



**LEBANON ZONING BOARD OF ADJUSTMENT
JUNE 3, 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: 114 125 262#). If you have trouble accessing this meeting, please [email nathan.reichert@lebanonnh.gov](mailto:nathan.reichert@lebanonnh.gov).

2. Approval of Minutes

- A. May 6, 2024

3. Public Hearing Items

- A. **Kelly Brandis, 2 Lewis Court (Tax map 107, lot 43), zoned R-2:** The applicant requests a Special Exception from Section 309.3, pursuant to Section 703.1 and 801.3 of the Zoning Ordinance, to allow the expansion of an existing non-conforming deck structure +/- 9 ft from the left side lot line where 15 ft is required. **ZB2024-12-SE**
- B. **D.G. Schweizer Rev. Trust, 14 Green Street (Tax map 92, lot 132), zoned R2:** The applicant requests 2 Variances from Section 309.3, pursuant to Section 801.2 of the Zoning Ordinance, to allow a carport to be built +/- 10 ft from the left-side lot line where 15 ft is required, and to allow 35% building coverage on the lot where 25% is allowed. **ZB2024-13-VAR**
- C. **Oakes Storage LLC & Oakes Real Estate SPE LLC, 92 Riverside Drive (Tax map 111, lot 16), zoned RL-1:** The applicant requests 3 Variances from Sections 608.4.B.2, 608.4.B.1.b, and 608.4.B, pursuant to Section 801.2 of the Zoning Ordinance, to allow the installation of a single-sided sign that is 32 sq ft sign where 4 sq ft is allowed, 6 ft tall where 4 ft is allowed, and to be internally illuminated where illumination is not allowed. **ZB2024-14-VAR**
- D. **Lebanon Housing Authority, 31 Romano Circle (Tax map 101, lot 20), zoned R2:** The applicant requests a Special Exception from Section 309.2, pursuant to Section 702.5 of the Zoning Ordinance, and a Variance from section 702.5.D to allow the expansion of the existing non-conforming use via construction of a new 2-story, 3,882 sq ft office building for use in connection with the existing multi-family development. **ZB2024-15-SEVAR**

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.

Lebanon Zoning Board of Adjustment Agenda
June 3, 2024

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.