

Board of Zoning & Appeals Meeting Minutes

Monday, May 3rd, 2021

To: Minutes to Meeting
From: Recording Secretary
Subject: Meeting Minutes

Call to Order

Bruce Pauley called the May 3rd, 2021 Board of Zoning Appeals meeting to order at 7:00pm in the Lebanon Municipal Building.

Call Roll

Noted presence of a quorum. Members present included Bruce Pauley, Ron Edwards, Laurie Gross, Chad Kyker, Marc Vanaman, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary. Also, present City Attorney, Scott Frissell (Krieg DeVault, LLC).

Approval of Minutes

Chad Kyker made a motion to approve the April 5th, 2021 meeting minutes. Ron Edwards seconded the motion a vote of 5-0 was in favor motion approved.

Old Business

New Business

Docket #21-25: Burt Whisenand requesting a Development Standards Variance to construct a garage addition at 205 Woodland Drive, Lebanon, IN 46052. The property is Zoned "SF-2" Single Family 2.

- i. UDO Section 4.6. D – Side Setback

Ben Bontrager gave an overview of the variance being requested. The applicant is seeking to construct a two – car garage to the west side of the existing home. The applicant is seeking a Development Standard Variance to permit the construction of an attached garage that does not meet the side setback requirement.

Applicant, Burt Whisenand gave an overview of why the variance was being requested to construct a two – car garage.

Bruce Pauley opened and closed the public portion of the hearing.

Bruce Pauley entertained for a motion. Ron Edwards made a motion to approve the Development Standards Variance request to permit the construction of a garage addition that is 6 ½ feet from the side property line. Chad Kyker seconded the motion a vote of 5-0 was in favor, motion approved.

Docket #21-27: Arc of Greater Boone County requesting Development Standards Variance to locate a new sign at the property located at 910 W. South Street. The property is Zoned “NB” Neighborhood Business and comprised of approximately 0.15 acres. The subject lot configuration is 66ft. wide by 100ft. in depth.

Ben Bontrager gave an overview of the variance being requested.

Variance Request – Off Premise Sign UDO Section 7.7.H.2.d

The applicant is seeking a Development Standard Variance to permit an off-premise sign on the subject property.

Applicant, Troy Freis representing Arc of Greater Boone County gave an overview of what the Arc does and who they serve and why this signage is important for their client and costumers.

Bruce Pauley opened and closed the public portion of the hearing.

Bruce Pauley entertained for a motion. Laurie Gross made a motion to approve Docket #21-27. Ron Edwards seconded the motion a vote of 5-0 was in favor motion approved.

Docket #21-28: Paul Strawmyer Requesting Development Standards Variance to construct an attached barn to be located at 2055 E. 250 South. The property is Zoned “SF” Single Family and comprised of approximately 1 acre. The lot configuration is 162 feet wide by 268 feet in depth.

Variance Request – Primary Structure Side Setback

- i. UDO Section 4.6.D – Side Setback

Ben Bontrager gave an overview of the variance being requested. The applicant is seeking a Development Standard Variance to permit the construction of an attached barn that does not meet the side setback requirements.

Paul Strawmyer gave an overview as to why the variance is being requested to construct an attached barn.

Bruce Pauley opened and closed the public portion of the hearing.

Bruce Pauley entertained for a motion. Laurie Gross made a motion to approve Docket #21-28 The Development Standard request to permit the construction of a barn addition that is 11 ½ feet from the side property line. Mark Vanaman seconded the motion a vote of 4-0 was in favor with Ron Edwards abstaining from voting.

Other Business

There was no other business conducted.

Adjourn

A motion was made and seconded to adjourn the meeting at 7:22pm. The Board of Zoning Appeals will meet next month on June 7th, 2021 at 7pm.

Submitted by Recording Secretary

Kelly Cook

Chairman, Bruce S. Pauley

Secretary, Kelly Cook