

City of Lebanon Board of Zoning Appeals Meeting

Monday, June 7, 2021

7:00 p.m.

John W. Lasley Memorial Council Chambers
401 S. Meridian Street
Lebanon, IN. 46052

Tentative Agenda

Agenda is subject to change at the discretion of the Chairman

1. OPENING

- a. Call to Order
- b. Roll Call
- c. Approval of Minutes

2. OLD BUSINESS (* Indicates Public Hearing)

- a. Docket #21-20*; Iron Men Properties of Lebanon II, LLC requesting 8 Development Standards Variances to construct a new Multi-Family structure to be located at 409, 417, 423, 503, and 507 N Lebanon Street. The property is zoned "MF" Multi-Family Residential. The Development Standards Variances requested are as follows:
 - i. UDO Section 4.9 – Front Building Setback
 - ii. UDO Section 7.5.C.12 – Parking Space Dimensions
 - iii. UDO Section 7.5.C.5 – Parking Layout/Design
 - iv. UDO Section 4.9.D – Minimum Living Area
 - v. UDO Section 4.9.D – Maximum Lot Coverage
 - vi. UDO Section 4.9.D – Side Building Setback
 - vii. UDO Section 4.9.D – Required Open Space
 - viii. UDO Section 7.15.B.3 – Exterior Lighting

3. NEW BUSINESS (* Indicates Public Hearing)

- a. Docket #21-33*; Thomas Land requesting a Development Standards Variance for Minimum Lot Size to construct a two-family residential home. The property is located at 504 Franklin Street. The property is zoned "NB" Neighborhood Business.
 - i. UDO Section 4.12.D
- b. Docket #21-34*; John Stathers requesting a Development Standards Variance to allow the construction of an oversized one-car attached garage. The property is located at 607 N Park Street. The property is Zoned "SF-2" Single Family 2.
 - i. UDO Standards 7.18.A.11- Design Standards
- c. Docket #21-34*; ATEC Electric requesting 6 Development Standards Variances to construct an addition to an existing commercial structure. The property is located at 419 Ransdell Road. The property is Zoned "PBC" Planned Business Commercial. The Development Standards Variances requested are as follows:
 - i. UDO Section 4.13.D- Side setback
 - ii. UDO Section 7.5.C.1- Parking Standards
 - iii. UDO Section 7.5.C.3- Parking Standards
 - iv. UDO Standards 7.8.J.2- Landscaping Standards
 - v. UDO Standards 7.8.J.3- Landscaping Standards
 - vi. UDO Standards 7.18.C.5.d- Design Standards

4. ADJOURN

The next regular Board of Zoning Appeals meeting is scheduled for:
Monday, July 6, 2021 at 7:00pm

cc: The Reporter, Insight, WIRE, Zionsville Times, The Star

The City of Lebanon Indiana acknowledges its responsibility to comply with the American Disabilities act of 1990. In order to assist individuals with disabilities who require (i.e. sign interpretative services, alternate audio/visual devices, and amanuenses) for participation in or access to City sponsored public programs, services and or meetings, the city request that individuals make request for these services forty-eight (48) hours ahead of scheduled programs, services and/or meeting. To make arrangements please contact the Lebanon Mayor's Office at (765)482-1201