

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: October 2, 2013

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 Hill, City Planner and Theresa Scott, Administrative Assistant-Planning.

The first order of business was the election of a Chairman and Vice-Chairman of Board of Zoning Appeals.

A motion was made by Mr. Siehl and seconded by Mr. Kaufman, to allow the Chairman and Vice-Chairman to remain the same for the Board of Zoning Appeals.

Mr. Magness was elected Chairman of the Board of Zoning Appeals and Mr. Kaufman was elected Vice-Chairman of the Board of Zoning Appeals by affirmation.

The next item of business was the consideration of the minutes from the Board of Zoning Appeals meetings of August 6, 2012 and August 20, 2012.

Without objection the minutes were approved, as presented.

The next item of business was an application submitted by Mark and Beth Pennington, for the property located at 525 S. East Street, for a dimensional variance to decrease the minimum side yard setback from ten (10) feet to five (5) feet, to construct an accessory structure. After staff summarized the agenda item, a motion was made by Mr. Siehl and seconded by Mr. Magness to open the public hearing.

All members were in favor.

With no one speaking for or against this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Magness, 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 dimensional variance to decrease the minimum side yard setback to five (5) feet, for the property located at 525 S. East Street, subject to the following conditions:

- (1) The proposed accessory structure (detached three-car 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.

The roll was called unanimously.

The next item of business was an application submitted by Ronald and Lois Mazuk, for the property located at 327 Keever Street (corner of Keever Street and Orchard Avenue), for a dimensional variance to decrease the minimum front yard setback from thirty (30) feet to twenty

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(20) feet, to construct a single-family dwelling and preserve several existing trees along the perimeter of the lot. After staff summarized this agenda item, a motion was made by Mr. Siehl and seconded by Mr. Magness, to open the public hearing.

All members were in favor.

Staff noted that Roger Clark of 424 W. Orchard Avenue, has concerns with the sight distance from his driveway, Paul Holzschuher of 320 Keever Street, has concerns with off-street parking, sight distance on Keever Street, and construction traffic and parking on Keever Street, and Greg Davis of 318 Keever Street has concerns with

A motion was made by Mr. Siehl and seconded by Mr. Magness 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 dimensional variance to decrease the minimum front yard setback along Keever Street and Orchard Avenue to twenty (20) feet, for the property located at 327 Keever Street, 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.

The roll was called as follows: Mr. Siehl, Yes; Mr. Magness, No; Mr. Kaufman, Yes.

Staff noted that a public hearing has been scheduled for November 6, 2013, for a variance for Star Packaging, located on Columbia Road in the Columbia Business Park.

There being no further business, the meeting was adjourned.

Chairman