



**LEBANON ZONING BOARD OF ADJUSTMENT
SEPTEMBER 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. August 1, 2022
 3. **Election of Officers**
 - A. Election for Vice-Chair
 4. **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 August 1, 2022 per the applicant's request**
 - B. **ABC 6 Homes, LLC, 18 Granite Street (Tax Map 91, Lot 82), zoned R-3:** Applicant requests a Special Exception per Section 310.2 of the Zoning Ordinance to convert a one-family dwelling to a two-family dwelling. **ZB2022-20-SE**
 5. **Rehearing Request**
 - A. **Irving Oil Marketing, Inc. (applicant) and Cobalt Properties NH Corp (property owners), 206 South Main Street (Tax Map 115, Lot 1), zoned GC:** Motion by applicant to rehear a request for a Variance from Section 608.4.A.4 of the Zoning Ordinance to allow two (2) freestanding signs on the property where only one (1) is permitted. The Variance application was denied on July 5, 2022. **ZB2022-14A-VAR**
 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 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:

Lebanon Zoning Board of Adjustment Agenda
September 6, 2022

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.