



**LEBANON ZONING BOARD OF ADJUSTMENT
NOVEMBER 22, 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. October 3, 2022
 3. **Public Hearing Items**
 - A. **Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:** Applicant requests a Special Exception per Sections 704 and 801.3 of the Zoning Ordinance to increase the building from two (2) stories to three (3). **ZB2022-25-SE**
 - B. **Mary Hitchcock Memorial Hospital, 1 Medical Center Drive (Tax Map 10, Lot 8), zoned MC:** Applicant requests Variances from Section 608.4.A.3.b of the Zoning Ordinance to allow a wall sign in excess of 100 sq. ft. in area, and from Section 608.4.A.4 to allow more than one (1) freestanding sign on the lot. **ZB2022-26-VAR**
 - C. **Lisa Johnson (applicant), Jolin Salazar-Kish (property owner), 185 North Main Street (Tax Map 44, Lot 4), zoned R-3:** Applicant requests a Special Exception pursuant to Section 702.5 of the Zoning Ordinance to expand the non-conforming furniture retail store use by offering retail sales of products to decorate and repair furniture and home décor, and offering workshops to learn to decorate and repair furniture and home décor. **ZB2022-27-SE - Application has been withdrawn**
 - D. **Shawn Griffin, 2 Freeman Avenue (Tax Map 90, Lot 13), zoned R-3:** Applicant requests a Special Exception pursuant to Section 610.H of the Zoning Ordinance to allow a proposed detached structure with an accessory dwelling unit (ADU) to be two (2) ft. taller than the existing principal residence. **ZB2022-28-SE**
 - E. **Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79), zoned RO:** Applicant requests a Special Exception per Sections 311.2 and 601 of the Zoning Ordinance to convert the existing building to an 8-unit multi-family dwelling. **ZB2022-29-SE**
 4. **Other Business**
 - A. Zoning Amendments - Review of proposed amendments to the Zoning Ordinance and Zoning Map
 5. **Staff Comments**
 6. **Adjournment**

**Lebanon Zoning Board of Adjustment Agenda
November 22, 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).