

**MINUTES OF THE CITY OF LEBANON
BOARD OF ZONING APPEALS MEETING
JUNE 27, 2016**

The City of Lebanon Board of Zoning Appeals met at the City of Lebanon Town Meeting Hall.

Chairperson Robert Black called the City of Lebanon Board of Zoning Appeals meeting to order at 5:00 p.m.

Board members are Robert Black, Dan Mack, Marilyn Bryant, Cliff Carey, and Paul Stumb. Absent were Paul Stumb and Dan Mack. Also present were Planner Richard Donovan, Building Inspector Ray Hubner and Planning Administrative Assistant Kathleen Vail.

Chairperson Black administered oath to all wishing to participate in the discussion of this meeting.

A motion was made by Cliff Carey and seconded by Marilyn Bryant to approve the minutes of the May 23, 2016 Board of Zoning Appeals meeting. Motion passed.

OLD BUSINESS

NONE

NEW BUSINESS

CASE #16-7

NICHOLAS AUDINO

101 Southside Park Drive

Setback Variance

Nicholas Audino presented this case requesting a 5 ft variance on the southern property that fronts Southside Park Drive. The setbacks for this IL Zoning District are 40 ft for the front, rear and sides. This lot is approximately 130 ft wide at Murfreesboro Road and widens to 178 ft at the eastern property line. The widening of the lot from front to back creates a narrow building envelope with a 40 ft setback on each side of the building.

Due to the odd shape of the lot, Staff recommends approval of the 5 ft front yard variance.

A motion was made by Cliff Carey and seconded by Marilyn Bryant to approve the request but it cannot encroach into any easements or right-of-ways. Motion passed.

CASE #16-8

DEAN DESIGN GROUP

801 North Cumberland

Setback Variance

Charlie Dean presented this case requesting a rear and side yard setback variance. The request is for a 20 ft variance on the northern property line and a 15ft variance on the eastern property line. The applicant has stated that the proximity of the 60 year old building, truck movement and reduction of the buildable area due to zoning changes.

Staff stated that upon review of the request, a valid hardship could not be found. Staff is unable to recommend approval. Staff stated the request is in line with the zoning from the old M2, which allowed a 20 ft side setback and a 25 ft rear setback at this location. Staff cannot recommend approval but granting the request will not do any harm to the code.

A motion was made by Cliff Carey and seconded by Marilyn Bryant to approve. Motion passed.

ADJOURN

There being no further business, motion was made by Cliff Carey and seconded by Marilyn Bryant to adjourn. Motion Passed.



Robert Black, Chairman



Danny Raines, Secretary