



**LEBANON ZONING BOARD OF ADJUSTMENT
JUNE 6, 2022 - 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. May 2, 2022
 - 3. Public Hearing Items**
 - A. **Upper Valley Mountain Bike Association (applicant), Dartmouth College Trustees (property owner), 0 Mascoma Street (Tax Map 74, Lot 8, Plot 200), zoned RL-3:** Applicant proposes to construct a +/-800 sq. ft. picnic pavilion, to be located within the 100 ft. high-value wetland buffer established by Section 401.2.B of the Zoning Ordinance. Applicant requests (i) a Special Exception pursuant to Section 314.2 to allow an outdoor recreational facility, (ii) a Special Exception pursuant to Section 401.5 to construct the pavilion within the wetland buffer, and (iii) a Variance from Section 314.3 to allow the pavilion to be located 10 ft. from the side lot line where a minimum of 50 ft. is required. **ZB2022-09-SEVAR - Continued from May 2, 2022**
 - B. **Song Lin & Min Du, 101 Maple Street (Tax Map 59, Lot 78), zoned R-3:** An appeal of an administrative decision that the property is used as a three (3) unit multi-family dwelling in violation of Section 310.3 of the Zoning Ordinance (the R-3 District Table of Uses). **ZB2022-13-AAD**
 - C. **Irving Oil Marketing, Inc. (applicant), Rancho Lebanon, LLC & Irving Oil Properties NH Corp (property owners), 200 & 206 South Main Street (Tax Map 114, Lot 5 & Tax Map 115, Lot 1), zoned GC:** Applicant requests Variances from the following sections of the Zoning Ordinance in connection with the proposed construction of a retail motor vehicle service station and convenience store: (i) Section 305.3 to allow a retail service station canopy to be located +/-9 ft. from the side property line where 20 ft. is the minimum required, (ii) Section 608.8 to permit an existing non-conforming freestanding sign to remain on the property, and in the alternative Section 608.4.A.4.a to allow a freestanding sign to exceed the maximum permitted height and size, and (iii) Section 608.4.A.4 to allow two (2) freestanding signs on the property where only one (1) is permitted and to allow the freestanding signs to be located +/-80 ft. apart where a minimum of 150 ft. separation is required. **ZB2022-14-VAR**

- D. **Steven Davis, 12 Excelsior Street (Tax Map 93, Lot 89, Plot 400), zoned R-3:** Applicant proposes to construct a home on the vacant lot. A Variance per Section 310.3 of the Zoning Ordinance is requested to allow the home to be located +/-11 ft. from the side lot line where a minimum of 15 ft. is required. **ZB2022-15-VAR**

- E. **Chiplin Enterprises, Inc., 18 South Street (Tax Map 107, Lot 18), zoned R-2:** Applicant proposes to subdivide the property into two (2) lots. To allow the proposed subdivision, the applicant requests Variances from the following: (i) Section 202 of the Zoning Ordinance (prohibiting the reduction of lot area to less than the minimum required), (ii) Section 309.3 (requiring a minimum lot size of 10,000 sq. ft. for Class 1 lots in the R-2 District and an additional 3,000 sq. ft. for every additional dwelling unit after two); and (iii) Section 309.3 to allow an existing building to be located +/- 12 ft. from the proposed side lot line where a minimum of 15 ft is required. **ZB2022-16-VAR**

- F. **Immersion Montessori School (applicant), Centurion Properties, Inc. (property owner), 434 North Main Street (Tax Map 2, Lot 15), zoned R-3:** The property is improved with an office building, which is a non-conforming use in the R-3 District. Applicant requests Special Exceptions per Section 310.2 and Section 604 of the Zoning Ordinance to convert a portion of the building to a group day care facility, and per Section 702.1 to convert a portion of the building to an educational facility, which is not a permitted use in the R-3 District. **ZB2022-17-VAR**

4. Staff Comments

5. 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).