

Board of Zoning Appeals

Monday, August 7th, 2023

To: Minutes to Meeting

From: Recording Secretary

Subject: Minutes of Meeting

Call to Order

Noted presence of a quorum. Members present included Corey Kutz, Bruce Pauley, Ron Edwards, Laurie Gross, Matt Reynolds, Planning Department, Rob Schein, Dinsmore & Strohl LLC.

Absent Member: Chad Kyker

Approval of Minutes

Bruce Pauley entertained for a motion to approve the meeting minutes for the July 3rd, 2023 meeting. Ron Edwards made a motion to approve. Corey Kutz seconded the motion a vote of 4-0 was in favor motion approved.

Old Business

This item was continued from the July Meeting.

Docket #23-34: Lebanon Church of Christ requesting a Development Standards Variance to allow a proposed accessory structure to exceed the allowable square footage.

The property is located at 1204 Indianapolis Avenue, Lebanon, IN 46052.

The property is Zoned "PBC" Planned Business Commercial and in the Thoroughfare Overlay District.

Matt Reynolds gave an overview of the variance being requested. The item came before the BZA on June 5th, 2023. The applicant had not provided information about the exterior design of the building. This was a concern for the board. There was a motion and second to approve the application, but the motion did not receive a majority of positive votes, so the motion did not carry. There was no additional motion made, so the application requested a continuation from the July meeting to allow additional time to design the facades for the building, thus the application will now be heard at the August meeting.

Variance Request – Accessory Structure Area

UDO Section 7.10.A.4.b

The UDO specifies that accessory structure shall be a maximum of 15% of the area of the principal structure on any commercial property. According to the site survey, the church on the subject property is 4,356 square feet, which would permit an accessory structure that is a maximum of 653 square feet.

Matt Reynolds stated the applicant is seeking to construct a new 24-foot by 58-foot accessory structure. The proposed structure exceeds the allowable accessory structure square footage. The applicant has provided elevation drawings for the accessory structure that are complementary to the church building, including the use of 100% brick on all four sides of the structure, meeting the requirements of the overlay district. Requesting relief from this requirement to permit the construction of a proposed 1,392 square foot accessory structure.

Matt Reynolds displayed a site plan of the design being proposed for the new addition of the Church.

Matt Reynolds read through all criteria.

Matt Reynolds asks questions, but there were none.

The applicant had nothing further to add.

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

Bruce Pauley entertained for a motion. Ron Edwards made a motion to approve Docket #23-34. Laurie Gross seconded the motion a vote of 4-0 was in favor motion passed.

Other Business

There was no other business conducted.

Adjourn

A motion was made and seconded to adjourn the meeting at 7:15pm. The Board of Zoning Appeals will meet again on Monday, September 5th, 2023.

Submitted by Recording Secretary

Kelly Cook

Chairman, Bruce S. Pauley

Secretary, Kelly Cook