



**LEBANON ZONING BOARD OF ADJUSTMENT
SEPTEMBER 3, 2024 - 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. July 1, 2024
 - B. August 5, 2024
 - 3. Public Hearing Items**
 - A. **City of Lebanon & The Muse Lebanon, LLC, 20 Spencer Street (Tax map 92, lot 31), zoned LD:** The applicant requests a Variance from Section 607.8, pursuant to Section 801.2 of the Zoning Ordinance, to allow the elimination of required Electric Vehicle (EV) infrastructure requirements. The applicant proposes none of the planned 87 parking spaces to be equipped with EV charging infrastructure where 57 EV-capable; of which 18 EV-ready and 5 EVSE-installed parking spaces are required. **ZB2024-16-VAR**
 - B. **Paul McAuliffe, 71 Elm Street (Tax map 107, lot 137), zoned R3:** The applicant requests a Special Exception from Section 310.3, pursuant to Section 703.1 & 801.3 of the Zoning Ordinance, to allow the expansion of the existing non-conforming garage to be located +/- 2.5 feet from the right side lot line where 15 feet is required and 16 feet from the rear lot line where 20 feet is required and the expansion of non-conforming rear addition to be located +/- 10.5 feet from the left side lot line where 15 feet is required. **ZB2024-17-SE**
 - 4. Staff Comments**
 - A. New board packet format discussion
 - 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 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.