



**LEBANON ZONING BOARD OF ADJUSTMENT
JANUARY 3, 2023 - 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. December 5, 2022
 3. **Public Hearing Items**
 - A. **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 - Continued from December 5, 2022**
 - B. **Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:** Applicant proposes to construct a 3-story addition onto the existing building which is occupied by a non-conforming warehouse use. To allow the expansion of the non-conforming warehouse use, applicant requests a Variance from Sections 307.2 and 702.5 of the Zoning Ordinance. **ZB2023-01-VAR**
 - C. **National Institute of Modern Martial Arts (applicant), Etna Road Associates (property owner), 112 Etna Road (Tax Map 26, Lot 18), zoned IND-L:** Applicant requests a Special Exception per Sections 310.2 and 604 of the Zoning Ordinance for a proposed a group day care facility. **ZB2023-02-SE**
 - D. **Michael Jared Toon (applicant), David and Kerin Fellows (property owners), 354 Mascoma Street (Tax Map 89, Lot 10), zoned R-1:** Applicant requests a Special Exception per Section 702.1 of the Zoning Ordinance to change the use of the property from a non-conforming vehicular repair use to a non-conforming mountain bike shop. **ZB2023-03-SE**
 4. **Staff Comments**
 5. **Adjournment**
 6. **Election of Officers**
 - A. Chair and Vice Chair

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

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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.