

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: August 5, 2015

TIME: 5:30 p.m.

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

The first item of business was the consideration of the minutes from the Board of Zoning Appeals meeting of June 3, 2015. A motion was made by Mr. Siehl and seconded by Mr. Magness to approve as submitted.

Upon calling the roll, the motion was unanimously approved.

BZA-15-06-01 – 110 New Street – Dimensional Variance

The next item of business was an application submitted by Ms. Fran Hawkins, on behalf of the Hawkins family, for a dimensional variance to decrease the minimum front and side yard setback for the property at 110 New Street. After staff summarized this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Magness to open the public hearing. Ms. Hawkins spoke in favor of the project and answered a question regarding the layout of the proposed porch expansion and ADA compliant ramp. Hearing no opposition, the public hearing was closed.

A motion was made by Mr. Siehl and seconded by Mr. Magness, to approve the dimensional variance to allow a nine (9) foot encroachment to be maintained within the public right-of-way for a porch expansion for the property at 110 New Street, subject to the following conditions:

- (1) Revised site plan and construction drawings shall be provided for final staff approval prior to any zoning, comprehensive and/or building permits being issued for the project.
- (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.

BZA-15-06-02 – 531 W. Main Street – Dimensional Variance

The next item of business was an application submitted by Andrea Ward with Holthaus Signs, on behalf of JKJF Inc, for a dimensional variance to decrease the minimum setback for a ground-mounted sign proposed on the property at 531 W. Main Street. After staff summarized this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Magness to open the public hearing. Ms. Ward spoke in favor of the project and answered a question regarding a potential line-of-sight issue based on the proposed 32 square foot ground-mounted sign being approximately five (5) feet from the public right-of-way. Hearing no opposition, the public hearing was closed.

A motion was made by Mr. Siehl and seconded by Mr. Magness, to approve the dimensional variance to decrease the minimum setback for a ground-mounted sign from ten (10) feet to three (3) feet for the public right-of-way at 531 W. Main Street, subject to the following conditions:

- (1) All corrections as required in the City Planner's memo dated July 31, 2015 shall be provided on revised plans for final staff approval prior to any zoning, comprehensive and/or building permits being issued for the project.
- (2) No portion of the ground-mounted sign shall be permitted to extend beyond the existing legal nonconforming freestanding pole sign location to avoid any line-of-sight issues.

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

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TIME: 5:30 p.m.

- (3) All required City and County permits shall be obtained prior to beginning any construction activity at the subject site.
- (4) The existing legal nonconforming freestanding pole-mounted sign shall be removed from the site.

Upon calling the roll, the motion was approved unanimously.

Other Business

- (1) Staff noted no applications have been received for the upcoming months.

There being no further business, the meeting was adjourned.

  
Chairman 12-2-05