

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: July 2, 2014

TIME: 5:30 p.m.

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

The first item of business was the consideration of the minutes from the Board of Zoning Appeals May 7, 2014.

Without objection the minutes were approved, as presented.

The next item of business was an application submitted by Mike and Connie Dallas, for a variance of the side yard setback to install an aboveground swimming pool with an attached 10 ft. x 12 ft. deck in the rear yard of the property located at 907 Hartz Drive. 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.

Mike and Connie Dallas spoke on their own behalf.

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 side yard setback variance for the proposed aboveground swimming pool and attached 10 ft. x 12 ft. deck at 907 Hartz 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.
- (2) The aboveground swimming pool shall be maintained in accordance with all applicable City Ordinances.

Upon calling the roll, the motion was approved unanimously.

The next item of business was a request made by James Lucky, for a variance to construct a 30' x 30' detached garage within the front yard of the property located at 668 Markey Road. 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.

Tim Herberth spoke on behalf of the applicant, and explained the financial burden to move the existing gas tank, septic tank, and cistern to construct the garage behind the house.

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

All members were in favor.

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After further discussion a motion was made by Mr. Kaufman and seconded by Mr. Siehl, to approve the variance to construct a 30' x 30' detached garage within the front yard at 668 Markey Road, 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.

OTHER BUSINESS

- (1) A meeting has been scheduled for August 6, 2014, for the following items:
 - a. 411 S. East St – Detached Garage (rear/side yard setback)
 - b. 235 Harmon Avenue – Addition (rear/side yard setback)
 - c. 601 W. Silver Street – Fence Height (front yard)
 - d. 525 W. Silver Street – Fence Height (front yard)
- (2) Mr. Kaufman stated he will not be present for the August meeting.

There being no further business, the meeting was adjourned.

Chairman