

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: May 20, 2015

TIME: 5:30 p.m.

Members present were: John Magness, Tom Siehl, and Robb Kaufman. Absent was Pat Clements, City Manager. Also present were Samuel L. Hill, City Planner and Theresa A. Scott, Administrative Assistant-Planning.

The first item of business was the consideration of the minutes from the Board of Zoning Appeals of March 4, 2015.

Without objection the minutes were approved, as presented.

The next item of business was an application submitted by Dwight J. Goff, for a dimensional variance to decrease the minimum side yard setback for the property at 437 Ward Street. After staff summarized this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Magness to open the public hearing. Hearing no opposition, the public hearing was closed.

A motion was made by Mr. Kaufman and seconded by Mr. Siehl, to approve the dimensional variance to decrease the minimum side (north) yard setback for an accessory structure from ten (10) feet to five (5) feet for the property at 437 Ward Street, subject to the following conditions:

- (1) The proposed detached garage shall not be used as a residential dwelling or as the location of a commercial business.
- (2) All required City and County permits shall be obtained prior to beginning any construction activity at the subject site.

Upon calling the roll, the motion was approved unanimously.

At this time the order of the agenda was changed.

The next item of business was an application submitted by the Flint Group North America Corp, for a dimensional variance to allow construction of a detached accessory structure that would encroach 75 feet into the front yard. After staff summarized this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Magness to open the public hearing. Mr. John Esterkamp, Operations Manager briefly spoke in favor of the variance and described future expansion plans at the site. Hearing no opposition, the public hearing was closed.

A motion was made by Mr. Kaufman and seconded by Mr. Siehl, to approve the dimensional variance to allow an encroachment within the front yard for the construction of a 34 ft. by 45 ft. detached accessory structure that would encroach 75 feet into the front yard at 2675 Henkle Drive, subject to the following conditions:

- (1) All required City and County permits shall be obtained prior to beginning any construction activity at the subject site.

Upon calling the roll, the motion was approved unanimously.

At this time, Mr. Magness recused himself from the next agenda item.

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The next item of business was an application submitted by Zachary & Emily Magness, for a dimensional variance to decrease the minimum side and rear yard setbacks for an accessory structure from ten (10) feet to five (5) feet, for the property at 307 S. Broadway. After staff summarized this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Kaufman to open the public hearing. Hearing no opposition, the public hearing was closed. 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 and rear yard setbacks for an accessory structure from ten (10) feet to five (5) feet for the property at 307 S. Broadway, subject to the following conditions:

- (1) No part of the structure shall be permitted to encroach within the public utility easement.
- (2) The proposed detached two-car garage shall not be used as a residential dwelling or as the location of a commercial business.
- (3) All required City and County permits shall be obtained prior to beginning any construction activity at the subject site.

Upon calling the roll, the motion was approved unanimously.

Other Business

- (1) Staff noted that a Board of Zoning Appeals meeting has been scheduled for June 3rd for a dimensional variance for an accessory building at 432 E. Mulberry Street. A Certificate of appropriateness was approved by Planning Commission on May 19th.

There being no further business, the meeting was adjourned.


Chairman