



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

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**1. Call to Order**

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 1-929-229-5356 (access code: 964 174 635#). If you have trouble accessing this meeting, please [email nathan.reichert@lebanonnh.gov](mailto:nathan.reichert@lebanonnh.gov).

**2. Approval of Minutes**

- A. June 3, 2024  
B. September 3, 2024

**3. Public Hearing Items**

- A. Mark Franklin, 18 Cottage Circle (Tax map 87, lot 134), zoned R3: The applicant requests a Variance from Section 310.3, pursuant to Section 801.3 of the Zoning Ordinance, to allow the construction of a garage +/- 5 ft from the right-side property line where 15 ft is required. ZB2024-19-VAR
- B. Brooks-Jackson Rev. Family Trust, 71 Water Street (Tax map 106, lot 97), zoned R2: The applicant requests a Variance from Section 309.3, pursuant to Section 801.2 of the Zoning Ordinance, to allow the construction of an exterior staircase to be built +/- 7.5 ft from the side property line where 15 ft is required. ZB2024-20-VAR
- C. Cicotte Holdings, LLC, 51 Evans Dr (Tax Map 78, Lot 40), zoned RO-1: An appeal of the Zoning Official's Notice of Violation and Administrative Decision pursuant to section §801.1 Administrative Appeals, that the property is not in the flood zone, that the parking area is grandfathered, and deadlines demanded by the City are unreasonable. ZB2023-11-AAD  
**- Continued to the November 18, 2024 meeting per applicant request**

**4. Staff Comments**

**5. Other Business**

- A. November meeting date reminder  
B. XYZ Dairy Building Code Board of Appeals legal update

**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:

**Lebanon Zoning Board of Adjustment Agenda**  
**October 7, 2024**

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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](mailto: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](http://LebanonNH.gov/Agendas).