

CITY OF LEBANON BOARD OF ZONING APPEALS MINUTES

DATE: May 4, 2016

TIME: 5:30 p.m.

Members present were: John Magness, Rob Kaufman, and Jack Brooks. Absent was Pat Clements, City Manager. Also present was Samuel L. Hill, City Planner.

The first item of business was the roll call.

The second item of business was the election of officers. A motion was made by Mr. Kaufman and seconded by Mr. Brooks to elect Mr. Magness as chair and Mr. Kaufman as vice-chair.

The roll call was as follows: Mr. Magness, Yes; Mr. Kaufman, Yes; Mr. Brooks, Yes.

Following the election of officers, staff welcomed Mr. Brooks to the board and thanked him for volunteering his time. Mr. Kaufman and Mr. Magness also welcomed and thanked Mr. Brooks for volunteering on the board.

The third item of business was consideration of the minutes from the Board of Zoning Appeals meeting of January 6, 2016. Mr. Kaufman noted he was absent at the previous meeting; however, the minutes indicated he seconded the motion to approve the agenda item. Staff agreed that it was a typo and should be changed to Mr. Magness. A motion was made by Mr. Kaufman and seconded by Mr. Magness to approve with the change as noted.

The roll call was as follows: Mr. Magness, Yes; Mr Brooks, Yes; Mr. Kaufman, Yes.

BZA-16-02-01 – 1016 Hubbell Court – Attached Deck

The next item of business was an application submitted by Mr. Barney Coale to construct a 228 S.F. attached deck on the rear of the existing single-family residential dwelling at 1016 Hubbell Court. After staff summarized this agenda item, a motion was made by Mr. Kaufman and seconded by Mr. Magness to open the public hearing. Mr. Coale spoke in favor of the application stating he wanted to make good use of the rear property with the existing erosion and slope challenges. Mr. Coale continued, this will be a great addition to the property and to the neighborhood which allows better use of the rear of the property once the deck is complete. Seeing no additional public input, a motion was made by Mr. Kaufman and seconded by Mr. Brooks to close the public hearing. Next, a motion was made by Mr. Kaufman and seconded by Mr. Brooks to approve the variance to allow the installation of the attached deck at 1016 Hubbell Court, 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) Any variation from the approved plans may require additional review by the BZA, Planning Commission and/or the Department of Planning and Development prior to changes occurring.
- (3) The owner shall consult with the Department of Planning and Development prior to any future improvements, renovations and/or refurbishment of the structure.

The roll was called as follows: Mr. Brooks, Yes; Mr. Magness, Yes; Mr. Kaufman, Yes.

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Other Business

Staff noted the June 1, 2016 meeting was cancelled due to a lack of agenda items.

There being no further business, Mr. Kaufman made a motion to adjourn and was seconded by Mr. Books.

Meeting adjourned.

Chairman