



**LEBANON ZONING BOARD OF ADJUSTMENT
JULY 5, 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. June 6, 2022
 3. **Public Hearing Items**
 - A. **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 - Continued from June 6, 2022**
 - B. **Irving Oil Marketing, Inc. (applicant), Rancho Lebanon, LLC (property owner), 206 South Main Street (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 one of the freestanding signs to be located +/-80 ft. from the freestanding sign on the adjoining property where a minimum separation of 150 ft. is required. **ZB2022-14-VAR - Continued from June 6, 2022**
 - C. **Max Seidman & Angela Zhang, 53 Winter Street (Tax Map 77, Lot 83), zoned R-3:** Applicants request a Special Exception per Section 201.9 of the Zoning Ordinance to erect a solar array to be located +/-9 ft. from the rear property line where a minimum of 30 ft. is required. **ZB2022-18-SE**
 - D. **New England Sports Park and Carter Community Building Association, 1 Taylor Street (Tax Map 92, Lot 25), zoned LD:** The subject property is located in the Floodplain District. Applicants request a Variance pursuant to City Code Chapter 74-18 to allow a proposed +/- 160 sq. ft. storage building to be placed below the base flood elevation,

whereas City Code Chapter 74-21.B requires that the lowest floor of a structure located in the Floodplain District be elevated to the level of the base flood elevation. **ZB2022-19-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).