



**LEBANON ZONING BOARD OF ADJUSTMENT
APRIL 1, 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: 733 800 482#). If you have trouble accessing this meeting, please email nathan.reichert@lebanonnh.gov.

2. Approval of Minutes

- A. March 4, 2024

3. Public Hearing Items

- A. **Pinewood Village Condo Association and George Blike & Rebecca Johnson, 6 Oak Ridge Road #9 (Tax Map 4, Lot 23, Plot 906), zoned R-3:** Applicants request a Variance from Section 310.3, pursuant to Section 801.2 of the Zoning Ordinance to construct an addition to the existing condominium unit to be located +/- 11 feet from the front lot line where 20 feet is required. **ZB2024-05-VAR**
- B. **WISE of the Upper Valley, Inc., 38 Bank Street (Tax Map 92, Lot 116), zoned R-O:** Applicant requests a Variance from Section 607.1, pursuant to Section 801.2 of the Zoning Ordinance to allow the elimination of 3 required parking spaces. **ZB2024-06-VAR**
- C. **Sean Lacey & Thomas Lacey, 7 Summer Street (Tax Map 77, Lot 153), zoned R3:** Applicants request a Special Exception from Section 310.3, pursuant to Sections 703.1 & 801.3 of the Zoning Ordinance to allow the expansion of a non-conforming attached garage. **ZB2024-07-SE**
- D. **Dallas & Savannah Hammond, 16 Peabody Street (Tax Map 90, Lot 48), zoned R1:** Applicants request a Variance from Section 308.3, pursuant to Section 801.2 of the Zoning Ordinance to construct an addition to the existing single-family dwelling to be located +/- 9 feet from the left side lot line where 15 feet is required. **ZB2024-08-VAR**
- E. **Eric Agterberg & Sarah Riley, 45 Eldridge Street (Tax Map 77, Lot 5), zoned R3:** Applicants request a Special Exception from Section 310.3, pursuant to Sections 703.1 & 801.3 of the Zoning Ordinance to allow the expansion of the existing non-conforming garage to be located +/- 5.5 feet from the left side lot line where 15 feet is required and the expansion of the non-conforming front porch to be located +/- 9.3 feet from the front lot line where 20 feet is required. **ZB2024-09-SE**
- F. **Lebanon Housing Authority, 31 Romano Circle (Tax Map 101, Lot 20), zoned R2:** Applicant requests a Special Exception from Section

309.2, pursuant to Section 801.3 of the Zoning Ordinance to convert office space connected to an existing 5-unit dwelling into 2 additional dwelling units. **ZB2024-10-SE**

4. **Staff Comments**
5. **Other Business**
 - A. Implicit Bias Training
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 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).