



**LEBANON ZONING BOARD OF ADJUSTMENT
APRIL 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. March 6, 2023
 - 3. Public Hearing Items**
 - A. **KS & PS Properties, LP, 3 Union Street (Tax Map 92, Lot 185), zoned R-2 Class 1:** Applicant proposes to construct an attached carport to an existing dimensionally non-conforming structure. Applicant requests a 12' right-side yard setback variance and a 2.4% maximum building coverage variance pursuant to section §801.2 Variances of the Zoning Ordinance to construct the proposed carport +/- 3 ft from the right-side lot line where the minimum required setback is 15' and the maximum building coverage is 25% as required by Section §309.3 of the Zoning Ordinance. **ZB2023-07-VAR**
 - B. **Stevens Blanchard & Amanda Spencer, 43 Elm Street West (Tax Map 86, Lot 39, Plot 100), zoned R-2 Class 1:** Applicant proposes to replace and connect the front two porches, thereby adding 30 sq ft to an existing dimensionally non-conforming structure. The Applicant requests a Special Exception for the expansion of a nonconforming building pursuant to section §703.1A of the Zoning Ordinance to reconstruct and expand an existing porch +/- 19 ft from the front lot line where the minimum required front yard setback is 20' as required by Section §309.3 of the Zoning Ordinance. **ZB2023-08-SE**
 - 4. Staff Comments**
 - 5. 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](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).