

TENTATIVE AGENDA

LEBANON BOARD OF ZONING APPEALS MEETING
MONDAY, MAY 5, 2008
401 S. MERIDIAN STREET
MUNICIPAL BUILDING, COUNCIL CHAMBERS
7:00 P.M.

AGENDA

1. Gabriel Commercial Properties requesting Use Variance to permit a scrap metal processing and recycling operation and to permit outdoor storage to be located at 616 Ransdell Road. This property is Zoned ID- Industrial District. This property is in the Interstate Overlay District. The zoning district does not allow this use or outdoor storage.
2. Goodwill Stores requesting Variances for not installing perimeter and internal sidewalks, exceeding 50% of the parking in the front yard, required planting of landscaping adjacent to the building, required façade recesses and projections, required textured pre-cast concrete instead of smooth, required 75% transparent front façade. This property is located at 2480 N. Lebanon Street. This property is Zoned PBC- Planned Business Commercial. This property is in the Thoroughfare Overlay District.
3. Home National Bank requesting lot size variance for lot 2. The minimum lot size allowed is 1.5-acres lot 2 is 0.8-acres. This property is Zoned PBC- Planned Business Commercial. This property is in the Thoroughfare Overlay District.
4. Regency Commercial Associates requesting a Variance to relocate an ATM structure in the Village North Shopping Center parking lot. This property is Zoned PBC- Planned Business Commercial. This property is Located in the Thoroughfare Overlay District. A free standing ATM machine is not permitted in the zoning district.
5. Regency Commercial Associates requesting a Variances for an off premises sign, 15-foot height and 145.80 sq. ft. This request is for a Multi-Tenant sign at Village North Shopping Center. This property is Zoned PBC- Planned Business Commercial. This property is in the Thoroughfare Overlay District. The permitted Multi-tenant sign is 12-feet in height and 48 sq. ft.
6. Clinton Hayes requesting a 12-foot Variance to construct a 40'x28' garage on his property located at 703 N. Meridian Street. This property is Zoned SF-3. The required setback is 25-feet.
7. Annette Shaver requesting a 45-foot side setback to construct a room addition within 5-feet of the property line. This property is located at 810 W. Washington Street. This property is Zoned MF. The required side setback is 50-feet.
8. Roy Gaha requesting Variances for 2 lots not meeting the minimum requirement of 1.5-acres lot size, and lot 2 does not immediate access to the street frontage. This property is Zoned PBC- Planned Business Commercial. This property is in the Thoroughfare Overlay District.
9. Pikes Martial Arts Academy requesting a Use Variance to operate at 1334 W. Main Street. This property is Zoned ID- Industrial District. This use is not permitted in the zoning classification.
10. Board of Zoning Appeals Rules of Procedures

Cc: Rod Rose, The Reporter
The Star
Insight
WIRE
Zionsville Times
Daily Sun