

TO: Zoning Board of Appeals

The following information is provided for your review in accordance with Chapter 36, Zoning, Planning and Development Ordinance.

- a.) Sloan Kessinger, owner of a franchise of Human Bean, wishing to build and establish a business in Lebanon.
- b.) Sloan Kessinger is requesting variances for parcel #05300100018 located near 651 S Madison.
- c.) Sloan Kessinger would require two variances of Section 36-121
  - One would concern the measurement of the lot. The total size of the lot is 60' x 240' or 9,800 square feet. The ordinance says a lot shall be at least 70' x 150' or 10,000 square feet. She would like to have a variance for the 200 square feet shortage.
  - Also, she is requesting a variance of the 70' width requirement. Mr. Elbe has granted an easement of 18' additional feet for her use. This would allow her 78' for the width. All setbacks for the building are within city code.
- d.) See drawing attached showing the above information.

Upon consultation with the building inspector, the Street Supervisor and the Development Team this was judged to be a legitimate request which would not change the overall usage of the area and would satisfy everyone.

It is the recommendation of the City Clerk to approve the above variances.

Respectively Submitted,

Luanne Holper,  
City Clerk