

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: June 3, 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 Stephen Kaiser, City Council Member.

The first item of business was the consideration of the minutes from the Board of Zoning Appeals of May 20, 2015. A motion was made by Mr. Kaufman and seconded by Mr. Siehl to approve as submitted.

Upon calling the roll, the motion was unanimously approved.

The next item of business was an application submitted by Mike Saracina, for a dimensional variance to decrease the minimum side yard setback for the property at 432 E. Mulberry Street. After staff summarized this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Kaufman to open the public hearing. Mr. Saracina spoke in favor of the project and answered a question regarding the layout of the proposed garage. Mr. Saracina explained the proposed (16' X 24') garage would be oriented so that the 16' side is parallel with the alley which would allow room for another car to be parked beside the garage. 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 (east) yard setback for an accessory structure from ten (10) feet to three (3) feet for the property at 432 E. Mulberry Street, subject to the following conditions:

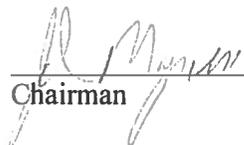
- (1) The proposed detached garage shall not be used as a residential dwelling or as the location of a commercial business.
- (2) Any variation from the approved plans will require additional review and approval by the Department of Planning and Development and/or the Board of Zoning Appeals prior to 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.

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 August 5th for a dimensional variance for an accessory building at 23 N. Sycamore St and a potential application to expand a legal nonconforming residential structure at 1113 Deerfield Road. Mr. Kaufman indicated he would not be in attendance at the August meeting.

There being no further business, the meeting was adjourned.


Chairman 6-5-2015