



**LEBANON ZONING BOARD OF ADJUSTMENT
MARCH 4, 2024 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 1-929-229-5356 (access code: 455 839 377#). If you have trouble accessing this meeting, please [email nathan.reichert@lebanonnh.gov](mailto:nathan.reichert@lebanonnh.gov).

2. Approval of Minutes

- A. February 5, 2024

3. Public Hearing Items

- A. **Patch Orchards, Inc., 39 Patch Road (Tax Map 138, Lot 14), zoned RL-2:** Applicant appeals the Zoning Official's calculation of qualified gross living area in both the primary dwelling and accessory dwelling unit. **ZB2024-02-AAD - Continued from February 5, 2024 meeting. To be dismissed due to City Council Zoning amendment approval.**
- B. **Lisa M. Green Trust, 31 Guyer Street (Tax Map 91, Lot 100), zoned R-3:** Applicant requests a Special Exception to allow the addition of an accessory dwelling unit to the existing single-family dwelling, to be located +/- 4.5 feet from the right-side lot line where 15 feet is required. **ZB2024-03-SE**
- C. **James & Andrea Broughton, 9 Estabrook Circle (Tax Map 58, Lot 37), zoned R-3:** Applicant requests a Special Exception to allow an addition to the existing single-family dwelling, to be located +/- 4.5 feet from the right-side lot line where 15 feet is required. **ZB2024-04-SE**
- D. **Pinewood Village Condo Association and George Blike & Rebecca Johnson, 6 Oak Ridge Road #9 (Tax map 4, lot 23, Plot 906), zoned R-3:** Applicant requests a Variance to allow an addition to the existing condominium unit, to be located +/- 11 feet from the from lot line where 20 feet is required. **ZB2024-05-VAR**

4. Study Items

- A. Cicotte Properties, LLC - Proposal to amend Section 303.2 of the Zoning Ordinance to add "vehicular sales" as a Conditional Use in the Light Industrial (IND-L) District

5. Staff Comments

6. 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

Lebanon Zoning Board of Adjustment Agenda
March 4, 2024

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).