



**LEBANON ZONING BOARD OF ADJUSTMENT
FEBRUARY 3, 2025 - 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: 408 807 268#). If you have trouble accessing this meeting, please [email nathan.reichert@lebanonnh.gov](mailto:nathan.reichert@lebanonnh.gov).

2. Approval of Minutes

- A. January 6, 2025
B. January 16, 2025

3. Public Hearing Items

- A. **Steven Bickford, 22 Wheatley St (Tax map 77, Lot 15), zoned R-3:**
The applicant previously received a Special Exception to expand an existing dimensionally non-conforming garage with the addition of a 12 ft x 16 ft carport +/- 8 ft from the right-side property line (ZB2023-14-SE) and is now requesting further relief from Section 310.3, pursuant to Sections 703.1 and 801.3 of the Zoning Ordinance to increase the size of the carport to 12 ft x 20 ft, +/- 7 ft from the right-side property line.
ZB2024-24-SE - Continued from 1/6/2025 meeting
- B. **CWM All Waste, LLC & Choice Storage, LLC, 40 N. Labombard Rd (Tax map 51, Lot 10), zoned IND-L:** The applicants request a Variance from Article III, Section 303.3, pursuant to Section 801.3, of the Zoning Ordinance to allow a roadway right-of-way and scale to be located +/- 16.5 ft away from the front property line of a newly created lot where 40 ft is required. **ZB2025-03-VAR - Continued to the March 3, 2025 meeting**
- C. **Eric & Irina Stacy, 108 School St (Tax map 107, Lot 6), zoned R-3:** The applicants request a Variance from Article III, Section 310.2, pursuant to Section 801.3, of the Zoning Ordinance to allow the conversion of a two-family dwelling into a four-family dwelling where a maximum of a one-family dwelling is allowed. **ZB2025-04-VAR**

4. Other Business

- A. Zoning By-Laws review
B. Central Business District Zoning amendment request review and comment

5. Staff Comments

6. Adjournment

Lebanon Zoning Board of Adjustment Agenda
February 3, 2025

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).