

# TENTATIVE AGENDA

LEBANON BOARD OF ZONING APPEALS  
MONDAY, JULY 2, 2007  
401 S. MERDIAN STREET  
MUNICIPAL BUILDING, COUNCIL CHAMBERS  
7:00 P.M.

## AGENDA

1. Tabled agenda item from the June 4 meeting. View Outdoor Advertising requesting a Conditional Use and 10-foot height and 30-foot front setback Variance to construct a billboard sign located at 2040 S. Indianapolis Avenue along I-65. This property is Zoned PB. The proposed height of the sign is 50-feet and the permitted height is 40-feet. The front setback requirement is 60-feet from I-65 and the proposed setback is 30-feet. This comes with an unfavorable recommendation from the Plan Commission.
2. Lebanon 39 LLC. requesting variances for two signs to be located at 1377 S. Lebanon Street for a future retail development (to the south of Gas America). This property is Zoned PB. Sign 1 is the multi tenant sign to be located along State Road 39 S. requesting a 5-foot height variance and a 152 sq. ft. variance. This comes with a favorable recommendation from the Plan Commission. Sign 2 is a pylon sign requesting a 60- foot height variance and 469 sq. ft. variance. This comes with an unfavorable recommendation from the Plan Commission. The permitted height of the signs is 20-feet and the permitted sq. ft. for the entire retail center is 400 sq. ft. Also requesting a variance to locate the dumpster in the front yard.
3. Regency Properties requesting a 3.4-foot height variance and 135 sq. ft. variance for a new retail sign to be located at Northfield Shopping Center. The permitted height of the sign is 20-feet and the permitted sq. ft. is 300 sq. ft. This comes with a favorable recommendation from the Plan Commission.
4. Dugan Realty LLC requesting variances for not screening the dumpster, and a 5-foot height variance. The permitted height of the building is 35-feet. This property is located at 121 N. Enterprise Boulevard in the Lebanon Business Park. The variances are for a 308,770 sq. ft. expansion. This property is Zoned PB. This comes with a favorable recommendation from the Plan Commission.
5. Pikes Martial Arts Academy requesting a Use Variance to be located 827 W. Pearl Street. This property is Zoned ID. This comes with a favorable recommendation from the Plan Commission. This use is not permitted in the zoning district therefore they are requesting a Use Variance.

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