



**LEBANON ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 2, 2025 - 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: 682 991 569#). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

**2. Approval of Minutes**

- A. July 28, 2025

**3. Public Hearing Items**

- A. **Richard & Diane Gray, 143 Hanover St (Tax Map 77, Lot 121), Zoned R-3:** The applicants request a Special Exception from Section 310.3, pursuant to Sections 703.1 and 801.3, of the Zoning Ordinance to allow the existing dimensionally non-conforming deck to be expanded in height to create an enclosed porch. **ZB2025-17-SE**
- B. **Darell & Jennifer Lindquist, 17 Tenley Dr (Tax Map 102, Lot 30), Zoned R-3:** The applicants request a Special Exception and a Variance from Section 310.3, pursuant to Sections 703.1, 801.3, and 801.2, of the Zoning Ordinance to allow the addition of a porch to the front of the house +/- 4.5 ft from the left-side property line where 15 ft is required and 11.5 ft from the front property line where 20 ft is required. **ZB2025-18-SEVAR**
- C. **Robin & Colin Parker, 60 Ice House Rd (Tax Map 84, Lot 26), Zoned RL-1:** The applicants request a Special Exception from Section 312.3, pursuant to Sections 703.1 and 801.3, of the Zoning Ordinance to allow the existing dimensionally non-conforming +/-14.75 ft tall dwelling to be demolished and replaced with an equally dimensionally non-conforming dwelling that will be expanded to 26.25 ft tall. **ZB2025-19-SE**
- D. **Parker Pflaum & Yuting Zhang, 31 Seminary Hill (Tax Map 87, Map 26), Zoned R-3:** The applicants request a Variance from Section 310.3, pursuant to Section 801.2, of the Zoning Ordinance to allow a garage to be placed +/- 7 ft from the right-side property line where 15 ft is required. **ZB2025-20-VAR**
- E. **CT Brown & Family LLC & Convenient MD LLC, 1 Interchange Dr (Tax Map 114, Lot 9), Zoned GC:** The applicants request two Variances from Section 608.4.A.3.b to allow the installation of two signs greater than 100 sq ft each, two Variances from Section 608.4.A.3.c to allow the installation of two signs more than 4 ft above the building roofline, and one Variance from 608.4.A.1 to exceed the total allowed sign area for

the building, pursuant to Section 801.2, of the Zoning Ordinance .  
**ZB2025-21-VAR**

- F. **Eric Stacy, 19 Wolf Rd (Tax Map 50, Lot 40), Zoned R-2:** Pursuant to Section 801.1 of the Zoning Ordinance, the applicant is appealing the Zoning Administrator's determination that the proposed basement renovation constitutes the creation of an additional dwelling unit. **ZB2025-22-AAD**

**4. Staff Comments**

**5. Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to [LebanonNH.gov/Live](http://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 disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

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).