



**LEBANON ZONING BOARD OF ADJUSTMENT
AUGUST 1, 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. July 5, 2022
 3. **Public Hearing Items**
 - A. **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 - Continued from June 6, 2022 - Request by applicant to postpone until September 6, 2022**
 - B. **REVISED NOTICE - 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 +/- 8 ft. from the side lot line where a minimum of 15 ft. is required. **ZB2022-15-VAR - Continued from July 5, 2022**
 - C. **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 - Continued from July 5, 2022**
 4. **Staff Comments**
 5. **Adjournment**

Lebanon Zoning Board of Adjustment Agenda
August 1, 2022

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).