



**LEBANON ZONING BOARD OF ADJUSTMENT
DECEMBER 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. November 22, 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 - Postponed from November 22, 2022**
 - B. **Cote Swenson & Samantha Medina, 397 Dartmouth College Highway (Tax Map 111, Lot 9), zoned RL-2:** The property has two principal uses: a produce stand and a contractor's yard. Applicants request a Special Exception pursuant to Section 313.2 and Section 702 of the Zoning Ordinance to allow a portion of the contractor's yard to be used as storage for the produce stand. **ZB2022-30-SE**
 - C. **Marissa Mendez & Karl Kristiansen, 1 Dartmouth Avenue (Tax Map 49, Lot 17), zoned R-1:** Applicant proposes to construct a new one-family dwelling to be located no closer to Hanover Street than the existing non-conforming one-family dwelling and +/-10 ft. from the lot line shared with 7 Dartmouth Avenue (Tax Map 49, Lot 16). Applicant requests a Special Exception per Section 703.1 of the Zoning Ordinance to expand a non-conforming structure and a Variance from Section 308.2 to construct the proposed home within the minimum required 15 ft. side yard. **ZB2022-31-VAR**
 - D. **Immersion Montessori School (applicant), Centurion Properties, Inc. (property owner), 434 North Main Street (Tax Map 2, Lot 15), zoned R-3:** Applicant requests a Special Exception per Section 310.2 and Section 604 of the Zoning Ordinance for a proposed a group day care facility use. **ZB2022-32-SE**
 - 4. Staff Comments**
 - 5. Adjournment**

The order of agenda items is subject to change.

Lebanon Zoning Board of Adjustment Agenda
December 5, 2022

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).