



**LEBANON ZONING BOARD OF ADJUSTMENT
NOVEMBER 18, 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: 647 132 031#). If you have trouble accessing this meeting, please [email nathan.reichert@lebanonnh.gov](mailto:nathan.reichert@lebanonnh.gov).

2. Approval of Minutes

- A. October 7, 2024

3. Public Hearing Items

- A. **Casey & Catharine Boardman, 0 Farnum Hill Rd (Tax map 134, Lot 4), zoned RL-2:** The applicants request a Variance from Section 313.3, pursuant to Section 801.2 of the Zoning Ordinance, to allow the demolition of an existing barn and construction of a 1-family dwelling with attached 4-car garage +/- 28 ft from the rear property line where 30 ft is required. The proposed new building will be built utilizing the existing front setback of the barn. **ZB2024-21-VAR**
- B. **William & Deborah Rafter, 12 Union St, (Tax map 92, Lot 194), zoned R-2:** The applicants request 4 Variances from Section 309.3, pursuant to Section 801.2 of the Zoning Ordinance, to allow the construction of 1) a 160 sq ft shed +/- 5 ft from the right-side property line where 15 ft is required, 2) a 180 sq ft shed +/- 6 ft from the left-side property line where 15 ft is required, 3) both sheds will be located +/- 5 ft from the rear property line where 20 ft is required, 4) to allow 25.2% building coverage on the lot where 25% is the maximum. **ZB2024-22-VAR**
- C. **Lisa Dupont, 53 Cottage Cir (Tax Map 87, Lot 121), zoned R-3:** The applicant requests a Special Exception from Section 610.H, pursuant to Section 801.3 of the Zoning Ordinance, to locate an additional entrance door that will serve an ADU at the front of the building where only side or rear entrance doors are allowed. **ZB2024-23-SE**
- D. **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 from the October 7, 2024 meeting per applicant request.**

4. Other Business

- A. Proposed Zoning Amendments Review
- 5. Staff Comments**
- 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).