

FINAL

**LEBANON ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
MONDAY, July 1, 2024
7:00 PM**

MEMBERS PRESENT: Vice Chair Jeremy Katz, Dave Newlove, Jennifer Barkley, Michael Morris (alternate)

MEMBERS ABSENT: Chair William Koppenheffer, Paul McDonough,

STAFF PRESENT: Nathan Reichert – Zoning Administrator

1. CALL TO ORDER

Vice Chair Jeremy Katz called the meeting to order at 7:01 PM.

Mr. Reichert gave the Right to Know, RS 91A public announcement.

Michael Morris was given voting privileges for this meeting.

This meeting is being held to open two Public Hearing items for the purpose of allowing them to be continued to a special meeting to be held on July 8, 2024.

2. APPROVAL OF MINUTES

The Minutes were not reviewed during this meeting.

A. May 6, 2024, Building Code Board of Appeals

B. June 3, 2024, Zoning Board of Adjustment

3. PUBLIC HEARING ITEMS

A. 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 – Continued from 6/3/2024**

Vice Chair Katz opened the Public Hearing.

***Ms. Barkley MOVED to continue this hearing until the July 8, 2024, meeting.
Seconded by Mr. Newlove.***

****The Vote on the Motion was (4-0).***

- B. 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 – Continued from 6/3/2024**

Vice Chair Katz opened the Public Hearing.

***Mr. Newlove MOVED to continue this hearing until the July 8, 2024, meeting.
Seconded by Mr. Morris.***

****The Vote on the Motion was (4-0).***

4. STAFF COMMENTS

None

5. ADJOURNMENT

***Ms. Barkley MOVED to adjourn the meeting at 7:06 PM.
Seconded by Mr. Newlove.***

****The Vote on the Motion was (4-0).***

Respectfully submitted,
Linda Billings, Recording Secretary