

**MINUTES OF THE CITY OF LEBANON
BOARD OF ZONING APPEALS MEETING
AUGUST 22, 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.

Also present were Attorney Andy Wright, Planning Director Paul Corder, 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 Dan Mack and seconded by Paul Stumb to approve the minutes of the July 25, 2016 Board of Zoning Appeals meeting. The motion was passed.

OLD BUSINESS

CASE #16-9

GARRY MCNABB

1060 Southeast Tater Peeler Road

Sign Height Variance

Garry McNabb and David Rowland presented this case requesting a height variance for billboard sign. Since last month's meeting it has been determined that only one variance is needed. Mr. Rowland stated he has already met all state requirements and has state permits.

After discussion, motion was made by Paul Stumb and seconded by Cliff Carey to approve. The motion was passed

CASE #16-10

JAMES CARTWRIGHT & ALISHA NICHOLAS

445 Maple Hill Road

Use on Appeal

James Cartwright is requesting to allow his property to be used for weddings/events.

The following property owners spoke against the request.

Steve Horrell, 425 Maple Hill Rd

Beau Epperson, 937 Canyon Creek Drive

Katie Dennis, 924 Canyon Creek Drive

Joanne Thomas, 930 Canyon Creek Drive

Joe McBurney, parents own adjacent property

Vassie Lokey, 929 Canyon Creek Drive

Barbara Euds, brother lives close by and is disabled

Ed Davidson, 519 Maple Hill Road

John Dash, house sits the disabled man

Mr. Cartwright stated that he just wanted to help the community, wants to have a family friendly place.

City Planner Paul Corder stated that the only way the board could deny is to see a staff misinterpretation of the code.

After discussion, motion was made by Dan Mack and seconded by Cliff Carey to deny based on belief that there has been a misinterpretation of the code. The motion was passed and the request was denied.

NEW BUSINESS

CASE #16-12

MARC CALVERT SIMS

417 W Spring Street

Conditional Use

Motion was made by Marilyn Bryant and seconded by Dan Mack to remove from the agenda due to a misinterpretation of the code. The motion was passed.

CASE #16-13

JOHN BLACKWELL

114 North Tarver Avenue

Setback Variance

Applicant is requesting two side yard setback variances.

Motion was made by Cliff Carey and seconded by Paul Stumb to approve. The motion was passed.

ADJOURN

There being no further business, the meeting was adjourned.



Robert Black, Chairman



Danny Raines, Secretary