



**LEBANON ZONING BOARD OF ADJUSTMENT
JANUARY 5, 2026 - 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: 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, 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](#).

DRAFT

**LEBANON ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
MONDAY, December 2, 2025
7:00 PM**

MEMBERS PRESENT: Chair William Koppenheffer, Vice Chair Jeremy Katz, Dave Newlove, Paul McDonough, Michael Morris (alternate), Rupert Burtan (alternate)

MEMBERS ABSENT: Jennifer Barkley

STAFF PRESENT: Nathan Reichert – Zoning Administrator

1 **1. CALL TO ORDER**

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3 Chair Koppenheffer called the meeting to order at 7:06 PM.

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5 Mr. Reichert gave the Right to Know, RS 91A public announcement.

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7 **2. APPROVAL OF MINUTES**

8
9 **A. November 3, 2025**

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11 **Mr. Burtan was given voting privileges for this meeting.**

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13 *Vice Chair Katz MOVED to approve the November 3, 2025, minutes as presented in the December 2,*

14 *2025 packet.*

15
16 *Seconded by Mr. Newlove.*

17
18 **The Vote on the Motion was (5-0).*

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20 **3. PUBLIC HEARING ITEMS**

- 21
22 **A. Peter Buttrick, 61 Crafts Ave (Tax Map 58, Lot 88), Zoned R-3:** The applicant requests
- 23 an Equitable Waiver of Dimensional Requirement pursuant to State of New Hampshire RSA
- 24 674:33-a and Zoning Ordinance 801.4.B, for the construction of a single-family dwelling +/-
- 25 14 ft. from the right-side property line, where a minimum of 15 ft. is required. **ZB2025-25-**
- 26 **EW**

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29 building on Crafts Avenue. The builder started building the house in June, and in October Mr.

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4 **Chair Koppenheffer opened the public hearing. Hearing no one else, the public hearing**
5 **was closed.**

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7 *Mr. McDonough MOVED on December 1, 2024, at a duly noticed meeting of the Lebanon Zoning*
8 *Board of Adjustment, there appeared Peter Buttrick regarding 61 Crafts Ave (Tax Map 58, Lot 88),*
9 *Zoned R-3: The applicant requests an Equitable Waiver of Dimensional Requirement pursuant to State*
10 *of New Hampshire RSA 674:33-a and Zoning Ordinance 801.4.B, for the construction of a single-*
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14 **I. FINDINGS OF FACT**

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16 Based on testimony given, application materials presented, and supporting documents submitted, the
17 Lebanon Zoning Board of Adjustment makes the following findings of fact:

- 18 1. The subject property is in the process of being developed with a single-family residence.
- 19 2. At this time, the applicant is seeking an Equitable Waiver per State of New Hampshire Code
20 §674:33-a and section §801.4.B of the Zoning Ordinance to permit a +/- 1' side yard encroachment
21 into the required 15' setback.
- 22 3. In order to grant an Equitable Waiver, the applicant must demonstrate that the proposal meets the
23 §674:33-a criteria. The applicant has submitted testimony addressing the Equitable Waiver criteria
24 in an application received by the Planning & Development Department on October 27, 2025.
- 25 4. No member of the public was in attendance or spoke for or against this petition.

26
27
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29
30
31 **II. CONCLUSIONS OF LAW**

32
33 As a result of the above findings of fact and based on testimony given, application materials presented,
34 and supporting documents submitted, the Board concludes the following with respect to the Equitable
35 Waiver criteria set forth in §674:33-a of the New Hampshire Code:

- 36 1. That the violation **was not** noticed or discovered by any owner, former owner, owner's agent or
37 representative, or municipal official, until after a structure in violation had been substantially
38 completed, or until after a lot or other division of land in violation had been subdivided by
39 conveyance to a bona fide purchaser for value;
- 40 2. That the violation **was not** an outcome of ignorance of the law or ordinance, failure to inquire,
41 obfuscation, misrepresentation, or bad faith on the part of any owner, owner's agent or
42 representative, but was instead caused by either a good faith error in measurement or calculation
43 made by an owner or owner's agent, or by an error in ordinance interpretation or applicability made
44 by a municipal official in the process of issuing a permit over which that official had authority;
- 45 3. That the physical or dimensional violation **does not** constitute a public or private nuisance, nor
46 diminish the value of other property in the area, nor interfere with or adversely affect any present
47 or permissible future uses of any such property; and

- 4. That due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far **outweighs** any public benefit to be gained, that it **would be** inequitable to require the violation to be corrected.

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 2nd day of December 2025, hereby **GRANTS** the requested Equitable Waiver pursuant to State of New Hampshire RSA 674:33-a and Zoning Ordinance 801.4.B to allow 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, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

Seconded by Mr. Newlove

**The Vote on the Motion was (5-0).*

- 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**

Mr. Reichert informed the Board that there is an error in the GIS mapping for this application. On behalf of the applicants, he asks that the Board offer a continuance for one month. Early this morning it was discovered that there is an error on the GIS layer. They discovered that the property is in the Riverbank Protection and the GIS Map is in error. The applicants are going to need an additional variance in this application. They have already filed an amended application, and they will be meeting with the Conservation Commission. The application would be taken up again at the January meeting. The Board agreed to continue the application.

4. Other Business

A. 2026 Meeting Schedule Review & Approval

The schedule is the Board’s prerogative to set and Staff following the schedule the Board establishes. It helps with deadlines for applications and materials that need to be submitted by applicants.

Vice Chair Katz moved to adopt the 2026 schedule.

Seconded by Mr. Burtan.

**The Vote on the Motion was (5-0).*

B. Proposed Zoning Amendments Review & Comment - Continued From 11/3/2025 Meeting

The role of the Board is to determine if they understand the amendments and if they can interpret the amendments as needed. The Board discussed several of the proposed changes and mentioned a few of the implications that the changes could or would have for future applications. Even though the amendments are understandable, it is apparent that some changes would have implications for current zoning rules that may not have been considered based on some of the edits.

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2 **C. Proposed Electric Vehicle (EV) Zoning Regulations Review**
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4 The impetus for this amendment pertains to an original draft of amendment 13 from LEAC and a
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10 electrical entrance would be massively oversized. This new requirement allows the size of electrical
11 entrance to be determined with Liberty instead of the City. The Board reviewed documents in the
12 packet for the new regulation.
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14 **D. Maximum Parking**
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16 The Chair commented on the maximum parking allowed on residential lots. He believes the
17 maximum parking allowed is not reasonable, because most families have more than 2
18 vehicles. Striking the language that pertains to one- and two-family dwellings would be a
19 problem. This would set up an inordinate number of special exceptions.
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21 The Board continued to discuss other details of the amendments. One discussion pertained to
22 the use of surface water sewage by Food trucks, rather than going through the regular sewer
23 system.
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25 **E. Zoning Board Application Submission Requirements**
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27 The Zoning Board does not require any actual proof of property lines for a dimensional variance
28 application. Staff have been working with all the requirements of the Zoning Board of Approval and
29 at times go out into the field to verify where the building is supposed to be. In the real-world
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32 done by a surveyor. A normal survey costs \$300 to \$800 to find a property line. A full site plan
33 could be thousands of dollars. If it is one particular line that is of concern, that is the only area that
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CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

STAFF MEMORANDUM

Mark & Mary Manikian
69 NH Route 4A

To: Zoning Board of Adjustment

Prepared By: Nathan Reichert, *Director of Planning & Development* and *Zoning Administrator*
& Tiffany Adams, *Zoning Executive Assistant*

Date: January 5, 2026 – Regular Meeting

Application Number: ZB2025-26-VAR

HEARING NOTICE:

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

SITE DESCRIPTION / BACKGROUND:

The subject property is improved with a dimensionally non-conforming 1-family home constructed in 1990, per the City Assessor's records, is non-conforming to the RL-2 zoning district, Class 1, minimum lot size requirement of 1 acre with +/- 0.14 acre, and is within the NH Shoreland Protection and Riverbank Protection overlay districts and is partially within the FEMA Flood Zone overlay districts. The lot has an average depth of +/- 50 ft. Previous ZBA action includes 2020 approval of a Variance to allow a porch to be built within the required 40 ft front yard setback.

PROPOSAL:

The applicants propose to build a 26 ft x 20 ft garage +/- 7.5 ft away from the front property line. The addition of a garage will increase lot coverage from the existing 22% to 30%.

ZONING ORDINANCE REQUIREMENTS – VARIANCE:

To obtain the requested Variances from Sections §313.3 and §410.5, the applicant must demonstrate compliance with each of the five Variance Criteria as set forth in Section §801.2 of the Zoning Ordinance and NH RSA 674:33, I(b). The five criteria are stated in the bold text below, followed by general staff commentary on the meaning and intent of each.

1. Will the variance be contrary to the public interest? According to the Board of Adjustment in NH, 2012 Edition, for a variance to be contrary to the public interest, it must unduly and to a marked degree violate the basic zoning objectives of the zoning ordinance. To determine this, does the variance alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public?

2. Will the spirit of the ordinance be observed? According to the Board of Adjustment in NH, 2012 Edition, in deciding whether or not a variance will violate the spirit and intent of the ordinance, the Board must determine the legal purpose the ordinance serves and the reason it was enacted. The effect of the variance should be evaluated in light of the goals of the Ordinance, which might begin or end with a review of the master plan upon which the ordinance is based.

3. Is substantial justice done? According to the Board of Adjustment in NH, 2012 Edition, Board members must determine each case individually. They suggest that perhaps the only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.

4. Are values of surrounding properties diminished? According to the Board of Adjustment in NH, 2012 Edition, if there is conflicting evidence (dueling experts) then it is the Board's job to sift through such testimony and other evidence to make a finding as to whether there will be a decrease in property values. Board members may also draw upon their own knowledge of the area in reaching a decision on this standard. It is the applicant's burden to convince the Board that it is more likely than not that the project will not decrease values.

5. Would literal enforcement of the provisions of the ordinance result in an unnecessary hardship?

a. Special Conditions: According to the Board of Adjustment in NH, 2012 Edition, Zoning imposes some hardship on all property owners by setting lot dimensions, allowable uses and other restrictions. Typically, the restrictions on one parcel are balanced by similar restrictions on other parcels in the same zone. When the hardship so imposed is shared equally by all property owners, no grounds for a variance exist. Only when some characteristic of the particular land in question makes it different from others can unnecessary hardship be claimed. Even within the same community, different results may be reached with just slightly different fact patterns.

b. Fair and Substantial Relationship: Part of this standard includes whether or not a fair and substantial relationship exists between the general public purpose of the ordinance provisions and the specific application of that provision to the property. Is the restriction on the property necessary in order to give full effect to the purpose of the ordinance, or can relief be granted to this property without frustrating the purpose of the ordinance? Once the purpose of the provision has been established, the property owner needs to establish that, because of the special conditions of the property, application of the ordinance provision to their property would not advance the purposes of the ordinance provision in any "fair and substantial" way.

c. Reasonable Use: Is the proposed use a reasonable one? All applicants believe their proposed use is a reasonable one. The applicant must establish that, in light of the special conditions of the property, as identified above, the proposed use is a reasonable one.

STAFF COMMENTS:

December 11, 2025 Conservation Commission meeting minutes:

A. Mark C. & Mary E. Manikian, Review and Comment on Zoning Board Riverbank Use Variance application. Applicant proposed to construct a new 520 SF garage & associated site work. Applicant requests a Use Variance pursuant to Article IV, Section 401.5 (Permitted Uses), & 410.8B (Interested Parties) of the Zoning Ordinance. 69 NH Route 4A, Map 84, Lot 46. CC2025-05

Mr. Mark Goodwin started by providing some guidance for this permit review which falls under the City's riverbank protection district which is an overlay district in the Zoning ordinance, and the relevant sections of this were referenced in the packet. ConCom's role is an interested party speaking to how their proposal may or may not impact natural resources. The Zoning Board will take ConCom's input into consideration when they deliberate this request. ConCom can make a recommendation if they choose to do so.

Mr. Don Lacey inquired how this compares to the State shoreline protection; is it more or less restrictive? Mr. Goodwin said that they will also apply to the State on this which is more restrictive as relates to the geographical area, but local is more restrictive in some ways.

Their main target audience is to the Zoning Board, and they are seeking relief to what they are proposing to do.

Mr. Mark Manikian, property owner of 69 NH Route 4A, Map 84, Lot 46, started by saying they are respectfully requesting an exception to their regulations on the shoreline. He is director of water quality on this lake and appreciates the work that ConCom does to this end as well. He said that DES has already approved what they are proposing.

They are proposing to build a detached garage next to their house; the sideline setback is not an issue since it is 57 feet to the neighbor on that side. The State, in looking at the plans, wanted the front of the garage flush with the front of the house and the garage front and back equal distance from the lake and the street, 23' feet each way.

Mr. Manikian said that they followed that direction and have proceeded having the work done in compliance with this. If they are allowed to build this, they will be reducing the impervious area by 750 square feet (they are removing the driveway), so runoff into the lake will be decreased by that. Also, they will be installing a cistern to collect all waters coming off of the roof, which will dramatically reduce the water that is running down the hill where the garage is being built. He said this will reduce the organic burden on the lake. They are seeking a variance because the proposed structure is within 50 feet of the shoreland.

Chair Riley asked if any of the native vegetation would be impacted; Mr. Manikian said that no trees would be removed but they would be removing some blueberries and raspberries in the vicinity. Mr. Lacey asked what happens to the water from the cistern, and Mr. Manikian said it will slowly seep back into the ground, similar to a septic tank. The roofline will run perpendicular to the shoreline. Mr. Lacey inquired if they are building a new retaining wall and Mr. Manikian responded that they are not building a new wall but plan to utilize the berry bushes and other vegetation that they are moving and put these in the area near the retaining wall.

The driveway will be replaced by grass. Chair Riley said that there are best practices about putting in perennial, dense native plants (that do not need to be watered) rather than grass, and these native plants do better than grass. They have deep roots and they help stabilize the soil. She has concerns about that much lawn so close to the lake. Mr. Manikian said that they can do this, and that they are open to suggestions. She would be interested in seeing a reduction in lawn and less nutrient intensive and maintenance intensive vegetation. There are lists of these plants available for him to access, and she referred him to the "Soak Up the Rain Program" for more tips and best practices for water management. He said that he has his own well and sewer.

Vice Chair James said that he is encouraged that they will not be removing any riparian trees near the lakeshore, and that this is a relatively minor impact, and in some ways positive (e.g. capturing the runoff water). Mr. Manikian said that any work they do, they think about the water quality.

Ms. Hirai asked if there are regulations around the lake. Mr. Lacey lives nearby and said that all herbicides are forbidden, but that many residents ignore the regulations.

Vice Chair James said that it seems that this is a minor impact compared to much that has already been done in the vicinity of this shoreline. He complimented Mr. Manikian on doing his homework.

Mr. Manikian said that they have also planted many tall grasses near the water. He said no trees on his property have been cut, ever.

Vice Chair James MOVED that they recommend to the Zoning Board to accept this application for an exception, with the recommendation to the owner to consider some native plantings, instead of the lawn, in the grassy area.

Seconded by Mr. Ernst Oidtmann

**The MOTION was approved (7-0)*



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

DRAFT DECISION – ZB2025-26-VAR

January 5, 2026 - Regular Meeting

Mark & May Manikian – 69 NH Route 4A

DRAFT MOTION for:

Agenda Item 4.A

Case ZB2025-26-VAR

Request for Variance from Section §313.3

Motion made by: _____

On January 5, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared _____ regarding , 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.

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. The subject property is improved with a single-family home constructed in 1990. At +/- 0.14 acres the lot is non-conforming to the 1-acre minimum lot size required for Class 1 lots in the RL-2 District and is within the Riverbank Protection overlay district.
2. The single-family home is dimensionally non-conforming on both the front and rear sides.
3. The proposed garage will be dimensionally non-conforming and will be located +/- 7.5 ft from the front property line bordering Route 4A.
4. The proposed garage will increase the building coverage on the lot from +/- 22% to +/- 30%.
5. The applicant submitted testimony addressing section §801.2 Variance criteria in an application received by the Planning and Development Department on November 10, 2025 and additional documents on December 2, 2025.
6. To obtain the requested Variances from sections §313.3 and §410.5, the applicant must demonstrate compliance with each of the five variance criteria as set forth in Section 801.2 and NH RSA 674:33, I(b).
7. The Applicant presented the application to the Conservation Commission for their consideration and advice at the December 2025 Commission meeting. The Conservation Commission made a positive recommendation about the application to the Zoning Board.

8. _____

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Board concludes the following with respect to the Variance criteria set forth in section §801.2 of the Zoning Ordinance

1. The variance **will not / will** be contrary to the public interest.
 - 1.
 - 2.
 - 3.

2. The spirit of the ordinance **is / is not** observed.
 - 1.
 - 2.
 - 3.

3. Substantial justice **is / is not** done.
 - 1.
 - 2.
 - 3.

4. The values of surrounding properties **are not / are** diminished.
 - 1.
 - 2.
 - 3.

5. Literal enforcement of the provisions of the ordinance **would / would not** result in an unnecessary hardship. Owing to **[the following]** special conditions of the property that distinguish it from other properties in the area.
 - 1.
 - 2.
 - 3.

-
6. There is not / is a fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property.
 - 1.
 - 2.
 - 3.

 7. The proposed use is / is not a reasonable one.
 - 1.
 - 2.
 - 3.

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this **5th day of January, 2026**,

1. hereby **GRANTS / DENIES** the Variance from Section §313.3, pursuant to Section §801.2 of the Zoning Ordinance to allow garage to be placed +/- 7.5 ft from the front property line where 40 ft is required, as set forth above and per testimony, plans, and materials submitted, and per the conditions below:

2. hereby **GRANTS / DENIES** the Variance from Section §313.3, pursuant to Section §801.2 of the Zoning Ordinance to allow +/- 30% lot coverage where a maximum of 20% is allowed, as set forth above and per testimony, plans, and materials submitted, and per the conditions below:

3. hereby **GRANTS / DENIES** the Variance from Section §410.5, pursuant to Section §801.2 of the Zoning Ordinance to a structure to be built within the Riverbank Protection overlay district where none is allowed, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:
 - a. The Applicant shall apply for a building permit.
 - b. The Applicant is required to demonstrate adherence with this approval to the satisfaction of the Zoning Official prior to a certificate of completion. The Zoning Official shall verify adherence by field observation or by the submission of an as-built drawing stamped by a New Hampshire professional land surveyor.
 - c. _____

Motion seconded by: _____

Vote: _____

**CITY OF LEBANON
ZONING BOARD OF APPEALS
APPLICATION**

SPECIAL EXCEPTION	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING CODE BOARD OF APPEALS
WETLANDS SPECIAL EXCEPTION	<input type="checkbox"/>	<input type="checkbox"/>	APPEAL OF AN ADMIN DECISION
VARIANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	REHEARING REQUEST
EQUITABLE WAIVER	<input type="checkbox"/>	<input type="checkbox"/>	

PROPERTY OWNER (APPLICANT):

NAME: MANIKIAN, MARK C. + Mary E TEL.#: [REDACTED]
 MAILING ADDRESS: P.O. Box 1134, LEBANON, NH 03766
 E-MAIL ADDRESS: [REDACTED]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: _____ TEL.#: _____
 MAILING ADDRESS: _____
 E-MAIL ADDRESS: _____

PROJECT LOCATION:

TAX MAP #: 84-46 LOT#: 5766 PLOT #: 4481 ZONE: R22
 STREET ADDRESS: 69 NH RT 4A

IS THIS PROPERTY LOCATED IN THE: WETLANDS YES NO HISTORIC DISTRICT YES NO
 FLOOD PLAIN YES NO

REQUEST DESCRIPTION:

USE TYPE:

EXISTING: VACANT ONE FAMILY TWO FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL
 PROPOSED: VACANT ONE FAMILY TWO FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL
 If use is COMMERCIAL OR INDUSTRIAL please note specific use: _____

SIGNATURE BLOCK:

I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on 12-1-25, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

Owner Signature: Mary E Manikian DATE: 11-5-25

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

Owner Signature: _____ DATE: _____

11-10-2025

ZB2025-26-VAR

SUPPORT STATEMENT FOR A VARIANCE

1. NHDOT has determined that there are no safety issues with a garage in the proposed location (copy attached). Construction of the garage built to NHDES lake friendly standards will significantly lessen any negative impact our property currently has into Mascoma Lake, the City of Lebanon water supply.
2. Construction of this detached garage will have no impact on light, air circulation or visual impairment on neighbors. The only impacted neighbor's property line is 57' from the proposed site and isolated by a line of conifers taller than the proposed garage.
3. With the harsh winter conditions on our lake and NH considering garages a common amenity, we would consider it to be an injustice to deny a garage to 80 year old homeowners when garages are common in the neighborhood and construction of the garage will have no negative impact on the neighborhood or the general public.
4. The construction of the garage will enhance the the value of the property, and therefore the value of the neighborhood.
5. We have a non-conforming legacy lot which is common to our neighborhood but not to the city in general. Historically homes in our locale have been allowed to build garages because of their necessity for safety issues (dealing with snow and ice).

11-5-25

Zoning Board of Appeals

Board members:

We are proposing to construct a freestanding 26x20' garage with no plumbing nor sewer system. We are now in our 80's and it has become increasingly difficult to deal with the harsh NH winters. We have applied to and received a permit from NHDES for our project with the stipulation that we place the garage with the front in line with our existing porch in order to place the back out of the 20 ft buffer zone to the lake.

We have been informed by the Lebanon Building Department that construction of our proposed garage will require two variances. The first for the front setback and the second for the percentage of under roof coverage.

In regards to the first variance, we request that this be granted because NHDES requires it's placement. Also, NHDOT has looked at the plans and has found no safety issues with the proposed location. A copy of their evaluation is attached.

In regards to the second variance, we realize that we have a non-conforming legacy lot. The existing non-pervious percentage coverage (NH criteria for pervious/non-pervious ratio) is already over the stipulated amount at 22.6%. The construction of the garage and the subsequent landscaping of the property, also required by NHDES, will actually lower the percentage of the non-pervious area to 21.9%. NHDES found this to be favorable. With respect to the City of Lebanon's criteria, construction of the garage will increase the roofed area of the lot from .22% to .3%. This increase is minimized by the lake friendly construction of the garage which will eliminate a large organic area adjacent to the lake.

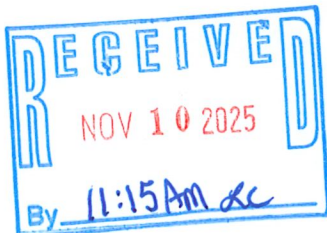
Attached is our application, a copy of our NHDES permit, pictures of the site (jpeg files are available), a scaled site plan, a site plan with highlighted setbacks, a front view of the proposed structure which is in keeping with the style of the main house, letters from our immediate neighbors and a list of the abutters.



Mark C Manikian



Mary E Manikian



12-2-25

Lebanon Zoning Board of Appeals and
Conservation Commission

Board Members:

We are proposing to construct a freestanding 26x20' (2 car) garage with no plumbing nor sewer system. We are now in our 80's and it has become increasingly difficult to deal with the harsh NH winters. We have applied to and received a permit from NHDES for our project with the stipulation that we place the garage front face in line with our existing porch in order to place the structure outside of the 20 ft buffer zone to the lake. A copy of their permit is attached.

We have been informed by the Lebanon Building Department that construction of our proposed garage will require two variances; the first for the front setback and second for the increase in percentage of under roof coverage. The project also requires a variance from the Lebanon Conservation Commission regarding Regulation 410.5 - Permitted Uses. A hearing before them is scheduled on 12/11/25.

In regards to the first variance, we request that this be granted because NHDES requires its placement there and that it matches the forward projection of the house. Also NHDOT has reviewed the plans and finds no safety issues with the proposed location. A copy of their evaluation is attached.

In regards to the second variance, we realize that we have a non-conforming legacy lot typical of our neighborhood. The existing non-pervious percentage coverage is already over the NH stipulated maximum at 22.6%. Construction of the garage and the subsequent landscaping of the property, also required by NHDES, will actually lower the percentage of non-pervious area to 21.9% by eliminating 750 square feet of driveway. NHDES found this to be a favorable change by reducing runoff into the lake. With respect to the City of Lebanon's criteria, construction of the garage will increase the roofed area of the lot from .22% to .30%. The impact of this change will, however, be a positive change for lake health because it will be built with lake-friendly concepts and eliminate a large organic runoff area which slopes to the lake.

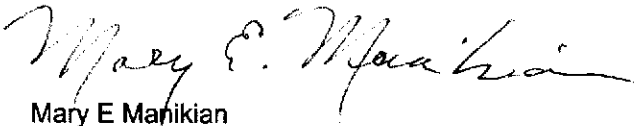
Our presentation to the Conservation Commission will reiterate these points and more. Firstly, I (Mark Manikian) am a retired chemical engineer and dentist. In that capacity I am the Mascoma Lake Director of Water Quality. We would do nothing detrimental to the water quality of the lake. We seek to do the best that we can do to enhance it especially because it is Lebanon's public water supply. The project was accepted by NHDES because it will benefit the lake by channeling water from the roofed area, which formerly would have been organic runoff into the lake, into a drainage cistern. Runoff quantity will also be reduced due to the net reduction in impervious areas. The newly established pervious areas will be gardens, grassed or shrubbed. There are no trees involved in this project. This property is served by Lebanon's sewer system and, therefore, there is no onsite septic system.

Attached is our application, a copy of our DES permit, pictures of the site (jpegs are available), a scaled site plan, a site plan with highlighted setbacks, a front view of the proposed structure which reproduces the lines of the existing house, favorable letters from our immediate neighbors and a list of abutters.

Respectfully submitted,



Mark C Manikian



Mary E Manikian

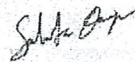
THE FOLLOWING STANDARD PROJECT CONDITIONS SHALL BE MET PURSUANT TO ENV-WQ 1406.20:

1. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700, and the requirements in Env-Wq 1404.01(a) and(b).
4. Any fill used shall be clean sand, gravel, rock, or other suitable material.
5. For any project where mechanized equipment will be used, orange construction fence shall be installed prior to the start of work at the limits of the temporary impact area as shown on the approved plans; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. During construction, a copy of this permit should be posted on site in a prominent location visible to inspecting personnel.
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.
3. Pursuant to Env-Wq 1406.21, transfer of this permit to a new owner requires notification to, and approval of, NHDES.
4. This project has been screened for potential impact to **known** occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

APPROVED:



Salvatore Ferragine
Shoreland Permitting, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

THIS PERMIT IS NOT VALID UNTIL SIGNED BY THE PARTIES BELOW (Env-Wq 1406.21(c))



PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required, if any)

10-16-25

Zoning Board of Appeals
51 North Park St.
Lebanon, NH 03766

Board Members:

I Live at 73 US Rt 4A, Lebanon, NH 03766, next door to the Manikians. I. Have seen the plans for the proposed garage and although it will be toward my home, I have no objections.

Jeffrey V. Cyr 10/16/2025

Jeffrey Cyr

10-16-25

Zoning Board of Appeals
51 North Park St.
Lebanon, NH 03766

Board Members:

We live at 67 NH Rt 4A, Lebanon, NH 03766, next door to the Manikians. We have seen the plans for their proposed garage and have no objections.

Gary Parent

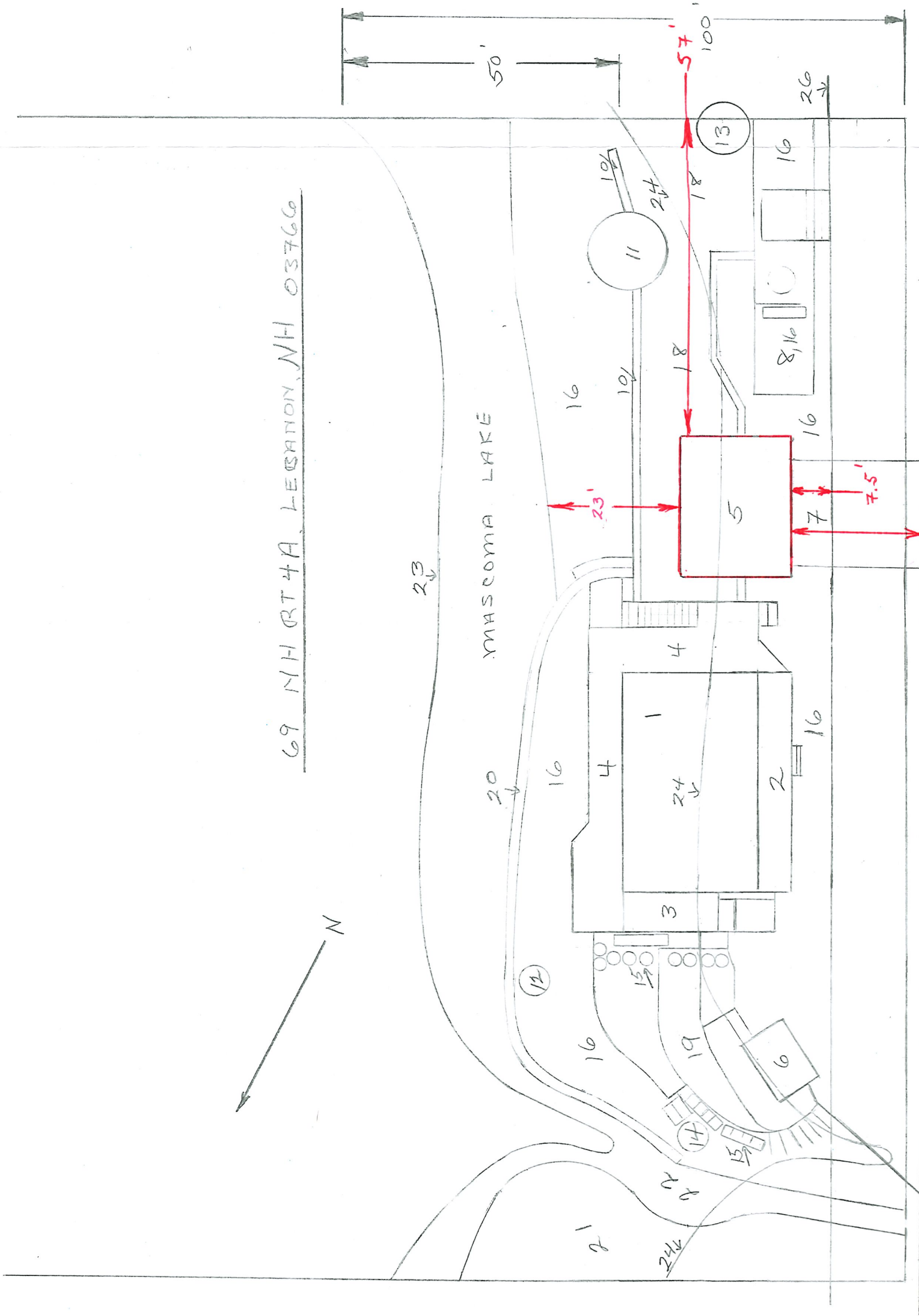
 10/16/25

Sharon Parent

 10/16/25

LEGEND

1. House 39.33'x24'
2. Covered Deck 6'x39.33'
3. Covered Deck 7.25'x16.5'
4. Open Deck
5. Proposed Garage 26'x20'
6. Shed 12.25'x8.25'
7. Proposed Driveway 20'x20'
8. City Sewer Easement 10' x 50'
9. Storm Drain
10. Proposed Wall 56'x.67'&12.5'x.67'
11. Dappled Willow
12. 4 Maple Trees
13. Cedar Tree
14. 6 Ash Trees
15. Stone Stairs
16. Grass
17. Gravel
18. Perennial Garden
19. Perennial garden with open rock terracing walls
20. Lake Wall
21. Woods
22. Storm Drain Easement
23. Reference Line
24. 50' Line
25. 100' Line
26. Front Property Line



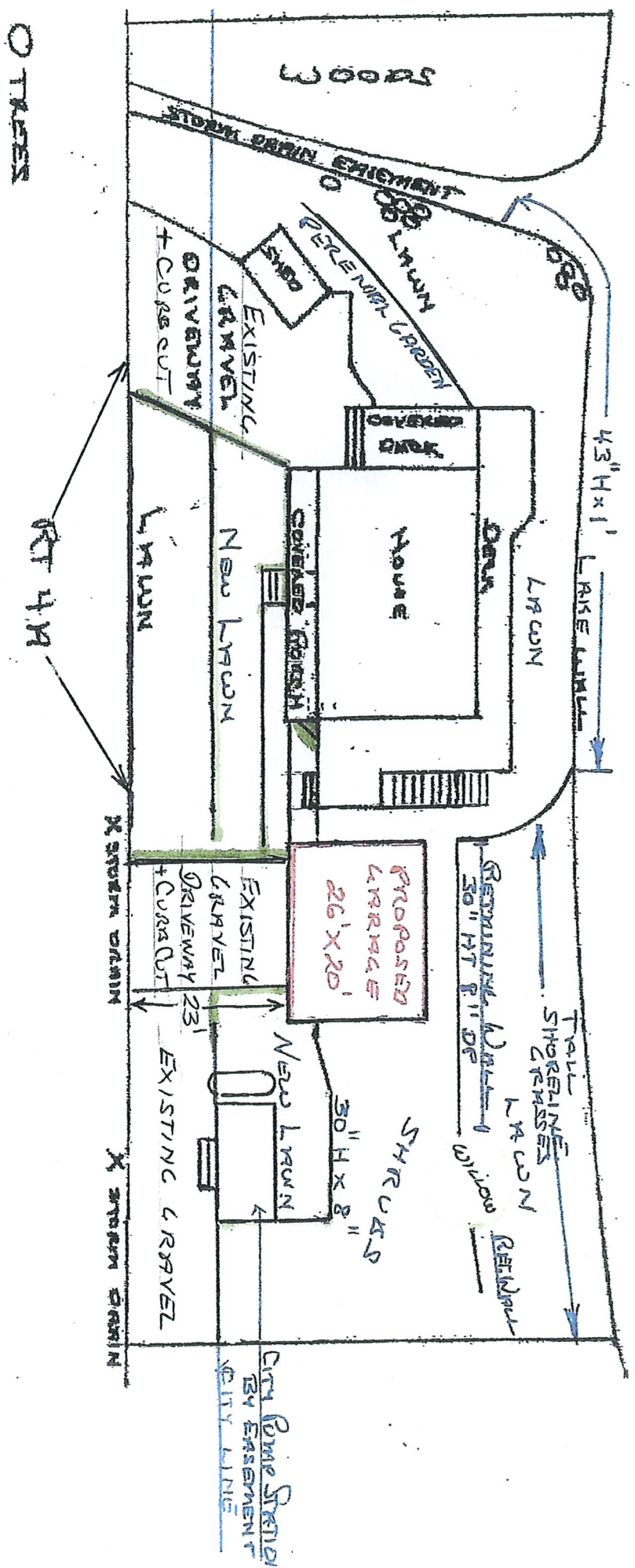
69 NH RT 4A, LESANON, NH 03766

SCALE 1:20

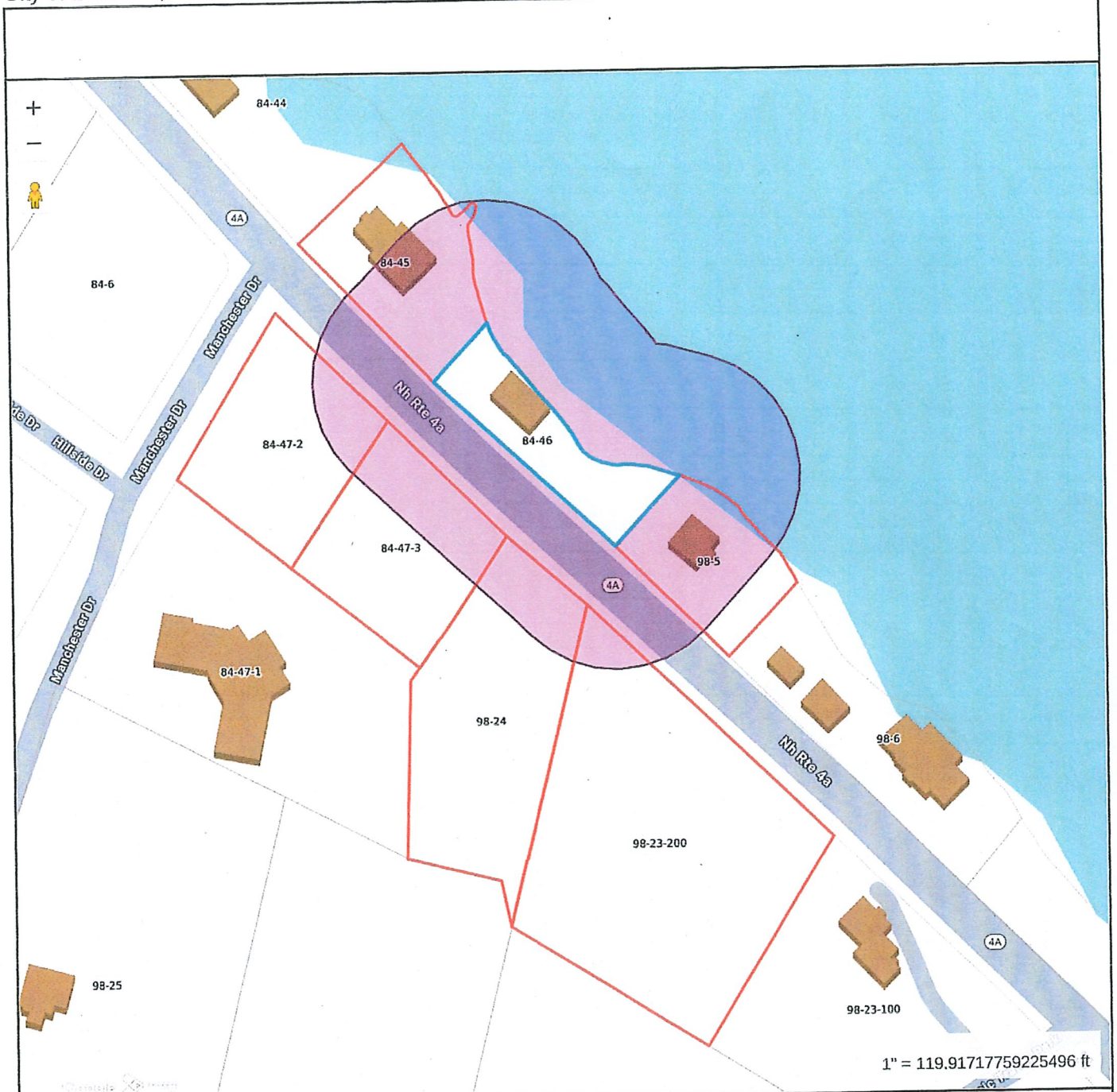
69 NH RT 4A, LEBANON, NH 03766



MASCOMB LAKE



SCALE 1:20



Property Information

Property ID 84-46
 Location 69 NH ROUTE 4A
 Owner MANIKIAN, MARK C & MARY E TTEES



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/30/2025
 Data updated 11/18/2018

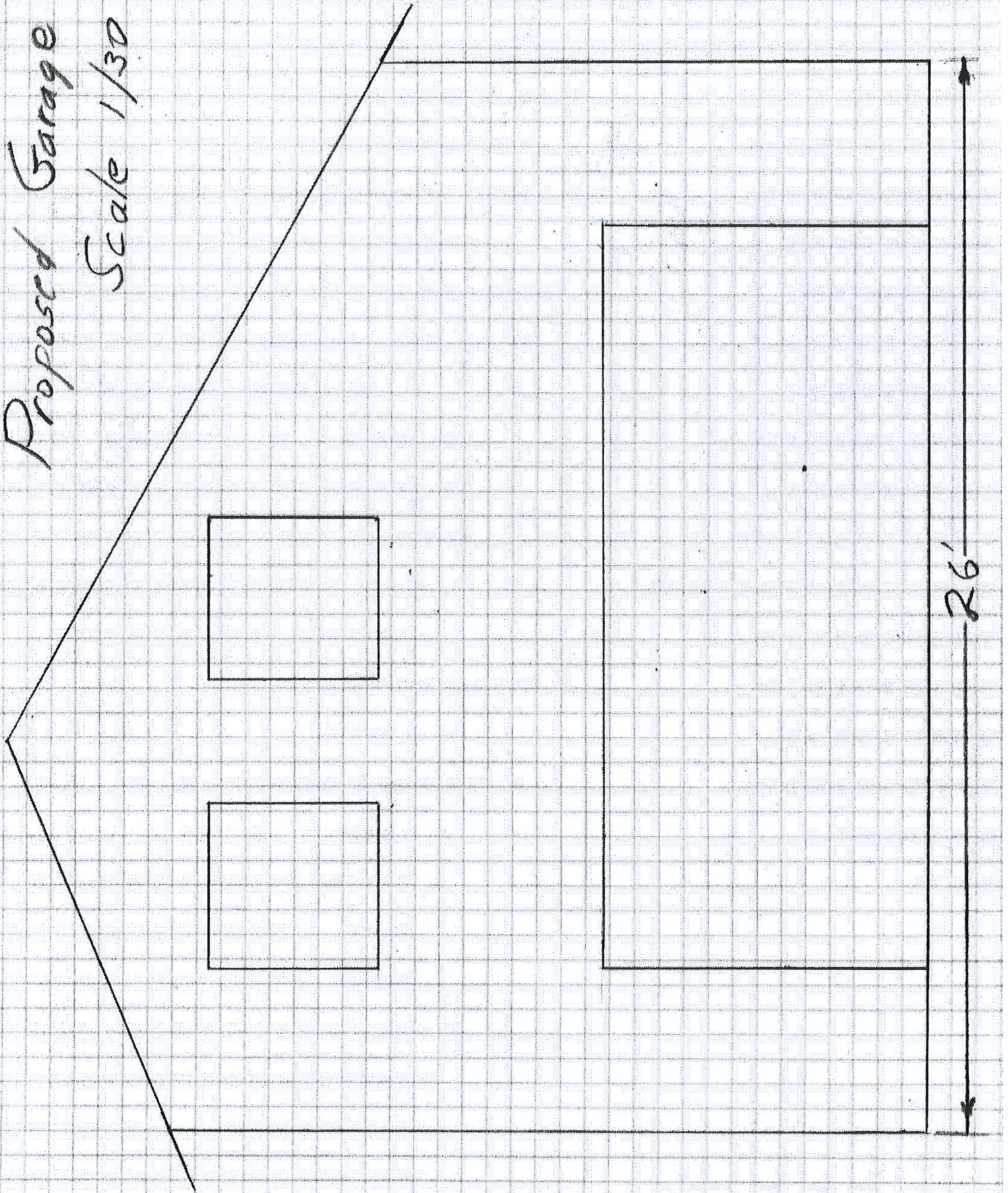
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.





Proposed Garage

Scale 1/30



ID	Site Address	Owner Name	Owner Address	Owner City	State	Zip
98-5	73 NH ROUTE 4A	CYR, JEFFREY V	2 STRAWBERRY BANK RD #17	NASHUA	NH	03062
84-45	67 NH ROUTE 4A	PARENT, GARY R & SHARON	67 NH ROUTE 4A	LEBANON	NH	03766
84-47-200	0 MANCHESTER DR	BELLINGER, JOHN & KRISTIN TTEES	5 MANCHESTER DR	LEBANON	NH	03766
84-47-300	0 NH ROUTE 4A	BELLINGER, JOHN & KRISTIN TTEES	5 MANCHESTER DR	LEBANON	NH	03766
98-24	74 NH ROUTE 4A	MONTGOMERY JUSTIN	74 NH ROUTE 4A	LEBANON	NH	03766
98-23-200	0 NH ROUTE 4A	KLEINHANS DANIEL B TTEE	78 NH ROUTE 4A	LEBANON	NH	03766
84-46	69 NH ROUTE 4A	MANIKIAN, MARK C & MARY E TTEES	PO BOX 1134	LEBANON	NH	03766

12-2-25

Lebanon Zoning Board of Appeals and
Conservation Commission

Board Members:

We are proposing to construct a freestanding 26x20' (2 car) garage with no plumbing nor sewer system. We are now in our 80's and it has become increasingly difficult to deal with the harsh NH winters. We have applied to and received a permit from NHDES for our project with the stipulation that we place the garage front face in line with our existing porch in order to place the structure outside of the 20 ft buffer zone to the lake. A copy of their permit is attached.

We have been informed by the Lebanon Building Department that construction of our proposed garage will require two variances; the first for the front setback and second for the increase in percentage of under roof coverage. The project also requires a variance from the Lebanon Conservation Commission regarding Regulation 410.5 - Permitted Uses. A hearing before them is scheduled on 12/11/25.

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In regards to the second variance, we realize that we have a non-conforming legacy lot typical of our neighborhood. The existing non-pervious percentage coverage is already over the NH stipulated maximum at 22.6%. Construction of the garage and the subsequent landscaping of the property, also required by NHDES, will actually lower the percentage of non-pervious area to 21.9% by eliminating 750 square feet of driveway. NHDES found this to be a favorable change by reducing runoff into the lake. With respect to the City of Lebanon's criteria, construction of the garage will increase the roofed area of the lot from .22% to .30%. The impact of this change will, however, be a positive change for lake health because it will be built with lake-friendly concepts and eliminate a large organic runoff area which slopes to the lake.

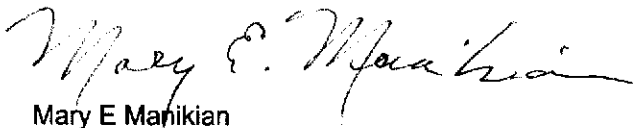
Our presentation to the Conservation Commission will reiterate these points and more. Firstly, I (Mark Manikian) am a retired chemical engineer and dentist. In that capacity I am the Mascoma Lake Director of Water Quality. We would do nothing detrimental to the water quality of the lake. We seek to do the best that we can do to enhance it especially because it is Lebanon's public water supply. The project was accepted by NHDES because it will benefit the lake by channeling water from the roofed area, which formerly would have been organic runoff into the lake, into a drainage cistern. Runoff quantity will also be reduced due to the net reduction in impervious areas. The newly established pervious areas will be gardens, grassed or shrubbed. There are no trees involved in this project. This property is served by Lebanon's sewer system and, therefore, there is no onsite septic system.

Attached is our application, a copy of our DES permit, pictures of the site (jpegs are available), a scaled site plan, a site plan with highlighted setbacks, a front view of the proposed structure which reproduces the lines of the existing house, favorable letters from our immediate neighbors and a list of abutters.

Respectfully submitted,



Mark C Manikian



Mary E Manikian