

MINUTES OF THE CITY OF LEBANON
BOARD OF ZONING APPEALS MEETING

May 20, 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 5:00 PM.

Board members are Marilyn Bryant, Cliff Carey, Lisa Noble, and Paul Stumb. Also present were Planner 1 Mary Turner, Planner 1 Seth Harrison, and Building Plans Examiner Tyler McDaniel.

Bryant called the meeting at 5:00 PM.

Motion was made by Cliff Carey and seconded by Paul Stumb to approve the minutes of the April 22, 2019 Board of Zoning Appeals Meeting. Motion was passed.

OLD BUSINESS

None

NEW BUSINESS

CASE # 19-11 Withdrawn

CASE # 19-12 Mark Patton
1515 John Galt Dr.
Accessory Structure Variance

Mary Turner spoke on behalf of staff on this matter. The applicant is requesting an accessory structure variance for a structure located at the front of the home at 1515 John Galt Dr. The property is a corner lot and the accessory structure is located at the front of the property facing John Galt Dr. The code states that no accessory structure or building shall be erected between the front lot lines and the front wall of principle building or in any required side yard. The applicant has indicated the hardship that there is no other location for the structure on the property without the removal of a large tree. There is currently another accessory structure located on the property along Chaparral Dr. which does not comply with location requirements for accessory structures but it is unclear when the structure was placed. Staff feels that the lot is not an unusual shape which would not cause a hardship. The existing tree could be a potential hardship but there appears to be a location off of Chaparral Dr. where the structure could be located and meet code. Because the house predates the development it is considered a hardship created by the owner of the lot. Staff recommends denial because there is a code complaint location that the structure could be located off of Chaparral and because the hardships present were created by the property owners.

Mark Patton the applicant spoke in favor of the variance. Mr. Patton did not know a permit was needed when the building was placed. In order to find an acceptable location for the structure, Mr. Patton

stated that trees would have to be removed and a portion of an existing deck would have to be rebuilt. Mr. Patton also presented pictures showing the structure, the trees and deck preventing proper placement of the structure. Sondra Bishop, a neighbor at 921 Chaparral Dr. spoke in favor of the variance. Ms. Bishop stated that the applicant takes great care of his property and she did not see any harm being done by the structure being placed at the current location.

Mr. Stumb made a motion to defer the case for six months to give the board time to visit the property in order to see if there is an acceptable location that meets codes for the structure. Mr. Carey requested that the motion be amended to allow the applicant to allow the applicant to find a new location instead of the board. Mr. Stumb amended his motion to defer the case for six months in order to give the applicant time to find an acceptable location for the structure. Noble seconded. Motion Passed.

CASE # 19-13 **Royal Canin – Advance Signs**
920 Arctic Dr.
Sign Variance

Seth spoke on behalf of staff. The applicant is requesting multiple sign variances for 920 Arctic Dr. The property is zoned IP Zoning district which allows a maximum of 2 freestanding wall signs allowed. The applicant is requesting to have 3 total freestanding wall signs, which is an additional 323 sq. ft. of signage then what the code allows. The applicant is requesting a total of 648 sq. ft. of freestanding wall signs. The property is also within the interstate sign overlay. The existing sign would be removed and replaced with 3 freestanding wall interstate signs. The proposed signs would each measure 22.5x9.6 ft. The applicant did not indicate a hardship. Staff recommends denial because of the size of variance requested from code. And the lack of indication of hardship.

John Paul Conyer, the Technical Manager of the facility, spoke on the matter. Mr. Conyer stated that a hardship could be the location of the site and shipments having trouble finding the property.

David Tompkins also spoke to gain clarification on the code for wall signs.

Carey made a motion to approve. Noble seconded. Motion Passed.

There being no further business to come before the board. The meeting was adjourned.



Marilyn Bryant, Chairman



Danny Raines, Secretary