John Magness, Tom Siehl, Robb Kaufman and Pat Clements, City Manager. Also present was Samuel Hill, City Planner.

The first order of business was the election of a Chairman and Vice-Chairman of Board of Zoning Appeals.

A motion was made by Mr. Siehl and seconded by Mr. Kaufman, to allow the Chairman and Vice-Chairman to remain the same for the Board of Zoning Appeals.

Mr. Magness was elected Chairman of the Board of Zoning Appeals and Mr. Kaufman was elected Vice-Chairman of the Board of Zoning Appeals by affirmation.

The next item of business was the consideration of the minutes from the Board of Zoning Appeals meetings of July 2, 2014.

Without objection the minutes were approved, as presented.

The next item of business was an application submitted by Paige Forest Christophel, for the property located at 509 Deerfield Road, for a dimensional variance to decrease the minimum side yard setback from ten (10) feet to two (2) feet, to allow a carport to be attached to the legal nonconforming garage. After staff summarized the agenda item, a motion was made by Mr. Siehl and seconded by Mr. Kaufman to open the public hearing.

All members were in favor.

With no one speaking for or against this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Kaufman, to close the public hearing.

All members were in favor.

After further discussion, a motion was made by Mr. Siehl and seconded by Mr. Kaufman to approve the dimensional variance to decrease the minimum side yard setback to two (2) feet, for the property located at 509 Deerfield Road, subject to the following conditions:

- (1) Any variation from the approved plans will require additional review and approval by the Department of Planning and Development and/or the Board of Zoning Appeals prior to any work being conducted at the site.
- (2) All required City and County permits shall be obtained prior to beginning any construction activity at the subject site.

The roll was called unanimously.

The next item of business was an application submitted by Allison McKenzie, on behalf of the Lebanon City Schools, for the Junior High property located at 160 Miller Road for a dimensional variance to decrease the minimum front yard setback from seventy-five (75) feet to thirty

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(30) feet, to construct a new educational facility. After staff summarized this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Kaufman, to open the public hearing.

All members were in favor.

Allison McKenzie introduced herself as the applicant and spoke in favor of the project. There was no opposition to the project.

A motion was made by Mr. Siehl and seconded by Mr. Kaufman to close the public hearing.

All members were in favor.

After further discussion, a motion was made by Mr. Kaufman and seconded by Mr. Siehl, to approve the dimensional variance to decrease the minimum front yard setback along State Route 48 to thirty (30) feet, for the property located at 160 Miller Road, subject to the following conditions:

- (1) A revised site plan depicting the proper setback shall be provided.
- (2) Any variation from the approved plans will require additional review and approval by the Department of Planning and Development and/or the Board of Zoning Appeals prior to any work being conducted at the site.
- (3) All required City and County permits shall be obtained prior to beginning any construction activity at the subject site.

The roll was called unanimously.

Staff noted the April meeting was cancelled due to a lack of agenda items.

There being no further business, the meeting was adjourned.


Chairman