



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Remote Via Microsoft Teams**

LebanonNH.gov/Live

Monday, July 20, 2020

7:00pm

1. CALL TO ORDER:

A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

2. APPROVAL OF MINUTES:

A. **JULY 6, 2020**

Documents:

[2020-07-20_ZBA_Item 2a_2020-07-06 Mins.pdf](#)

3. PUBLIC HEARINGS - CONTINUED FROM JULY 6, 2020:

A. **JOHANNA CICOTTE, 30 LITTLE HEATER ROAD (TAX MAP 78, LOT 61), ZONED IND-L:**

Applicant proposes to remove the existing buildings and to construct a new building for a proposed car wash use. Applicant requests a Variance from Article III, Section 303.3 of the Zoning Ordinance to allow the new building to be located 20 ft. from the front lot line where a minimum of 40 ft. is required. **#ZB2020-13-VAR**

B. **ADAM & SHEENA YOUNGMAN, 8 ORA AVE (TAX MAP 90, LOT 4), ZONED R-3:**

Applicant requests a Variance from Article III, Section 310.3 of the Zoning Ordinance to construct a 12' X 20' shed to be located +/- 8 ft. from the side lot line, where a minimum side yard of 15 ft. is required. **#ZB2020-15-VAR**

C. **GINNY R. HARRINGTON & GOLDINAY MCINTYRE, 8 PAYNE ROAD (TAX MAP 84, LOT 37), ZONED RL-1:**

Applicant requests a Variance from Article III, Section 312.3 of the Zoning Ordinance to construct a +/- 200 sq. ft. shed to be located +/- 6 ft. from the side lot line shared with 10 Payne Road (Tax Map 84, Lot 36), where a minimum side yard of 25 ft. is required. **#ZB2020-16-VAR**

D. **ONE MECHANIC STREET, LLC, 1 MECHANIC STREET (TAX MAP 91, LOT 264), ZONED LD:**

The applicant requests a Variance from Section 607.3.A of the Zoning Ordinance to eliminate the requirement that a portion of the street level story of the existing building shall be reserved for a non-residential use. **#ZB2020-18-VAR**

Documents:

**E. PERRY & JILL SEALE, 52 MAPLE STREET (TAX MAP 73, LOT 64),
ZONED R-3:**

Applicants request a Special Exception pursuant to Article III, Section 310.2 of the Zoning Ordinance to convert an existing one-family dwelling to a two-family dwelling. **#ZB2020-19-SE**

**F. EXECUSUITE, LLC, 250 BANK STREET EXT (TAX MAP 94, LOT 1),
ZONED R-3:**

Applicant proposes to convert a portion of the existing non-conforming commercial building to a residential dwelling unit. The proposed conversion requires a Special Exception pursuant to Section 702.1 of the Zoning Ordinance to permit the change of an existing non-conforming use to another non-conforming use. **#ZB2020-20-SE**

G. NOTE:

These applications will be considered under the cited section or sections of the Zoning Ordinance found upon testimony to be applicable to the proposed actions and to be necessary to consider the requests.

4. STAFF COMMENTS:

5. ADJOURNMENT

PUBLIC PARTICIPATION NOTICE: Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend by going to [LebanonNH.gov/Live](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the Microsoft Teams software or by phone. For full details, please visit [LebanonNH.gov/Live](https://lebanonnh.gov/Live), or call the Planning & Development Dep't at 603-448-1457.

NOTE: City Hall is temporarily closed to the public in order to help prevent of the spread of Novel Coronavirus COVID-19. City operations will continue during this time, but in-person transactions will be limited to those of a critical nature. If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457. The application materials will also be posted to the City's website on or around July 15, 2020 at <https://lebanonnh.gov/agendacenter>.

THE ORDER OF AGENDA ITEMS IS SUBJECT TO CHANGE.