

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: May 7, 2014

TIME: 5:30 p.m.

Members present were: Tom Siehl and Robb Kaufman. Absent were John Magness and 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 February 5, 2014.

Without objection the minutes were approved, as presented.

The next item of business was an application submitted by Michael Smith, for a variance to reconstruct his non-conforming residential structure located at 452 Crestview Drive that was damaged by a fire on January 7, 2014. 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.

Elizabeth Smith – 452 Crestview Drive – we want to reconstruct the house because this is our home – want to get started as soon as possible.

Staff read a letter from Jan Edwards of 458 Crestview Drive into the record

Mike Kelly – if this variance is granted how does that affect other properties in the area – why isn't the home being totally re-built – doesn't that have to be disclosed if

Staff – the Chief Building Official inspected the property and said the walls can stay

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 variance for rebuilding the home at 452 Crestview Drive with its original setbacks, subject to the following condition:

- (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.

The next item of business was a request made by Richard Neuhausser, for a variance to install a 12' x 16' shed within the front yard of the property located at 721 Franklin Road. After staff summarized this agenda item a motion was made by Siehl and seconded by Mr. Kaufman to open the public hearing.

All members were in favor.

Richard Neuhausser – he has 800 ft. of sidewalk and has lost two (2) 6-gallon tubs of gasoline because people from the apartments cut thru his yard to get to Main Street.

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

All members were in favor.

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: May 7, 2014

PAGE 2

After further discussion a motion was made by Mr. Siehl and seconded by Mr. Kaufman to approve the variance for the proposed shed at 721 Franklin Road, subject to the following condition:

- (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.

The next item of business was a request made by Bridget Reinberger on behalf of Lebanon Chrysler to replace an existing legal non-conforming sign with a small non-conforming sign at the car dealership located at 518 W. Main Street. 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.

There being no one to speak for or against the requested variance, the public hearing was closed.

After further discussion, a motion was mad by Mr. Siehl and seconded by Mr. Kaufman to allow the non-conforming free-standing pole-mounted sign be replaced with a smaller non-conforming free-standing pole sign at Lebanon Chrysler Dodge Jeep at 518 W. Main Street, subject to the following condition:

- (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 unanimously approved.

OTHER BUSINESS

- (1) A meeting has been scheduled for July 2, for a detached garage to be located at 668 Markey Road.

There being no further business, the meeting was adjourned.

---

Chairman