



**LEBANON ZONING BOARD OF ADJUSTMENT
OCTOBER 3, 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. September 6, 2022
 - 3. Public Hearing Items**
 - A. **Hayden Anderson (applicant), Kyle Stumetz (property owner), 34 S. Main Street (Tax Map 86, Lot 15), zoned R-2:** Applicant requests (i) a Variance from Section 309.2 of the Zoning Ordinance to allow a freestanding deck to be located +/- 3 ft. the side lot line shared with 36 South Main Street where 15 ft. is the minimum required and (ii) a Special Exception per Section 703.1 to expand a non-conforming structure to allow deck to be located +/-5 ft. from the side lot line shared with 36 South Main Street and 8 ft. from the side lot line shared with 32 South Main Street, where 15 ft. is the minimum required. **ZB2022-21-SEVAR**
 - B. **Execusuite, LLC, 75 Bank Street (Tax Map 92, Lot 78), zoned RO:** Applicant requests a Special Exception per Sections 311.2 and 601 of the Zoning Ordinance to convert a portion of the building to a theater and concert hall. **ZB2022-22-SE**
 - C. **Dartmouth College Trustees, 1-3 Field Road (Tax Map 5, Lot 1), 00 N. Main Street (Tax Map 8, Lot 27), 00 Indian Ridge Drive (Tax Map 8, Lot 28), zoned R-3:** The Applicant proposes to construct stormwater management facilities on the subject properties to serve a proposed expansion of the Campion ice rink located at 394 N. Main Street (Tax Map 5, Lot 2). To do so, the Applicant requests a Variance from Sections 215 and 310.2 of the Zoning Ordinance to allow an accessory use to serve an off-site principal use. **ZB2022-23-VAR**
 - D. **Eric and Susan Cole, 162 Mechanic Street (Tax Map 105, Lot 14), zoned R-2:** Applicants request a Variance from Section 309.3 of the Zoning Ordinance to allow an access ramp to be located +/-8 ft. from the front property line along Mechanic Street and +/-6 ft. from the front property line along the property's other frontage, where 20 ft. is the minimum required. **ZB2022-24-VAR**
 - 4. Staff Comments**
 - 5. Adjournment**

Lebanon Zoning Board of Adjustment Agenda
October 3, 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).