



LEBANON ZONING BOARD OF ADJUSTMENT
MAY 5, 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: 974 344 711#). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

2. Approval of Minutes

- A. April 7, 2025

3. Public Hearing Items

- A. **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 Continued from the November 18, 2024 meeting**
- B. **Perry T. Moorman & Meredith Steinfelds , 12 Kendrick St (Tax map 78, Lot 10), zoned R3:** The applicant requests a Special Exception from Article IV, Section 410.5, pursuant to Section 703.1 and 801.3 of the Zoning Ordinance to allow the expansion of a non-conforming structure within the Riverbank Protection District. **ZB2025-09-SE**
- C. **Michael Davidson, 3 Campbell St (Tax Map 92, Lot 65), zoned LD:** An appeal of the Zoning Official's Notice of Violation and Administrative Decision, pursuant to Section §801.1 of the Zoning Ordinance, that the conversion of office space to dwelling units violates Sections 103, 307.2, 307.5, 408, and 607.8. **ZB2025-10-AAD**
- D. **Brett Sowerby & Patricia Atchinson, 39 Spring St (Tax Map 107, Lot 62), zoned R2:** The applicant requests 2 variances to allow a carport to be build +/-6.5 ft from the left-side property line shared with 43 Spring St where 15 ft is required and to allow 44% building coverage on the lot where 25% is allowed. **ZB2025-11-VAR**

4. Other Business

- A. Zoning Amendment review and discussion- Environmental Overlay

5. Staff Comments

6. Adjournment

Lebanon Zoning Board of Adjustment Agenda
May 5, 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).