



**LEBANON ZONING BOARD OF ADJUSTMENT
DECEMBER 1, 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: 803 719 725#). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

2. Approval of Minutes

- A. November 3, 2025

3. Public Hearing Items

- A. **Peter Buttrick, 61 Crafts Ave (Tax Map 58, Lot 88), Zoned R-3:** The applicant requests an Equitable Waiver of Dimensional Requirement pursuant to State of New Hampshire RSA 674:33-a and Zoning Ordinance 801.4.B, for the construction of a single-family dwelling +/- 14 ft. from the from the right-side property line, where a minimum of 15 ft. is required. **ZB2025-25-EW**
- B. **Mark & Mary Manikian, 69 NH Route 4A (Tax Map 84, Lot 46), Zoned RL-2:** The applicants request two Variances from Section 313.3, pursuant to Section 801.2 of the Zoning Ordinance, to allow a garage to be built +/- 7.5 ft from the front property line where 40 ft is required, and to allow +/- 30% building coverage on the lot where 20% is allowed. **ZB2025-26-VAR**

4. Other Business

- A. 2026 meeting schedule review & approval
- B. Proposed zoning amendments review & comment - Continued from 11/3/2025 meeting
- C. Proposed electric vehicle (EV) zoning regulations review
- D. Zoning Board application submission requirements

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 who wish to attend remotely may do so by going to 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

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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, 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.