



**LEBANON ZONING BOARD OF ADJUSTMENT  
JANUARY 5, 2026 - 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: 318 042 301#). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

**2. Election of Officers**

- A. Chair & Vice Chair

**3. Approval of Minutes**

- A. December 1, 2025

**4. Public Hearing Items**

- A. Mark & Mary Manikian, 69 NH Route 4A (Tax Map 84, Lot 46), Zoned RL-2: The applicants request three Variances from Sections 313.3 & 410.5, pursuant to Section 801.2 of the Zoning Ordinance, to 1) allow a garage to be built +/- 7.5 ft from the front property line where 40 ft is required, 2) to allow +/- 30% building coverage on the lot where 20% is allowed, and to 3) allow a structure to be built within the Riverbank Protection District where none are allowed. ZB2025-26-VAR - Continued from the 12/1/2025 meeting

**5. Other Business**

- A. Zoning Board application submission requirements - Continued from 12/1/2025 meeting

**6. Staff Comments**

**7. 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 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](#).

