



**LEBANON ZONING BOARD OF ADJUSTMENT
JULY 6, 2021 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. June 7, 2021
 - 3. Public Hearing Items**
 - A. **Laurie A. & Noel T. Pauli, 46 Eldridge Street (Tax Map 91, Lot 33), zoned R-3:** The existing home is non-conforming to the minimum required 20 ft. front setback. Applicant requests a Variance from Section 310.3 of the Zoning Ordinance to replace the existing porch with a new porch that extends an additional two (2) ft. into the minimum required 20 ft. front setback. **ZB2021-15-VAR - Continued from June 7, 2021**
 - B. **Jacqueline Minard, Trustee, 78 Mascoma Street (Tax Map 106, Lot 67), zoned R-3:** The applicant proposes to subdivide the property into two parcels, one of which will be +/-8,414 sq. ft. in size. To allow the proposed subdivision, the applicant requests a Variance from Article II, Section 202 (prohibiting the reduction of lot area to less than the minimum required) and from Article III, Section 309.3 of the Zoning Ordinance (requiring a minimum lot size of 10,000 sq. ft. for Class 1 lots in the R-3 District). **ZB2021-09-VAR - Continued from June 7, 2021**
 - C. **Jerome Yaroshevich, 328 Poverty Lane (Tax Map 188, Lot 47), zoned RL-1:** Applicant requests a Variance from Article VI, Section 610 of the Zoning Ordinance to allow an accessory dwelling to be located closer to the front property line than the existing principal dwelling. **ZB2021-17-SE**
 - 4. Request for Rehearing**
 - A. **Ohana, LLC, 83 NH Route 4A (Tax Map 98, Lot 7), zoned RL-2:** Motion by Robert & Alice Marchione, abutters to the subject property, requesting a rehearing of a Special Exception per Article VII, Section 702.5 of the Zoning Ordinance, granted by the Zoning Board on June 7, 2021, allowing the expansion of the current non-conforming "seasonal" restaurant use to year-round use. **ZB2021-05A-SE**
 - B. **XYZ Dairy, LLC, 215-217 N. Main Street (Tax Map 21, Lot 1), zoned RL-2:** Motion to rehear an appeal made pursuant to Article VII, Section 702.2 of the Zoning Ordinance, approved by the Zoning Board on May 18, 2021, to allow the resumption of a discontinued non-conforming use of the subject property . **ZB2021-12A-AAD**

5. Other Business

- A. Discussion re: proposed amendment to Rules of Procedure to add Rules of Decorum

6. Staff Comments

7. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so 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 City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

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, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. The application materials will also be posted to the City's website at [LebanonNH.gov/Agendas](https://lebanonnh.gov/Agendas).