

MINUTES OF THE CITY OF LEBANON
SPECIAL CALLED MEETING
BOARD OF ZONING APPEALS MEETING

March 25, 2019

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

Chairperson Marilyn Bryant called the City of Lebanon Board of Zoning Appeals meeting to order at 5:30 PM.

Board members present are Marilyn Bryant, Cliff Carey, and ZaBrina Seay. Also present were Planning Director Paul Corder, Planner 1 Mary Turner, Planner 1 Seth Harrison, and Building Plans Examiner Tyler McDaniel.

CASE # 19-6 **Royal Canin USA Inc.**
920 Artic Dr.
Height Variance

Seth Harrison spoke on behalf of staff. This request is for a Height Variance at 920 Arctic Dr. The applicant has indicated a hardship because of a sink hole and narrowness of the lot. The request is to allow a 9 story story addition to the existing building. Currently there are similar additions on this building with similar heights. The property is zoned IP which allows for a maximum height of 75 ft. The addition will exceed the allowable height by 37 ft. The existing structures on this property exceed the height limits as well with a maximum height of 118 ft. presents. The zoning code states that the height limitations contained in the district regulations do not apply to spires, belfries, cupelas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. The applicant has indicated that the areas exceeding the maximum allowable height will not be intended for human occupancy. The building plans show level 7.0 is indicated to hold the "Top Finished Product Line 3" which would normally be placed above the roof level.

Staff recommends approval of the height variance based on the narrowness of the lot, existing sink holes in close proximity, and the existing structures exceeding the height variance.

Matt Mawatt, a representative for Royal Canin spoke on this matter. Mr. Mowatt stated that the tower was for production and no one would occupy above 35 feet.

Cliff Carey made the motion to approve. Zabrina Seay Seconded. Motion passed.

No board comments. No planning comments.

Meeting adjourned.


Marilyn Bryant, Chairman


Danny Raines, Secretary