



**LEBANON ZONING BOARD OF ADJUSTMENT
FEBRUARY 3, 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: 236 729 558#). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

2. Approval of Minutes

- A. January 5, 2026

3. Public Hearing Items

- A. **Stenger Craft Properties, LLC, 162 N Main St (Tax Map 59, Lot 18), Zoned R-3:** The applicant requests a Variance from Section 310.2, pursuant to Section 801.2, of the Zoning Ordinance, to allow a retail use to occupy +/- 2,450 sq ft within the existing office building. **ZB2026-01-VAR**
- B. **Blinn & Allison Latta, 36 E. Wilder Rd (Tax Map 13, Lot 5), Zoned R-3:** The applicants request a Special Exception from Section 310.2, pursuant to Section 801.3, of the Zoning Ordinance, to allow a two-family dwelling by conversion of an existing one-family dwelling. **ZB2026-03-SE**

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 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, January 5, 2026
7:00 PM**

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

MEMBERS ABSENT: Rupert Burtan (alternate)

STAFF PRESENT: Nathan Reichert – Zoning Administrator

1 **1. CALL TO ORDER**
2

3 Chair Koppenheffer called the meeting to order at 7:00 PM.
4

5 Mr. Reichert gave the Right to Know, RS 91A public announcement.
6

7 **2. ELECTION OF OFFICERS**
8

9 **Mr. Morris was given voting privileges for this meeting.**

10
11 **A. Chair and Vice Chair**
12

13 *Mr. McDonough nominated Jeremy Katz for Chair.*

14 *Seconded by Dave Newlove.*

15 There were no other nominations.
16

17 **The Vote on the Motion was (3-0-2).*

18 *Chair Koppenheffer and Vice Chair Katz did not vote.*
19

20 Dave Newlove nominated Mr. McDonough for Vice Chair.

21 Seconded by Vice Chair Katz.

22 Mr. McDonough declined the nomination as his schedule may limit his attendance.
23

24 *Mr. McDonough nominated Mr. Newlove for Vice Chair.*

25 *Seconded by Jeremy Katz.*

26 There were no other nominations.
27

28 **The Vote on the Motion was (3-0-2).*

29 *Chair Koppenheffer and Mr. Newlove did not vote.*
30

31 Mr. Koppenheffer left the meeting as he resigned from the Board. The members thanked him for his
32 years of service. There will be a recognition resolution by City Council on January 21, 2026 thanking
33 William Koppenheffer for his 17 years of service.
34

35 **3. APPROVAL OF MINUTES**
36

37 **A. December 1, 2025**

1 **Mr. Morris MOVED to approve the December 1, 2025, minutes as presented in the January 5, 2025**
2 **packet.**

3
4 **Seconded by Mr. McDonough.**

5
6 ***The Vote on the Motion was 4-0).**

7
8 **4. PUBLIC HEARING ITEMS**
9

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

16
17 Mark and Mary Manikian appeared on behalf of the application. They want to build a 20 ft by
18 26ft detached garage with no plumbing. DES has approved the application. DES requested that
19 the front face of the garage be moved forward to match the front of the house. This moves the
20 back of the garage out of the buffer zone of the lake. There are no sideline setbacks. The front
21 of the house was previously granted a variance.
22

23 The third variance pertains to being heard before the Conservation Commission, which also
24 approved the location of the garage. The State also approved the location, as the garage would
25 not create a safety issue.
26

27 Building the garage would create additional pervious area and drainage from that area would be
28 sloped into a cistern which would be an improvement for the health of the lake
29

30 Chair Katz, reminded the applicants that they could defer the application to the next meeting as
31 there are only 3 members present to vote. The applicants declined to defer.
32

33 There are similar garages in this neighborhood. The house was built in 1989 or 1990, and the lot
34 is narrow. There is a hindrance due to the shape of the lot that is the hardship of the property.
35 The applicant is supportive of any stipulations outlined in the application.
36

37 **Chair Katz opened the Public Hearing. Staff apologized for the delay in the hearing due to**
38 **error in the GIS overlay maps of the water restriction areas. Hearing no one else, the**
39 **public hearing was closed.**
40

41 There were no issues further discussed by the members.
42

43 **Mr. McDonough MOVED on January 5, 2026, at a duly-noticed meeting of the Lebanon Zoning**
44 **Board of Adjustment, there appeared Mr. Mark Manikian and his wife Mary regarding, 69 NH Route**
45 **4A (Tax Map 84, Lot 46), Zoned RL-2: The applicants request three Variances from Sections 313.3 &**
46 **410.5, pursuant to Section 801.2 of the Zoning Ordinance, to 1) allow a garage to be built +/- 7.5 ft**
47 **from the front property line where 40 ft is required, 2) to allow +/- 30% building coverage on the lot**

1 *where 20% is allowed, and to 3) allow a structure to be built within the Riverbank Protection District*
2 *where none are allowed.*

3
4 **I. FINDINGS OF FACT**

5
6 Based on testimony given, application materials presented, and supporting documents submitted, the
7 Lebanon Zoning Board of Adjustment makes the following findings of fact:
8

- 9 1. The subject property is improved with a single-family home constructed in 1990. At +/- 0.14
10 acres the lot is non-conforming to the 1-acre minimum lot size required for Class 1 lots in the RL-
11 2 District and is within the Riverbank Protection overlay district.
- 12
13 2. The single-family home is dimensionally non-conforming on both the front and rear sides.
- 14
15 3. The proposed garage will be dimensionally non-conforming and will be located +/- 7.5 ft from
16 the front property line bordering Route 4A.
- 17
18 4. The proposed garage will increase the building coverage on the lot from +/- 22% to +/- 30%.
- 19
20 5. The applicant submitted testimony addressing section §801.2 Variance criteria in an application
21 received by the Planning and Development Department on November 10, 2025, and additional
22 documents on December 2, 2025.
- 23
24 6. To obtain the requested Variances from sections §313.3 and §410.5, the applicant must
25 demonstrate compliance with each of the five variance criteria as set forth in Section 801.2 and
26 NH RSA 674:33, I(b).
- 27
28 7. The Applicant presented the application to the Conservation Commission for their consideration
29 and advice at the December 2025 Commission meeting. The Conservation Commission made a
30 positive recommendation about the application to the Zoning Board.
- 31
32 8. No one from the public spoke in favor or against this application and there are two letters of
33 support from neighbors Jeff Cyr and Gary and Shayna Parent.

34
35 **II. CONCLUSIONS OF LAW**

36
37 As a result of the above findings of fact and based on testimony given, application materials presented,
38 and supporting documents submitted, the Board concludes the following with respect to the Variance
39 criteria set forth in section §801.2 of the Zoning Ordinance
40

- 41 1. The variance **will not** be contrary to the public interest.
- 42
43 2. The spirit of the ordinance **is** observed.
- 44
45 3. Substantial justice **is** done.
- 46
47 4. The values of surrounding properties **are not** diminished.
- 48

- 1 5. Literal enforcement of the provisions of the ordinance **would** result in an unnecessary hardship.
- 2 Owing to **[the following]** special conditions of the property that distinguish it from other
- 3 properties in the area.
- 4
- 5 a. Specifically, it is the size and shape of that particular lot that requires these applications for
- 6 the variances in order to construct the requested garage.
- 7
- 8 6. There **is not** a fair and substantial relationship between the general public purposes of the
- 9 ordinance provision and the specific application of that provision to the property.
- 10
- 11 7. The proposed use **is** a reasonable one.
- 12

13 **III. DECISION**

14
15 Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this **5th day of January,**
16 **2026,**

- 17
- 18 1. hereby **GRANTS** the Variance from Section §313.3, pursuant to Section §801.2 of the Zoning
- 19 Ordinance to allow garage to be placed +/- 7.5 ft from the front property line where 40 ft is
- 20 required, as set forth above and per testimony, plans, and materials submitted, and per conditions
- 21 below:
- 22
- 23 2. hereby **GRANTS** the Variance from Section §313.3, pursuant to Section §801.2 of the Zoning
- 24 Ordinance to allow +/- 30% lot coverage where a maximum of 20% is allowed, as set forth above
- 25 and per testimony, plans, and materials submitted, and per the conditions below:
- 26
- 27 3. hereby **GRANTS** the Variance from Section §410.5, pursuant to Section §801.2 of the Zoning
- 28 Ordinance to a structure to be built within the Riverbank Protection overlay district where none is
- 29 allowed, as set forth above and per testimony, plans, and materials submitted, and per the
- 30 following conditions:
- 31
- 32 a. The Applicant shall apply for a building permit.
- 33
- 34 b. The Applicant is required to demonstrate adherence with this approval to the satisfaction of the
- 35 Zoning Official prior to a certificate of completion. The Zoning Official shall verify adherence by
- 36 field observation or by the submission of an as-built drawing stamped by a New Hampshire
- 37 professional land surveyor.
- 38
- 39 c. The garage will have a drainage cistern.
- 40
- 41 d. Removal of impervious driveway will be replaced with a natural material to enhance water
- 42 saturation.
- 43

44 ***Seconded by Mr. Morris.***

45 ****The Vote on the Motion was 4-0).***

46
47 **5. OTHER BUSINESS**

- 48
- 49 **A. Zoning Board Application Submission Requirements – Continued from 12/1/2025**
- 50 **Meeting**

1
2 This is deferred until the February Meeting.

3
4 **6. STAFF COMMENTS**

5
6 Mr. Reichert asked the alternates to apply for positions on the Board and if appointed, the current
7 alternates would be replaced. Ms. Barkley is no longer a member of the Board.

8
9 Chair Katz advised he is not available on February 2, and the Board discussed changing the schedule
10 to Tuesday.

11
12 *Mr. Newlove MOVED to hold the next meeting on Tuesday February 3, in a location to be*
13 *determined.*

14 *Seconded by Mr. McDonough.*

15
16 **The Vote on the Motion was 4-0).*

17
18 **7. ADJOURNMENT**

19
20 *Mr. Newlove MOVED to adjourn the meeting at 7:29 PM.*

21
22 *Seconded by Mr. Morris.*

23
24 **The Vote on the Motion was (4-0).*

25
26 Respectfully submitted,
27 Linda Billings, Recording Secretary



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

STAFF MEMORANDUM

**Stenger Craft Properties, LLC
162 N Main St.**

To: Zoning Board of Adjustment
Prepared By: Nathan Reichert, *Director of Planning & Development* and *Zoning Administrator*
& Tiffany Adams, *Zoning Executive Assistant*
Date: February 3, 2026 – Regular Meeting
Application Number: ZB2026-01-VAR

HEARING NOTICE:

Stenger Craft Properties, LLC, 162 N Main St (Tax Map 59, Lot 18), Zoned R-3: The applicant requests a Variance from Section 310.2, pursuant to Section 801.2, of the Zoning Ordinance, to allow a retail use to occupy +/- 2,450 sq ft within the existing office building. ZB2026-01-VAR

SITE DESCRIPTION / BACKGROUND:

The subject property is improved with a dimensionally non-conforming office building constructed in 1966, per the City Assessor's records, conforming to the R3 zoning district, Class 1, minimum lot size requirement of 10,000 sq ft with +/- 71,874 sq ft and is not within any overlay district. There has been no previous ZBA action since 1995.

PROPOSAL:

The applicant seeks approval of a 2021 conversion of existing office space to +/- 2,450 sq ft of retail space within the existing +/- 8,638 sq ft commercial office building, with additional retail product display and demonstration space outside the building. No additional on-site parking is proposed or required.

ZONING ORDINANCE REQUIREMENTS – VARIANCE:

To obtain the requested Variance from Section §310.2, 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:

Staff recommend the applicants seek permits for all work performed to both the interior and exterior of the building, as well as for the exterior accessory structures used for retail display and demonstration; with the end goal achieving a Certificates of Occupancy for both the office use and the retail use.

Recent images of the property indicate the presence of several prohibited signs, as defined within Section 608.3 of the Zoning Ordinance. All feather flags, inflatables, and pennants should be permanently removed from the property. All wall and free-standing signs should be permitted separately from above.

Additionally, the Board may wish to consider conditioning an approval to exclude future ancillary sales uses, such as vehicle sales, as seen in 2024 Google imaging.

**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: Stenger Craft Properties, LLC TEL.#: [REDACTED]
 MAILING ADDRESS: 162 North Main St. West Lebanon, NH 03784
 E-MAIL ADDRESS: [REDACTED]

CO-APPLICANT, AGENT, OR LESSEE:

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

PROJECT LOCATION:

TAX MAP #: _____ LOT#: 59 PLOT #: 18 ZONE: R3
 STREET ADDRESS: 162 N Main St.
 IS THIS PROPERTY LOCATED IN THE: **WETLANDS** YES NO **HISTORIC DISTRICT** YES NO
FLOOD PLAIN YES NO

REQUEST DESCRIPTION:

Zoning variance to allow a Retail Store at subject property

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: OFFICE

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 11/24/25, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

Owner Signature: [Signature] DATE: 11/24/25

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: _____

DATE RECEIVED: 12-10-25

APPLICATION #: ZB2026-01-VAR



SIMPLE ENERGY PARTERS, LLC

Since 2006

CONTACT

PHONE:
603-298-7200

WEBSITE:
SimpleEnergyOnline.com

EMAIL:
Rob@SimpleEnergyOnline.com

Lebanon Zoning Board of Adjustment

Simple Energy Partners, LLC is seeking a Zoning Variance to allow for the operation of a Retail Store within its property located at 162 North Main St. West Lebanon. Enclosed please find the following.

- Lebanon ZBA Application
- Support Statement
- Narrative
- Certified Notification List
- Site Plan – Building Use
- Site Plan - Parking

Sincerely,

Robert D Stenger

Kinson B Craft

Enclosure



Support Statement for a Variance

We hereby request a variance from the terms of Article III Section 310.2 of the Lebanon Zoning Ordinance. Specifically, we request that the board grant a variance and allow Simple Energy Partners, LLC to operate a Retail Store using a portion of the subject property listed on the application. We respectfully submit the following foundational conditions to the Lebanon Zoning Board of Adjustment;

1. The variance, if authorized will not be contrary to the public interest. Allowing a Retail Store at this location will not change or extend hours of operation. No physical changes to the building footprint are requested, no changes to exterior lighting are requested, no changes to parking ingress or egress are requested.
2. The variance will observe the spirit of the Ordinance. The subject property has been in continuous commercial use since the early 1960's and predates many of the surrounding structures. Although located in the R3 zone, the property was clearly designed and built for commercial use and is unique with respect to architecture. Natural terrain and roadways separate the property from neighboring residential structures.
3. By granting the variance, substantial justice will be done as it would allow Simple Energy Partners, LLC to generate revenue from on premise retail sales used to defray the carrying cost and tax liability of the subject property.
4. The variance, if authorized will not diminish the values of surrounding properties. As previously stated, the building predates most of the surrounding properties. Authorizing the variance would allow a portion of the property to be used as a Retail Store. Retail establishments attract patrons when they are well presented, safely lit, easily accessible, and inviting to the public. Although we endeavour to maintain the curb appeal of the property, authorizing Retail Store use provides motivation and resource allocation to elevate the general appearance and maintenance of the property including the parking lot, grounds, lighting, walkways, landscaping and other visual enhancements typical of retail establishments. We believe authorization of the variance may increase surrounding property values.
5. Denial of the variance would result in unnecessary hardship. Approval will result in incremental revenue from Retail Sales used to supplement occupancy cost and tax liability of Simple Energy. The residential energy space has consolidated significantly over the past several years to large multi national companies. Simple Energy relies on its local presence and heavy diversification to remain competitive. Allowing a Retail Store will provide Simple Energy with the ability to showcase new residential heating products like cold climate heat pumps, hybrid electric water heaters as well as outdoor living products like fire pits, barbecue grills, pizza ovens, outdoor kitchens and smokers.



Narrative

Stenger-Craft Properties, LLC (Simple Energy Partners, LLC) seeks a zoning variance to allow for the operation of a Retail Store within its property located at 162 North Main St. West Lebanon.

Company History

Simple Energy was founded in 2006 by local business partners Rob Stenger, and Kinson Craft when they acquired the oil delivery business of Boisvert Plumbing and Heating. Originally located at 99 North Main St. with just one oil delivery truck and a small portfolio of oil customers, the pair have expanded and grown the business significantly. 2010 marked the entry point to the propane gas business which contributed significantly to customer acquisition and allowed Simple Energy to compete with larger petroleum marketing companies. In 2011 Stenger and Craft purchased the office building at 112 North Main St. and Simple Energy moved across the street. This move allowed for further expansion of the business and accommodated much needed administrative and sales staff. Over the next several years, Simple Energy would continue to grow seeing its employment base swell from just 20 full time employees when they moved into 112 North Main St. to over 70 when services such as electrical, plumbing and air conditioning were added to round out the product offering. In 2019, again driven by growth and expansion, the two purchased the office building just down the street at 162 North Main. This move allowed for safer parking and accommodation of additional staff and resources. Today, Simple Energy has become the area's market leader in HVAC/Mechanical, Plumbing and Electrical service while continuing to provide delivery of heating oil, propane, and renewable fuels. More than 80 area residents work at Simple Energy with projections reaching well over 100 in the coming years. While the majority of our employees work in the field providing critical services and fuel delivery, the office building at 162 North Main St. serves as the operational and administrative center.

162 North Main St. – Subject Property

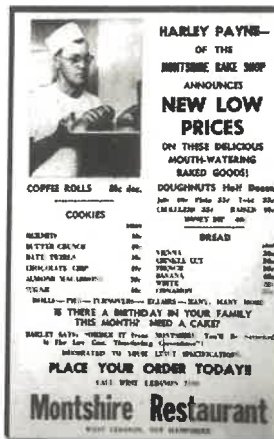
The subject property was built in the early 1960's as the Montshire Restaurant and later expanded to include a multi-function room. Historical records and social media posts indicate the Montshire Restaurant served as a social hub and eatery during the 1960's. In 1969 the property was purchased by John Hochreiter (HS, LLC) who converted the property to office space for his business, Computac. From 1969 to 2019 when the property was sold to Stenger and Craft in 2019, the building was used as professional office space. Stenger Craft Properties, LLC purchased the building to house Simple Energy Partners, LLC. Simple Energy moved its headquarters to the property in 2020 and in 2021 dedicated excess space to an outdoor living and energy products retail showroom. Not knowing that the additional business use would require Zoning Board approval, the retail business was opened without application or permission from the ZBA. Simple Energy operated the retail portion of the business from early 2021 until Spring 2025 without complaint, or notice. On May 27, 2025 Stenger and Craft met on

site with Lebanon Chief Building Official & Health Officer Mr. Leigh Hays who had become aware of the mercantile use. The meeting involved a brief tour and discussion about building access and ADA compliance. Immediately following the meeting, a clearly labeled handicap accessible automatic door opener was installed at the north Entrance, and two handicap accesible parking spaces were upgraded to included compliant signage. The building is equipped with an ADA compliant restroom on the main floor. Lighting and exit signs were also located and oriented to be complaint with ADA regulations.

The subject property has been in continuous commercial use since it was constructed in the early 1960's and predates many of the neighboring homes and structures. While surrounded by residential properties, the building is clearly designed for commercial use and is situated along RTE 10 so as not to adversely impact surrounding homes. There is ample parking to support a retail storefront. Hours of operation for the retial store are identical to office hours. The business is closed on Saturday and Sunday.

Photos

Montshire Resturant 1960's



Handicap Accessible Entrance



Handicap Parking



Retail Showroom Displays



CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 44-19-5700	Map & Lot Number:
Property Owner: Homowners at The Falls C/O Evergreen Management Group 17 Commerce Dr. Bedford, NH 03110	Applicant, Co-Applicant, Agent, or Lessee:
Map & Lot Number: 59-15	Map & Lot Number:
Henry G. & Vivian O. Munsey 18 Estabrook Cir. West Lebanon, NH 03784	
Map & Lot Number: 58-40	Map & Lot Number:
David W. Jenkins III 15 Estabrook Cir. West Lebanon, NH 03784	

Map & Lot Number: 58-28	Map & Lot Number:
Lisa Vose 158 North Main St. West Lebanon, NH 03784	
Map & Lot Number: 58-26	Map & Lot Number:
Curtis Family REV Trust 165 North Main St. West Lebanon, NH 03784	
Map & Lot Number: 58-27	Map & Lot Number:
John J McIntyre IV 11 Wolfboro Rd. Etna, NH 03750	
Map & Lot Number: 44-21	Map & Lot Number:
XYZ Dairy, LLC C/O Lyme Properties PO Box 310 Etna, NH 03750	
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)



Parking Map





Google Maps

Image capture: Jul 2024 © 2026 Google



Lebanon, New Hampshire

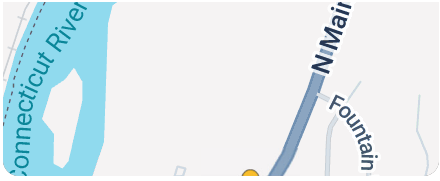
 Google Street View

Aug 2024 [See more dates](#)

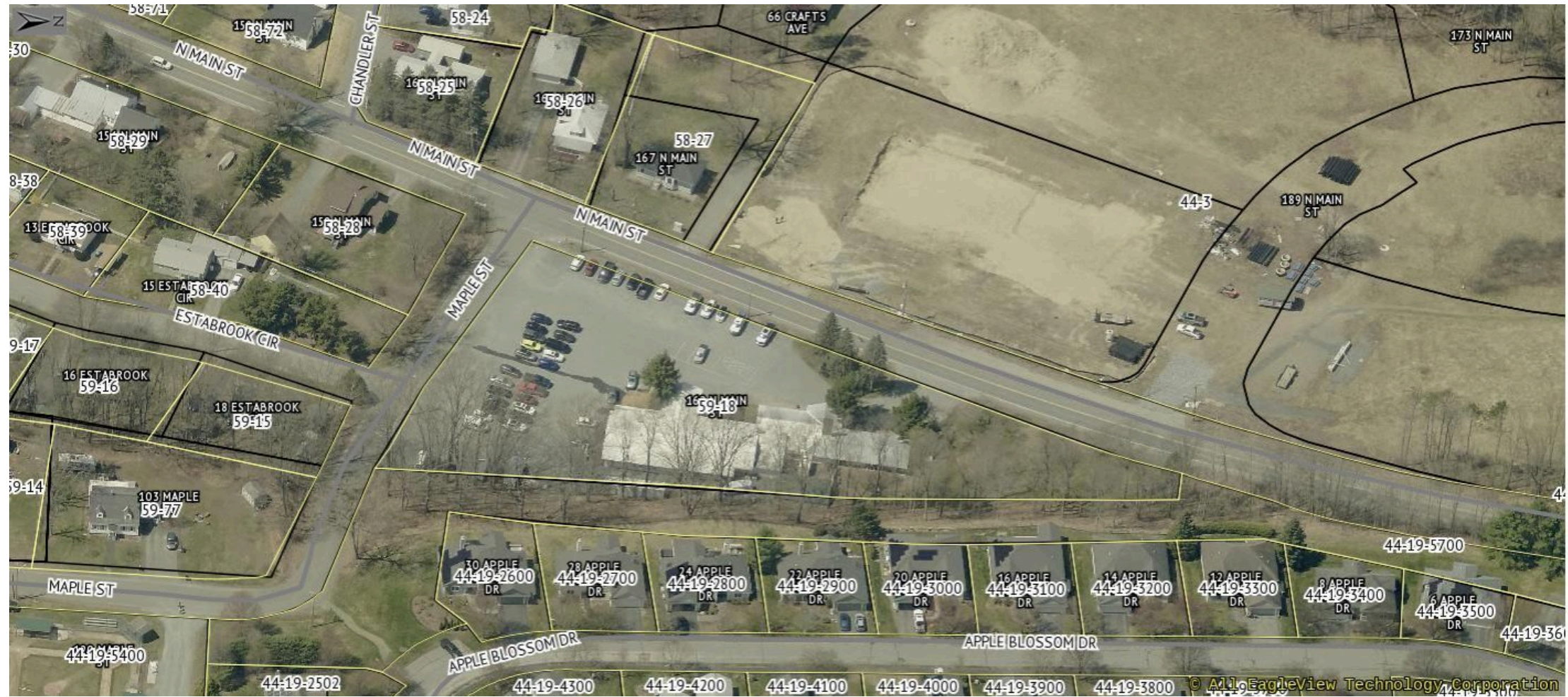


Google Maps

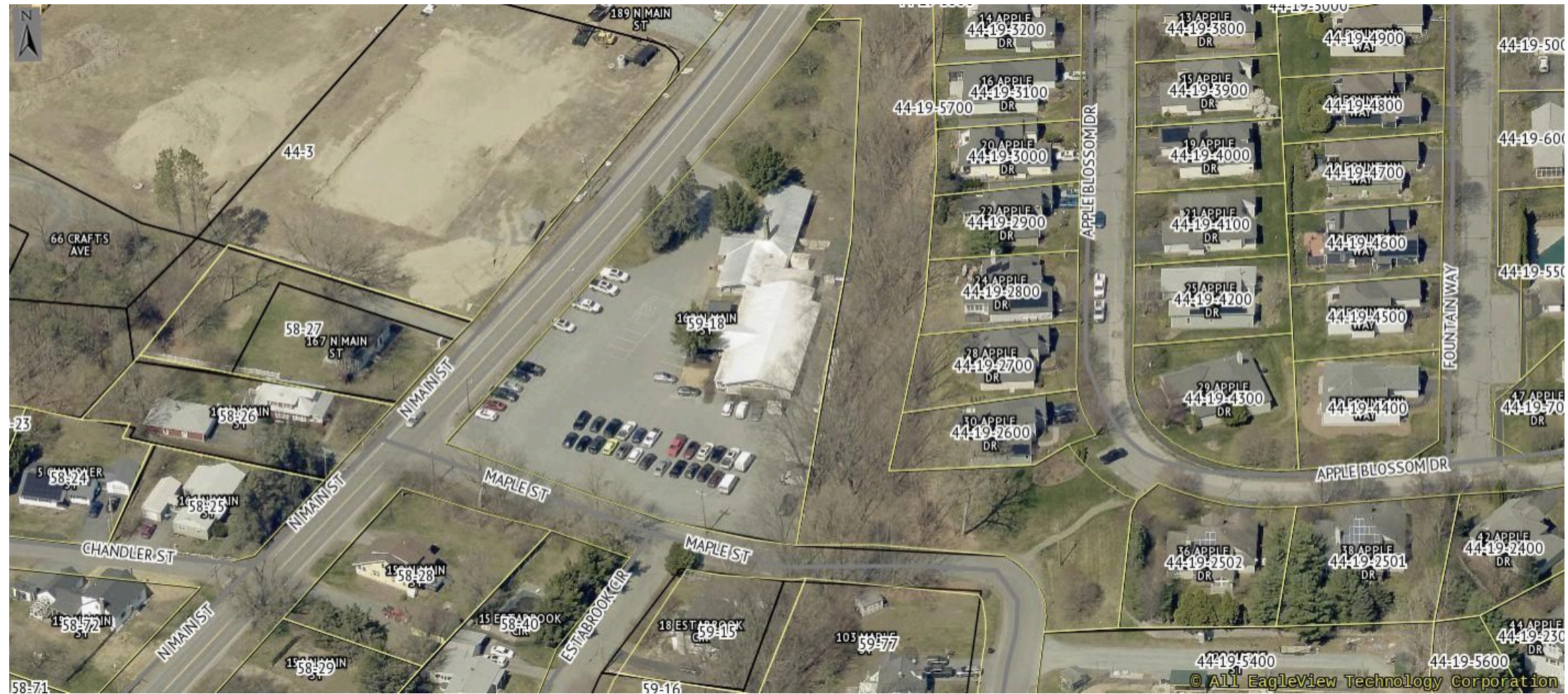
Image capture: Aug 2024 © 2026 Google



162 N Main St



162 N Main St



162 N Main Street





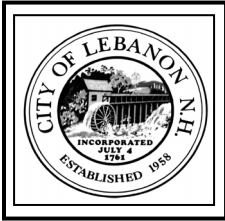




69 N Main St
Lebanon, New Hampshire
[View on Google Maps](#)







CITY OF LEBANON ~ PLANNING & DEVELOPMENT

**ZONING BOARD OF ADJUSTMENT
DRAFT DECISION – ZB2026-01-VAR
February 3, 2026 Regular Meeting
Stenger Craft Properties, LLC
162 North Main Street**

DRAFT MOTION for:

Agenda Item: 3.1

Case: ZB2026-01-VAR

Request for Variance per Section §801.2

Motion made by: _____

On February 3, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared _____ regarding 162 N Main St (Tax Map 59, Lot 18), Zoned R-3: The applicant requests a Variance from Section 310.2, pursuant to Section 801.2, of the Zoning Ordinance, to allow a retail use to occupy +/- 2,450 sq ft within the existing office building.

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 applicant has submitted testimony addressing Section §801.2 criteria in an application received by the Planning & Development Dept. on December 10, 2025.
2. As described in the application, the applicant proposes to continue the +/-2,450 sq ft retail use at the subject property.
3. The subject property is improved with a +/- 8,638 sq ft, dimensionally non-conforming office building constructed in 1966.
4. The subject property is +/- 1.65 acres in size and currently exceeds the required minimum number of parking spaces for the +/- 6,188 sq ft office use and the +/- 2,450 sq ft retail use.
5. **The presence of prohibited signs constitutes an existing zoning violation on the property.**
6. _____

7. _____

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 §801.2 of the Zoning Ordinance:

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

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

3. Substantial justice **is / is not** done.

4. The values of surrounding properties **are not / are** diminished.

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.

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.

7. The proposed use is / is not a reasonable one.

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 3rd day of February, 2026, hereby **GRANTS / DENIES** the requested Variance to allow a retail use to occupy +/- 2,450 sq ft within the existing office building pursuant to Section §801.2 of the Zoning Ordinance to allow as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The applicant shall obtain a building permit, pay impact fees as required and shall comply with all applicable local, state, and federal regulations to bring the facility into compliance with pertinent codes. The Applicant shall obtain a Certificate of Occupancy.
2. The applicant shall permanently remove all non-permissible signs, flags and marketing materials from the site. Further, the applicant shall apply for and receive approval for all signage on the site that may be permissible.

3. _____

Motion seconded by: _____

Vote: _____



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

STAFF MEMORANDUM

**Stenger Craft Properties, LLC
162 N Main Street**

To: Zoning Board of Adjustment
Prepared By: Nathan Reichert, *Director of Planning & Development* and *Zoning Administrator*
& Tiffany Adams, *Zoning Executive Assistant*
Date: February 3, 2026 – Regular Meeting
Application Number: ZB2026-03-SE

HEARING NOTICE:

Blinn & Allison Latta, 36 E. Wilder Rd (Tax Map 13, Lot 5), Zoned R-3: The applicants request a Special Exception from Section 310.2, pursuant to Section 801.3, of the Zoning Ordinance, to allow a two-family dwelling by conversion of an existing one-family dwelling. ZB2026-03-SE

SITE DESCRIPTION / BACKGROUND:

The subject property is improved with a dimensionally conforming 1-family dwelling constructed in 1892, per the City Assessor's records, exceeds to the R-3 zoning district, Class 3, minimum lot size requirement, and is partially within the Riverbank Protection and NH Shoreland Protection overlay districts. There has been no previous ZBA action since 1995.

PROPOSAL:

The applicant proposes to convert the existing one-family dwelling into a two-family dwelling, using only the footprint of the existing carriage house.

ZONING ORDINANCE REQUIREMENTS:

§310.2, Table of Uses, Special Exception Uses, permits a two-family dwelling by conversion of an existing one-family dwelling.

§801.3 SPECIAL EXCEPTION:

To hear and decide special exceptions to the terms of this Ordinance upon matters which the Board is required to pass under this Ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

- 1. That the special exception is specifically authorized by a provision of this Ordinance.*
- 2. That all special conditions required of the special exception have been met.*
- 3. That there are no existing violations of this Ordinance on the property that the granting of this special exception would not remedy.*
- 4. That the character of the area shall not be adversely affected.*
- 5. That no hazard or nuisance will be created.*
- 6. That the capacity of existing or planned community facilities and services (including streets and*

highways) will not be adversely impacted.

7. That granting the special exception will not result in undue municipal expense.

8. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the Ordinance.

9. That the general welfare of the City will be protected.

STAFF COMMENTS:

None.

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

SPECIAL EXCEPTION	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/> REHEARING REQUEST
EQUITABLE WAIVER	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY OWNER (APPLICANT):							
NAME:	Blinn Latta		TEL.#:	[REDACTED]			
MAILING ADDRESS:	36 E Wilder Rd, W. Lebanon, NH 03784						
E-MAIL ADDRESS:	[REDACTED]						
CO-APPLICANT, AGENT, OR LESSEE:							
NAME:	Allison Latta		TEL.#:	[REDACTED]			
MAILING ADDRESS:	Same						
E-MAIL ADDRESS:	Same						
PROJECT LOCATION:							
TAX MAP #:	13	LOT#:	5	PLOT #:		ZONE:	3
STREET ADDRESS:	36 E. Wilder Rd, W. Lebanon						
IS THIS PROPERTY LOCATED IN THE:	WETLANDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	HISTORIC DISTRICT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
	FLOOD PLAIN	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO				
REQUEST DESCRIPTION:							
Request rezoning from a one family to a two family as further described in the narrative							
USE TYPE:							
EXISTING:	<input type="checkbox"/> VACANT	<input checked="" type="checkbox"/> ONE FAMILY	<input type="checkbox"/> TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL	
PROPOSED:	<input type="checkbox"/> VACANT	<input type="checkbox"/> ONE FAMILY	<input checked="" type="checkbox"/> TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> 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 <u>2/3/2026</u> , unless I personally request, in writing, that the Board delay its determination of completeness to a later date.							
Owner Signature:	[Signature]			DATE:	1/8/26		
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:	[Signature]			DATE:	1/8/26		

DATE RECEIVED: 1-12-26

APPLICATION #: ZB2026-03-SE

**CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION**

I (we) hereby request a Special Exception as provided for in Article(s) 3, Section(s) 310.2, of the Lebanon Zoning Ordinance.

PROJECT DESCRIPTION (Please provide your plans for the property with as much detail as possible with respect to your proposed. You can respond in the space provided, or attach a separate statement.)

We request to rezone the one-family dwelling at 36 E. Wilder Road into a two-family dwelling. The property currently exists as a main house and detached carriage house. For further details please see the narrative statement.

In order to grant a Special Exception, the Zoning Board of Adjustment must make affirmative findings of certain conditions. Those conditions are listed below:

(You can respond in the space provided, or attach a separate statement. Please be prepared to address the conditions with the Board during your public hearing. You must show that you have met all the conditions.)

SECTION 801.3 Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon matters which the Board is required to pass under this ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

A. That the special exception is specifically authorized by a provision of this ordinance:

Special Exception uses listed in the Table of Uses in section 310.2 allow for "two-family dwelling by conversion of existing one-family dwelling"

B. That all special conditions required of the special exception have been met:

We know of no special conditions required.

C. That there are no existing violations of this ordinance on the property that the granting of this special exception would not remedy:

We know of no existing violations to this ordinance.

D. That the character of the area shall not be adversely affected:

We believe the character of the area will not be
affected, please see narrative and architectural
drawings.

E. That no hazard or nuisance will be created:

We not anticipate any hazard or nuisance. The
property is isolated on a hill and surrounded by
woods.

F. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted:

We know of no material impact on community
facilities and services.

G. That granting the special exception will not result in undue municipal expense:

We do not foresee any undue municipal expense.

H. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the ordinance:

We do plan to develop consistent with the spirit and
intent of the ordinance. Please see narrative and
architectural drawings.

I. That the general welfare of the City will be protected:

We feel the general welfare of the city will be
enhanced as our project preserves a historical property
in Lebanon and provides additional housing.

Please Note:

Pursuant to Section 802.4B, "Special Conditions", the Board may attach whatever conditions it deems necessary in order to assure compliance with the purposes of this ordinance.

A special exception shall expire if: (1) the use is not in place within two years of the date of issuance of a zoning permit or approval by the Zoning Board of Adjustment for a special exception or, (2) if the use is discontinued for any reason for more than two (2) years. In such cases, a new application for a special exception must be completed.

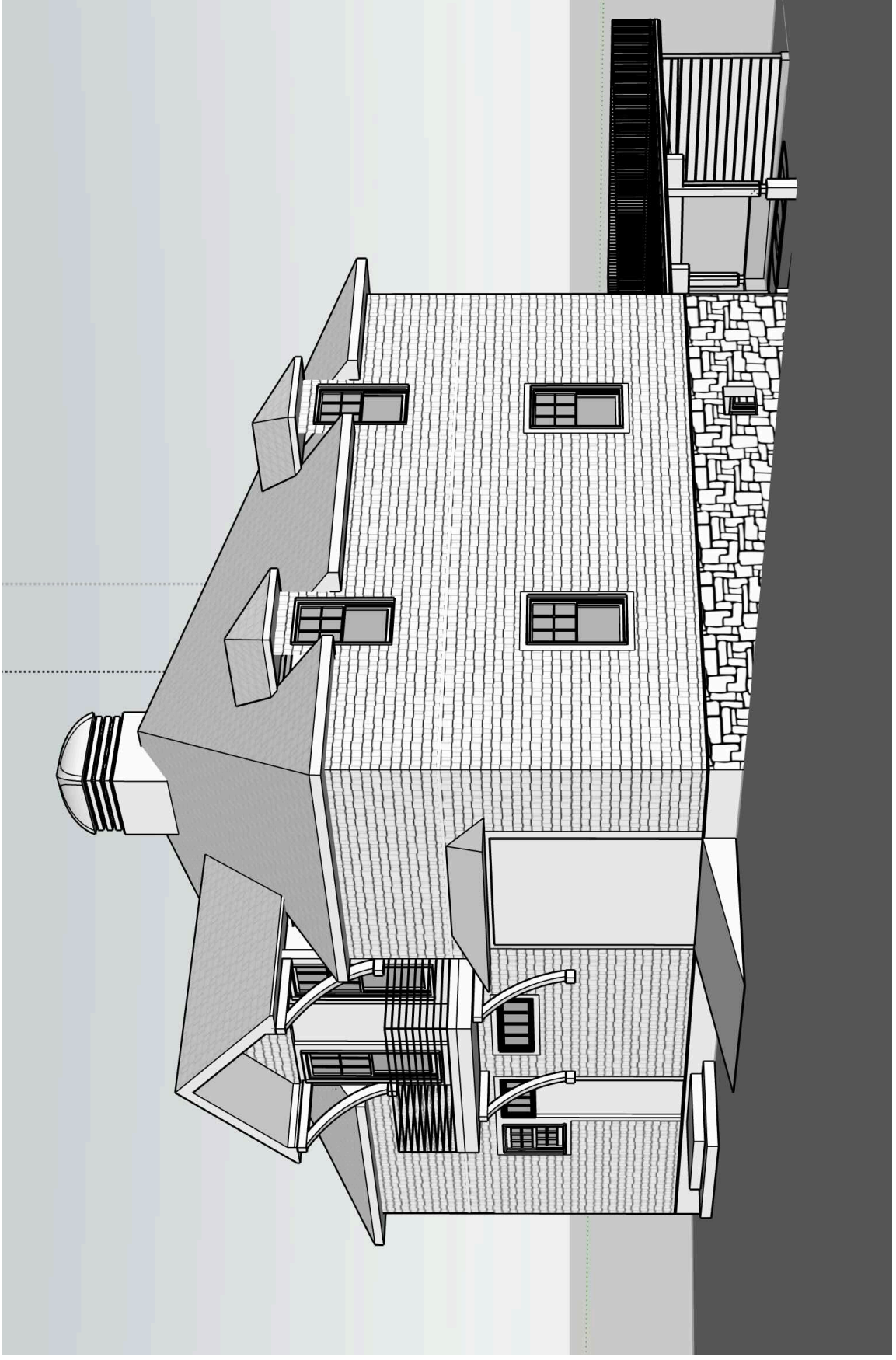
Narrative: Request to Rezone the Main Residence and Separate Carriage House at 36 E. Wilder Road into Two Separate Residences

We, Blinn Latta and Allison Latta are owners of the property at 36 E. Wilder Road in West Lebanon, and we are requesting a rezoning of the two structures into two separate residences (two family dwelling). We are 1989 and 1990 graduates of Dartmouth College, and we purchased the property with the intention of retiring in West Lebanon. After purchasing the property, we came to learn through our builder Joe Harnish, architect Daniel Johnson, and structural engineer Engineering Ventures that the carriage house required significant structural repair to ensure safety and soundness. We have made significant progress to that end, having for example (i) replaced a substandard basement floor with one that is up to code, (ii) installed new columns and beams throughout the structure literally to keep the place from falling down anytime soon, and (iii) dug up around the entire foundation to then seal it from water penetration.

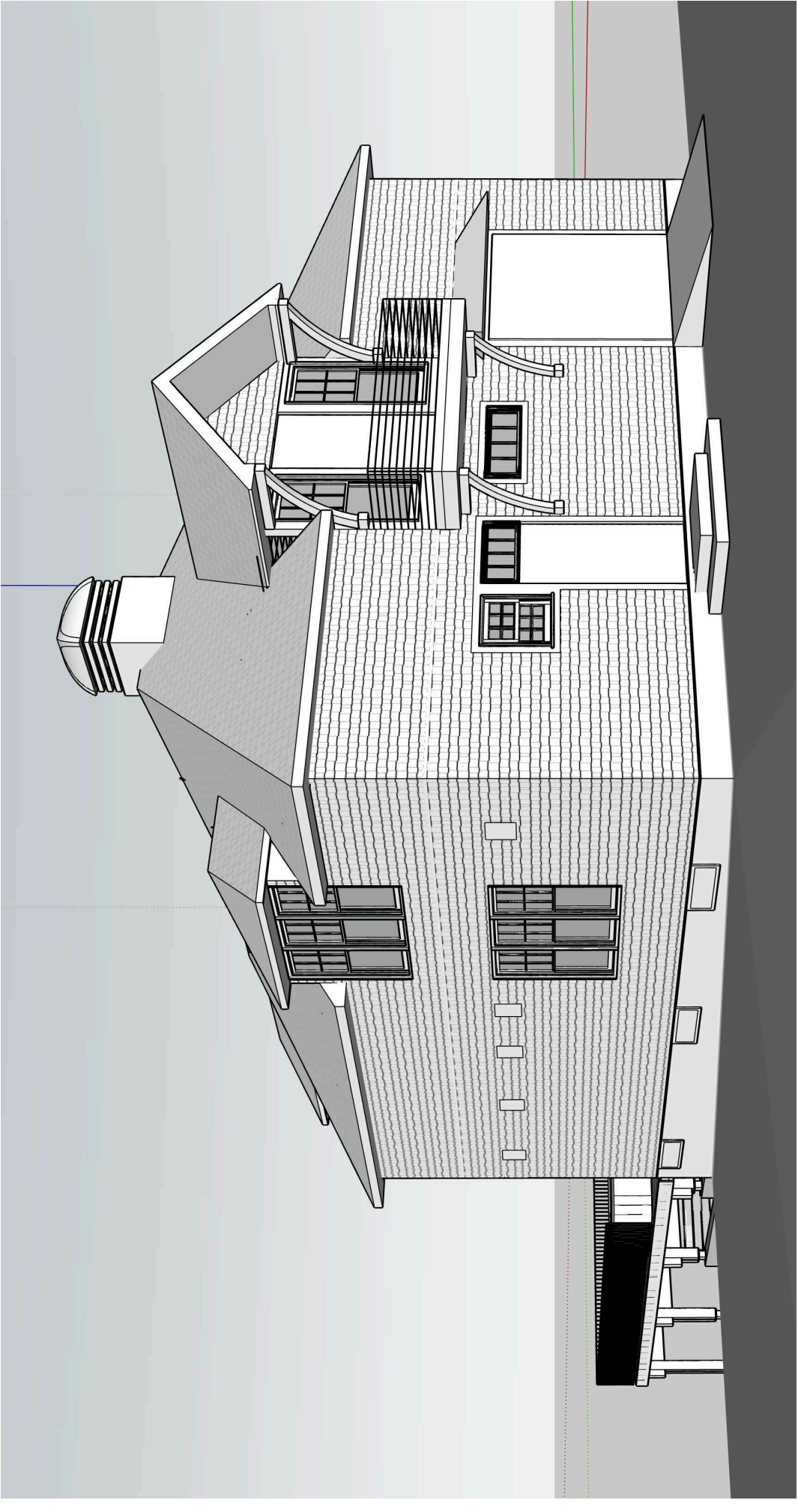
With the structure shored up at substantial investment, we seek to improve the interior space to facilitate our dream of having a property that is big enough to, for example, invite our growing family for a holiday gathering, offering enough space for all (we have two living parents, four adult children, one grandchild, and another on the way). We applied for approval of an Additional Dwelling Unit (ADU), but that was rejected because as presented, plans show that square footage of the ADU would exceed 50% of that of the main house. We have been advised of an alternative approach, which is to seek approval to rezone the property into two separate residences, the main house and the carriage house.

Whichever way the property is zoned, we intend to use it in the same way: Blinn and Allison will retire into the main house, and we will maintain personal usage of the carriage house to combine into one cohesive residence, offering enough space to host and entertain family and friends. In working with our architect Daniel Johnson, we have taken pains to ensure that the outside of the carriage house presents in the same architectural style as it currently does. As the property is isolated, surrounded by trees and up on a hill, there should be no impact on neighbors, beyond our hope of being able to better entertain them when they visit.

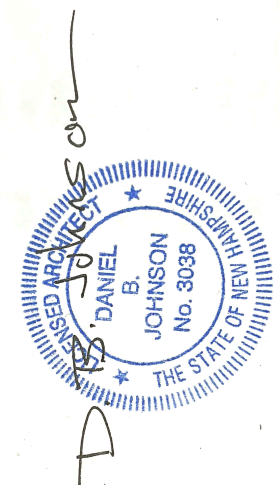
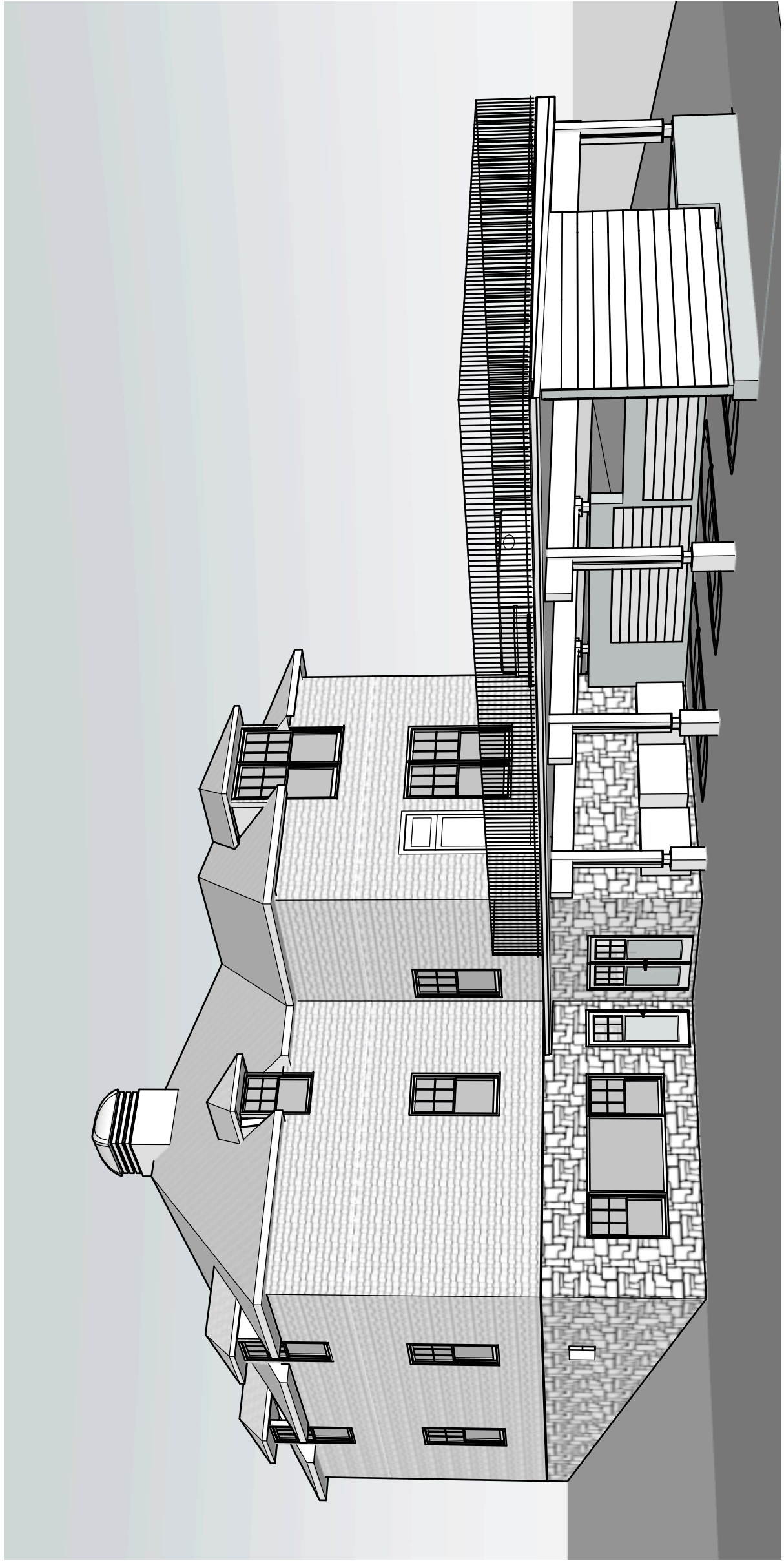
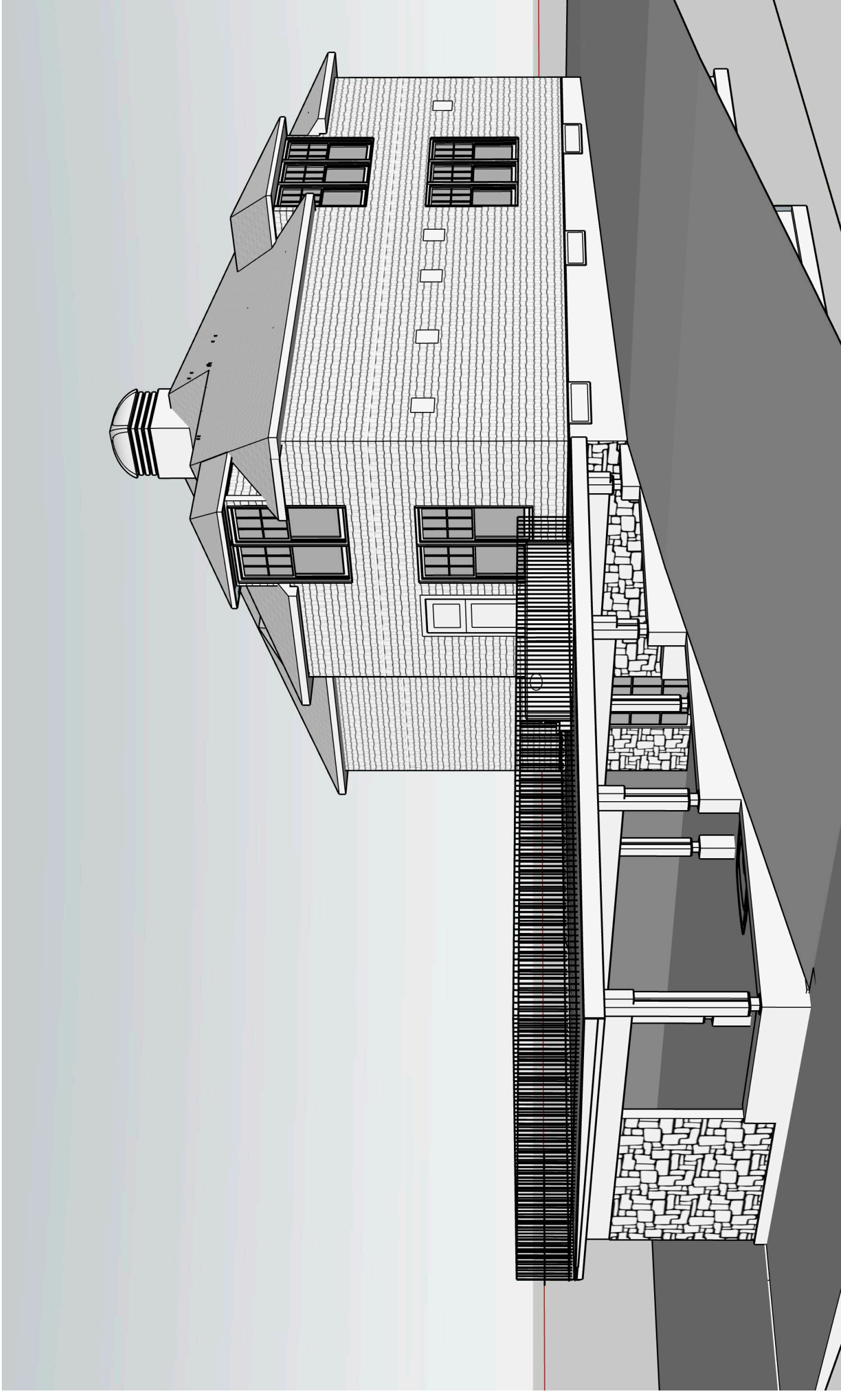
In short, we intend to live on the property for decades, and we are committed to investing necessary resources to ensure that both structures are well maintained such that this historical property can stand for another century at least. We request approval of this rezoning request so that we can get some return for our investments in structural improvements in the form of interior improvements on the carriage house that will help make this our dream family retirement home.



Latta Carriage House



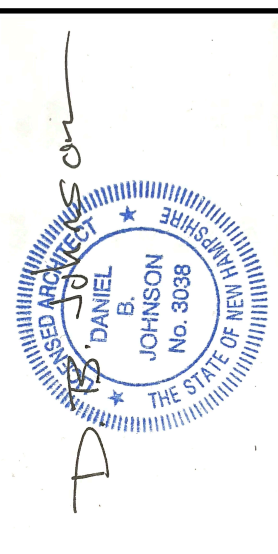
1 Site Plan
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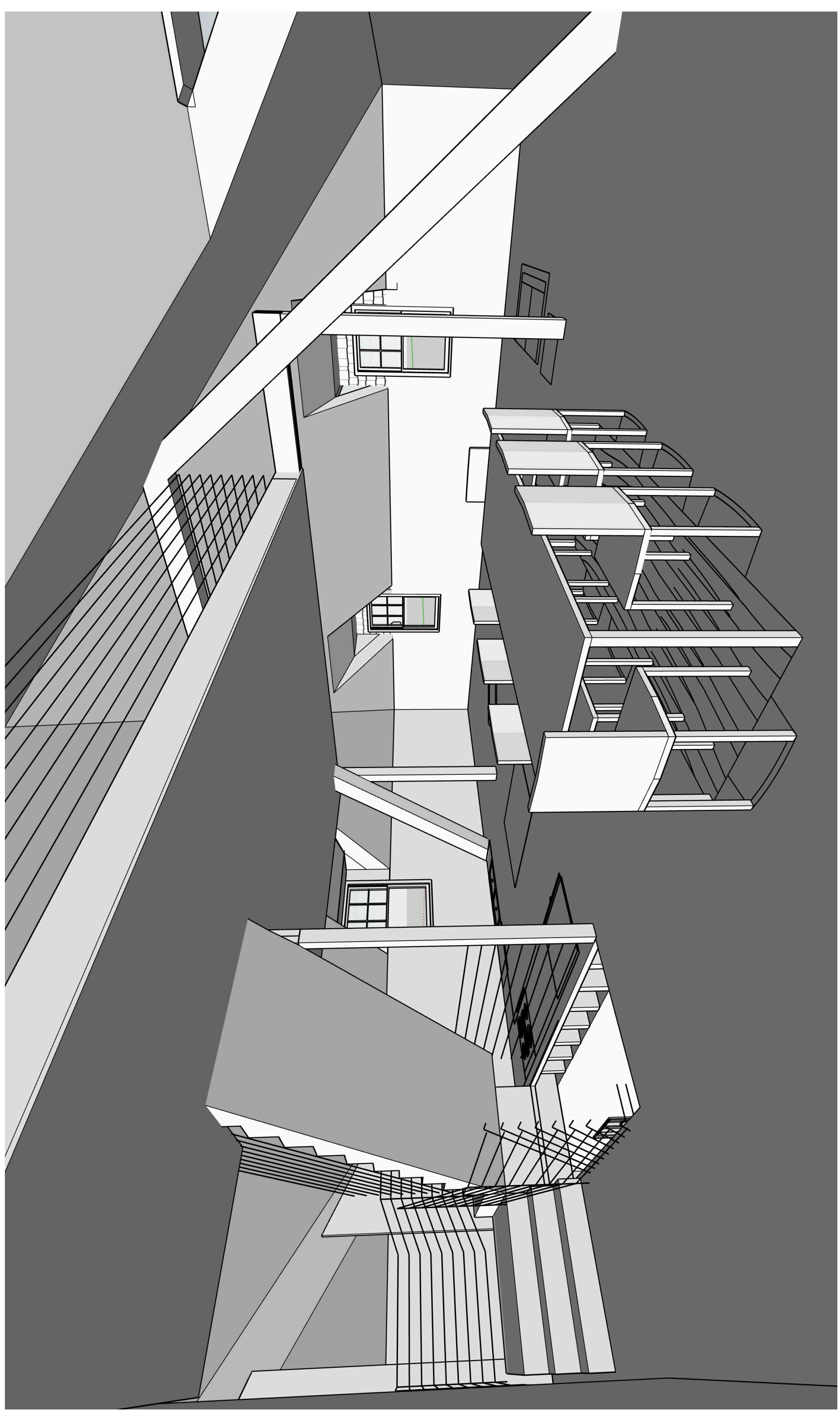
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	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review

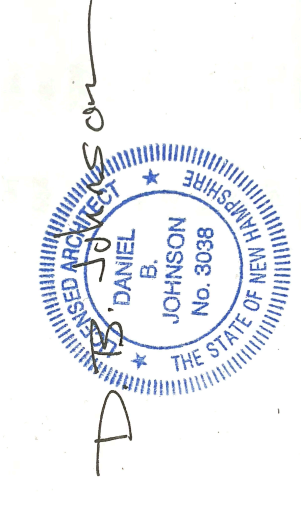
Latta Carriage House

East Wilder Rd
 Lebanon, NH

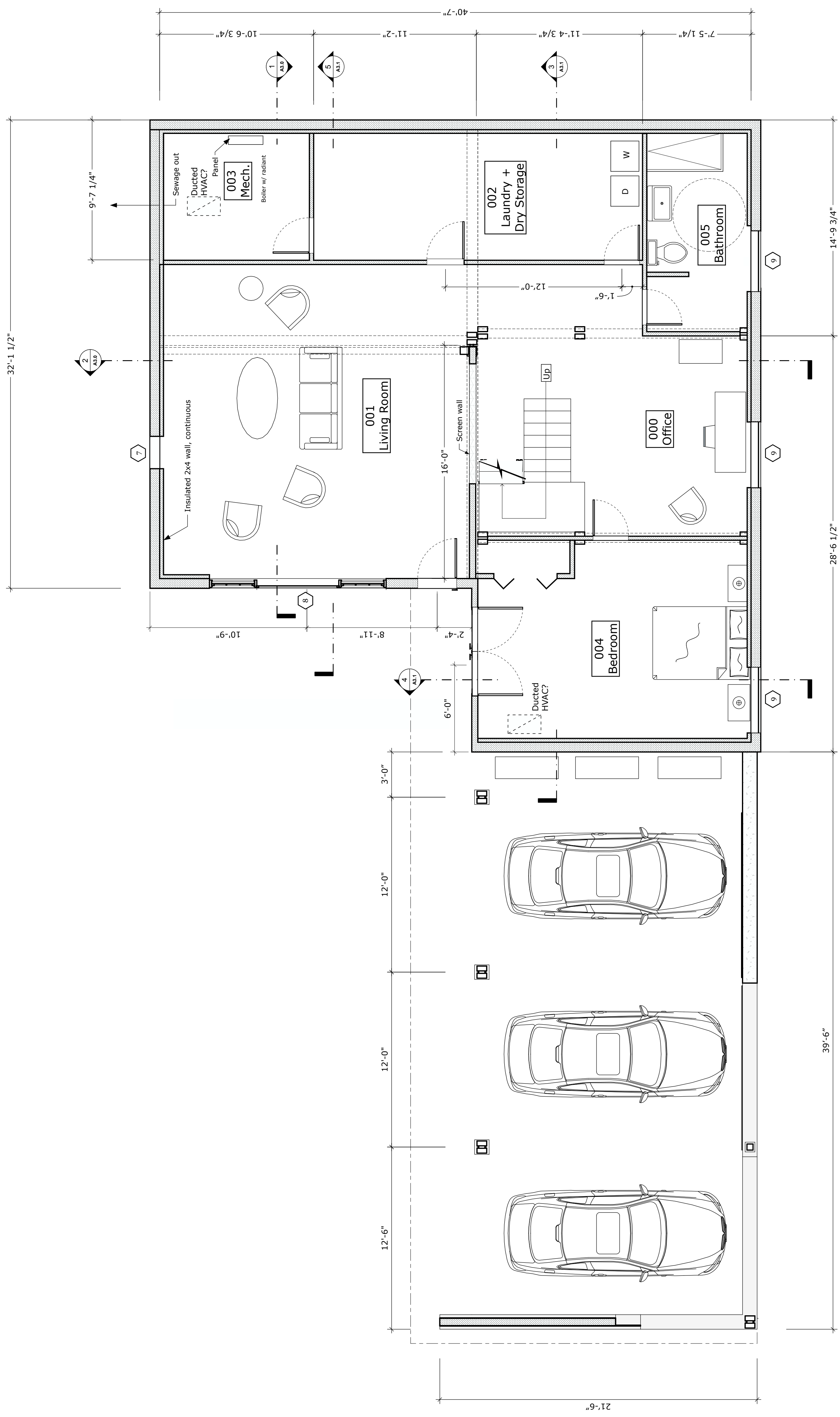


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	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review





Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review

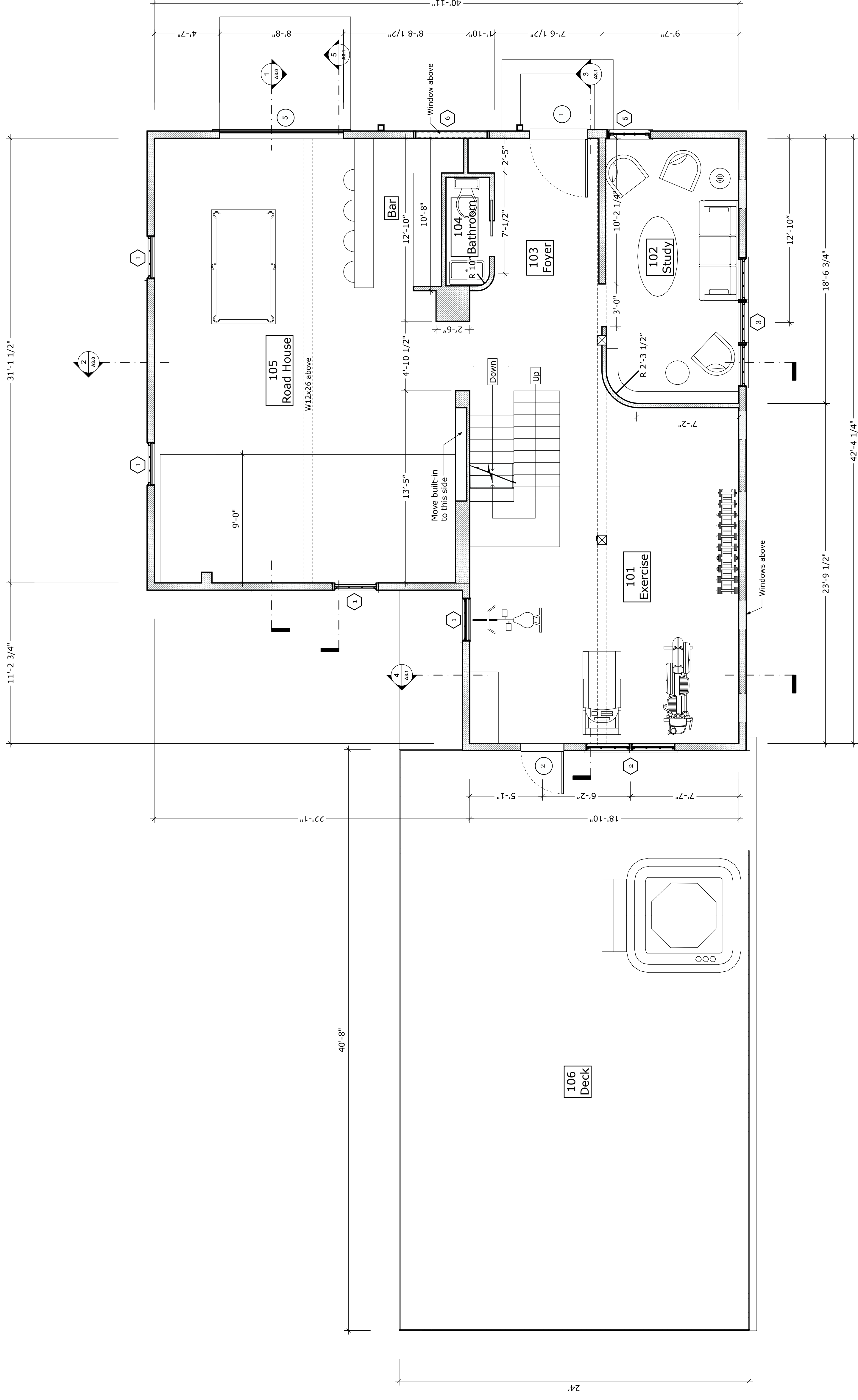


--- Existing structure to be removed
--- New steel beams

1 Ground Floor Plan
 Scale: 1/4" = 1'-0"



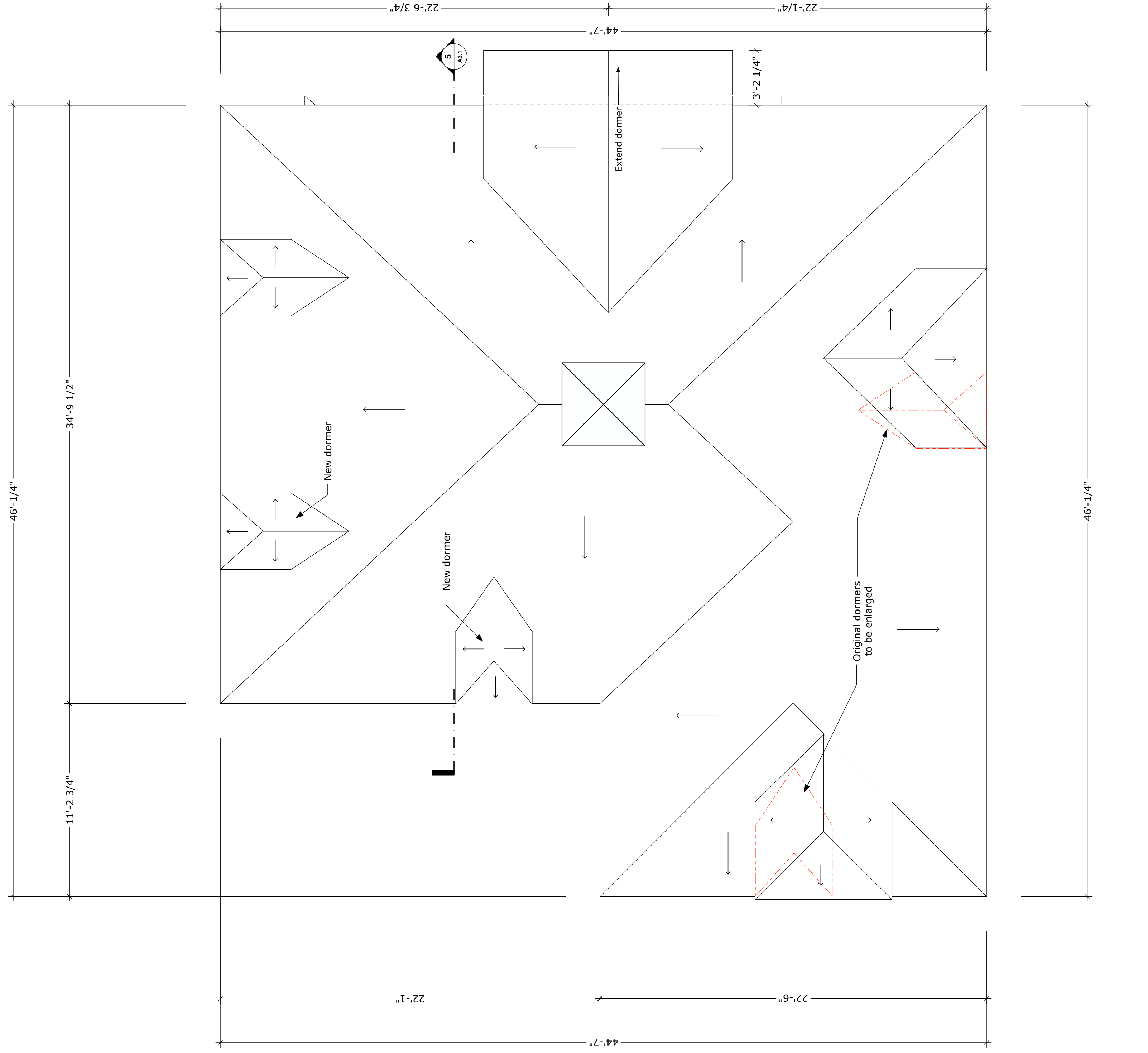
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	25/08/11	Structural Review
	25/12/19	Review



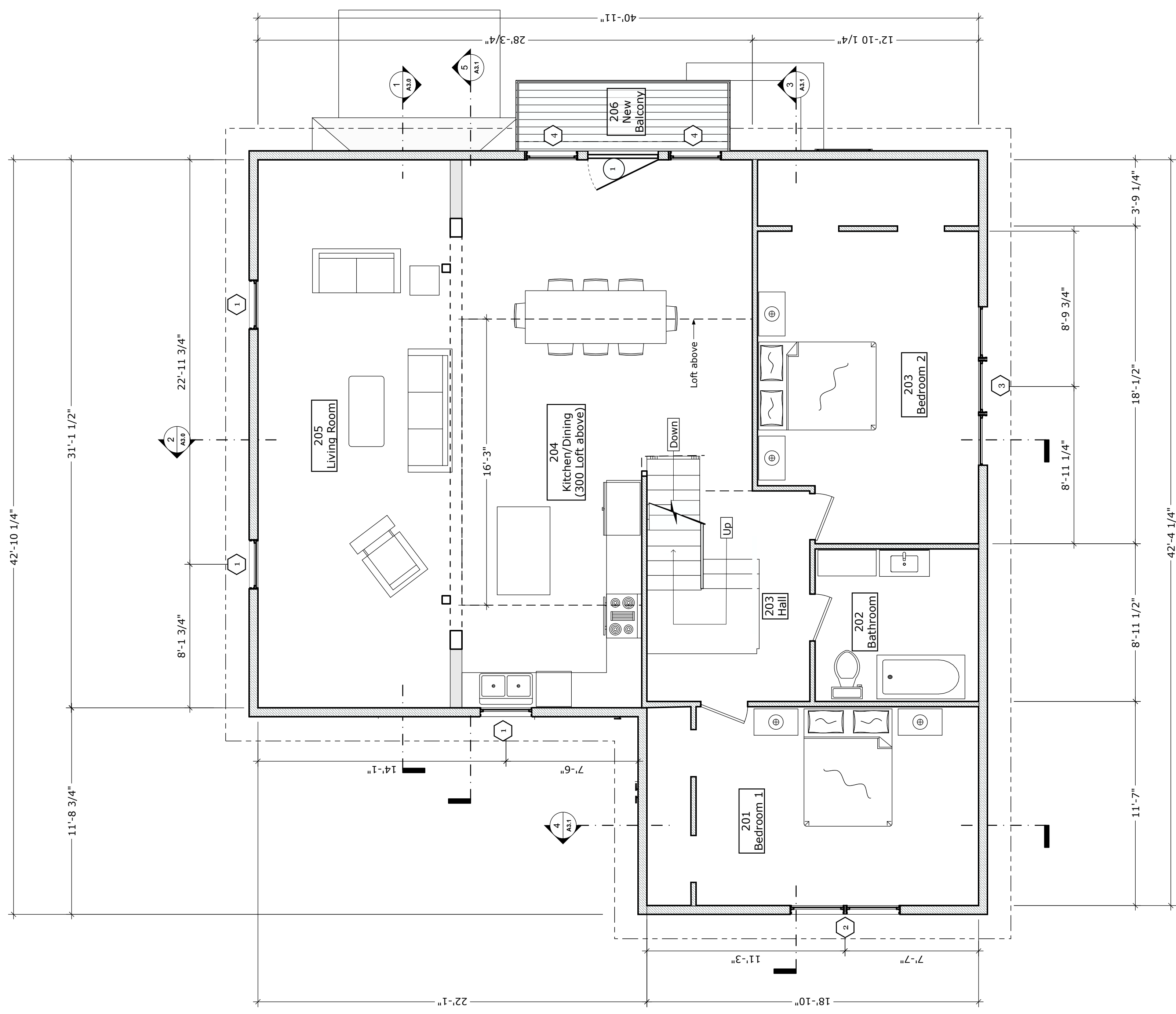
2 First Floor Plan
 Scale: 1/4" = 1'-0"



Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review

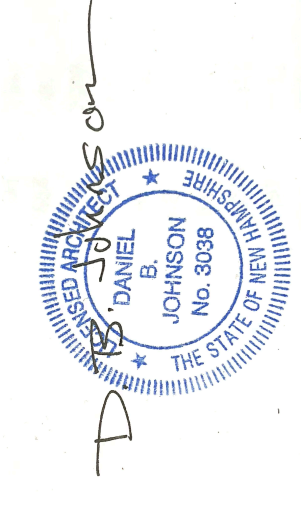


2 Roof Plan
Scale: 1/4" = 1'-0"



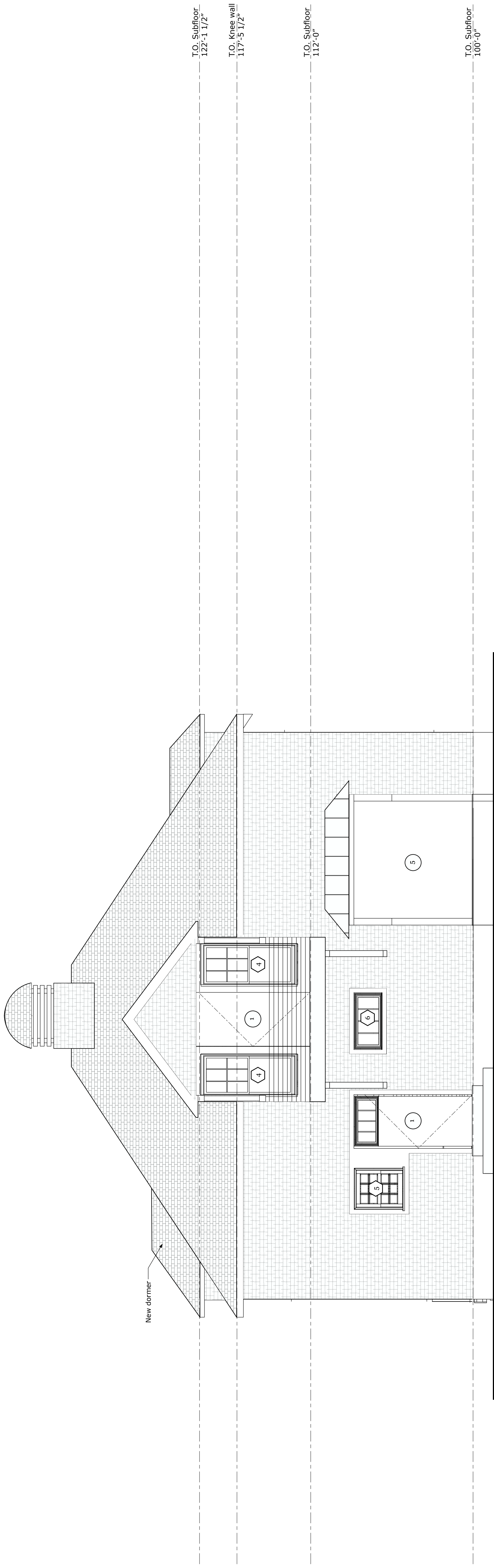
1 Second Floor Plan
Scale: 1/4" = 1'-0"

Latta Carriage House
East Wilder Rd
Lebanon, NH

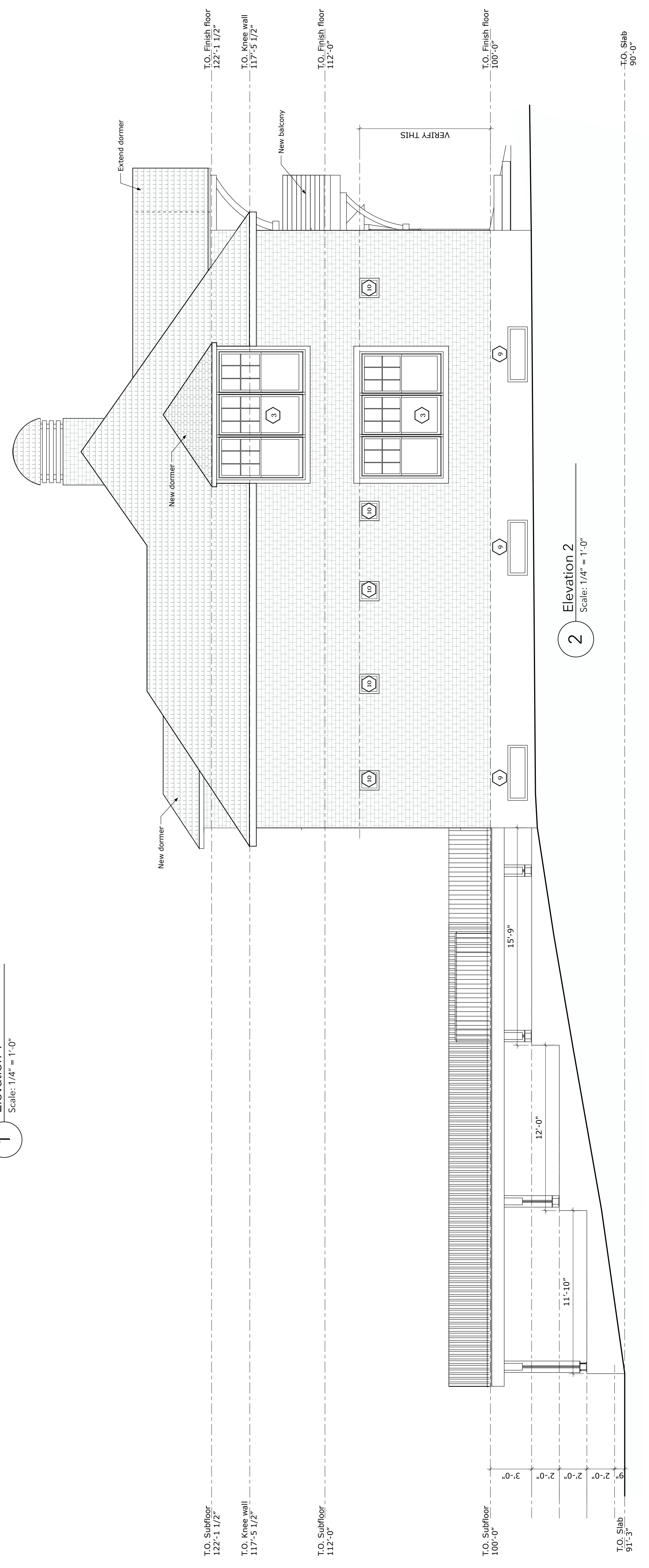


Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review

A2.0



1 Elevation 1
Scale: 1/4" = 1'-0"



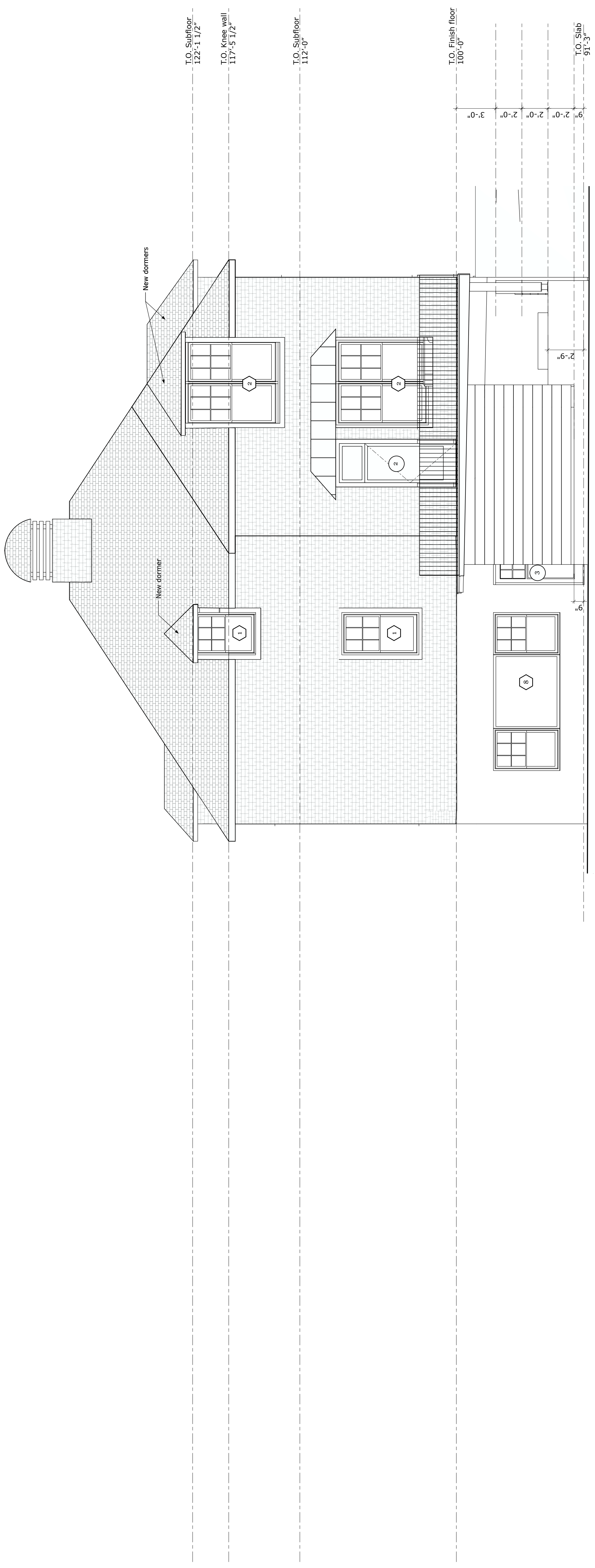
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Latta Carriage House
East Wilder Rd
Lebanon, NH

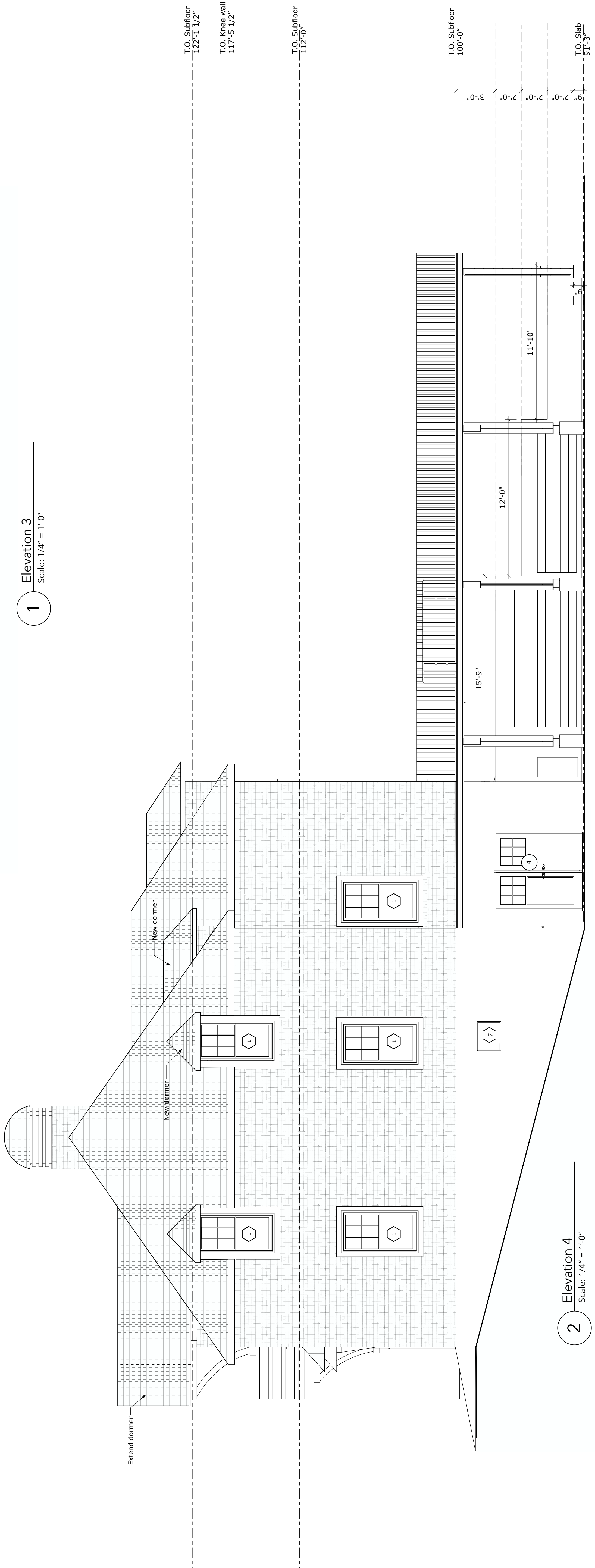


Mark	Date	Description
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	25/08/11	Structural Review
	25/12/19	Review

A2.1

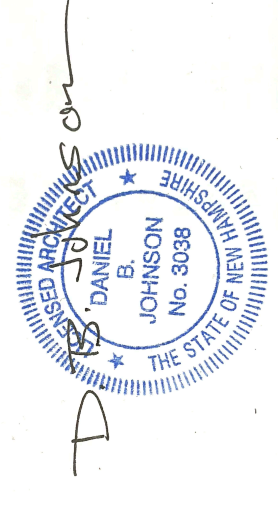


1 Elevation 3
Scale: 1/4" = 1'-0"



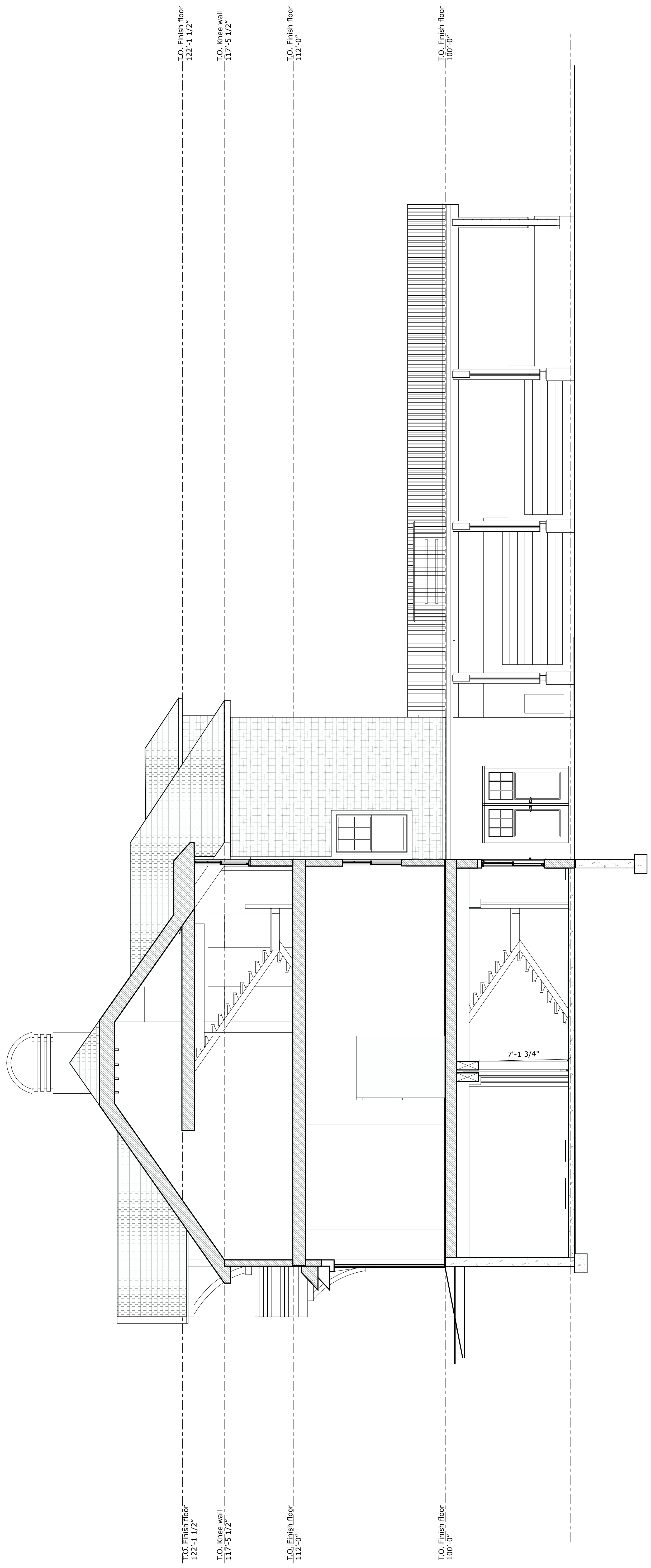
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Latta Carriage House
 East Wilder Rd
 Lebanon, NH



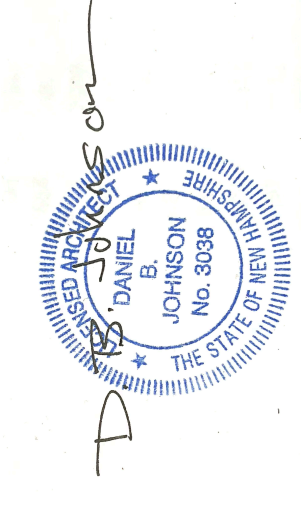
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	25/08/11	Structural Review
	25/12/19	Review

A3.0



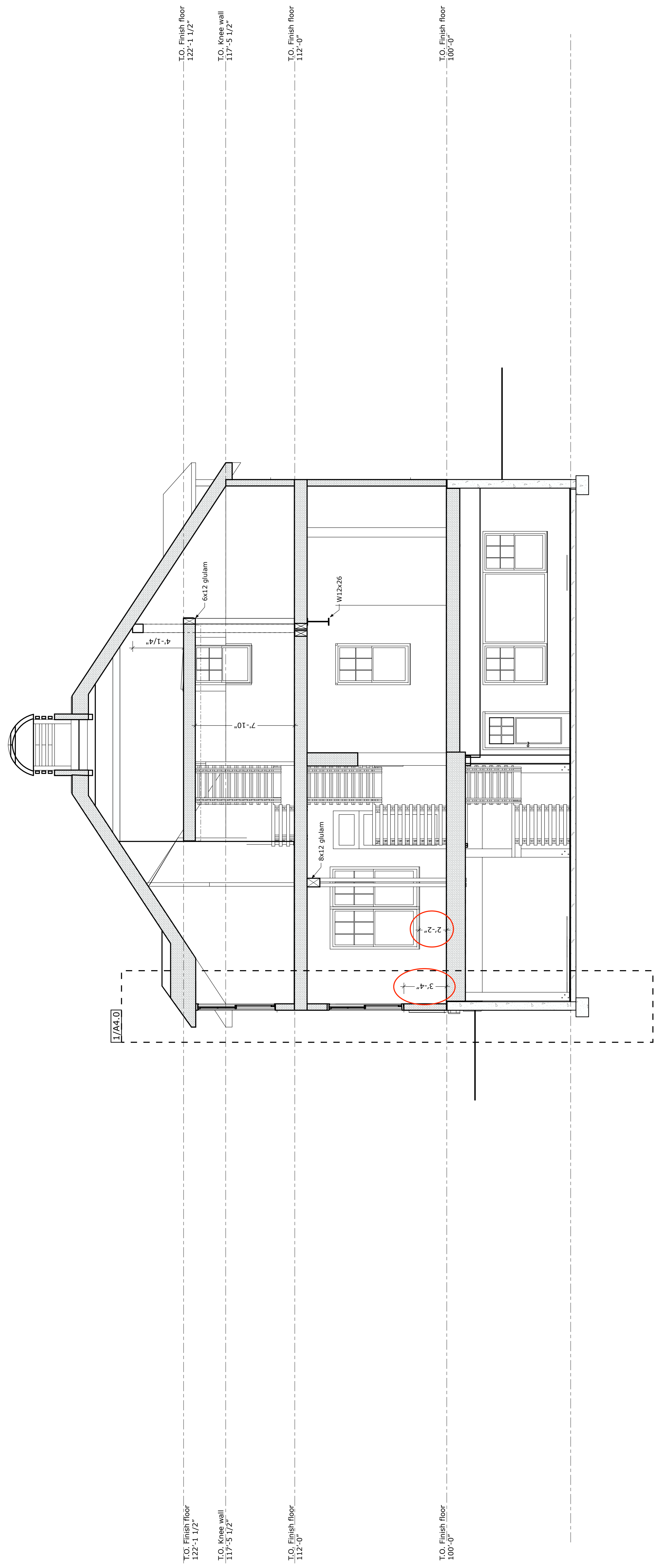
1 Section 1
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Latta Carriage House
 East Wilder Rd
 Lebanon, NH

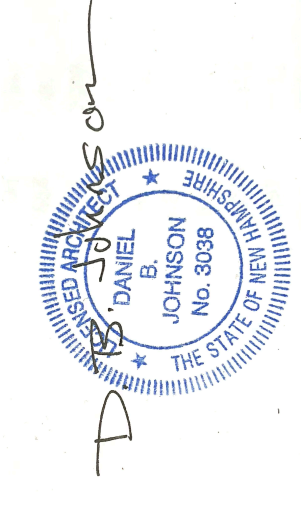


Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review

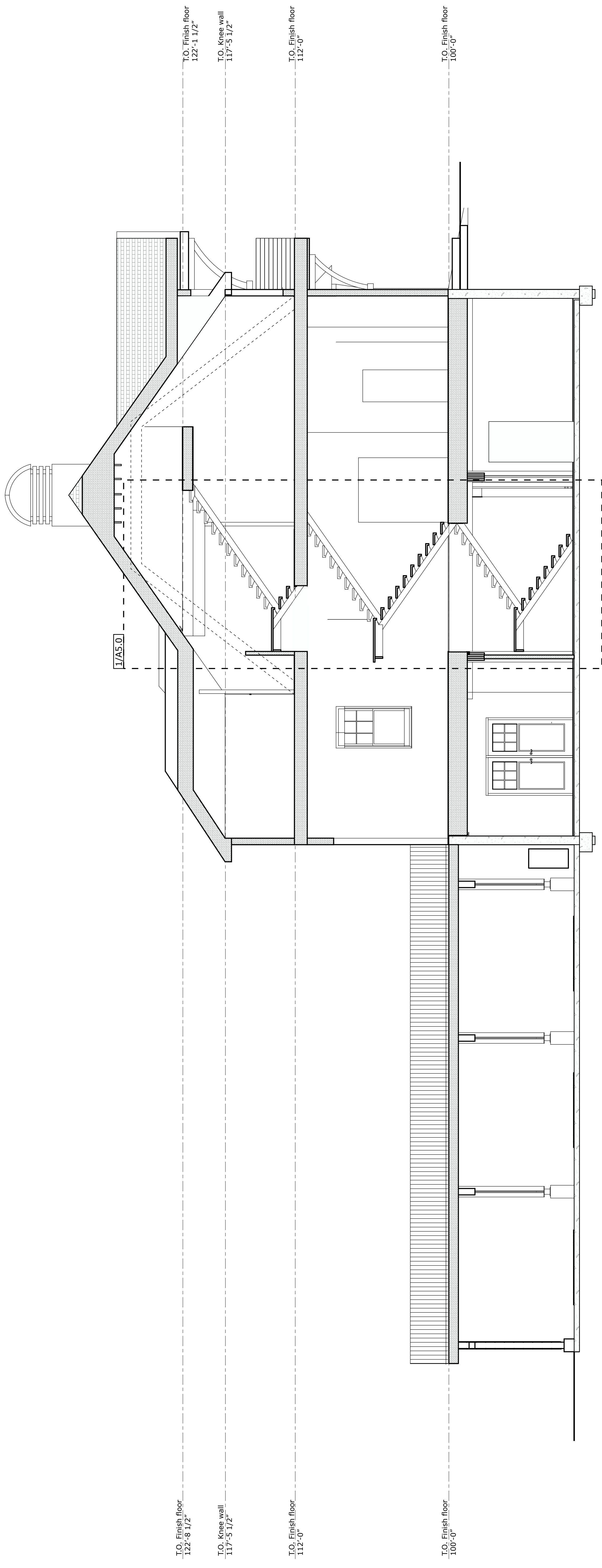
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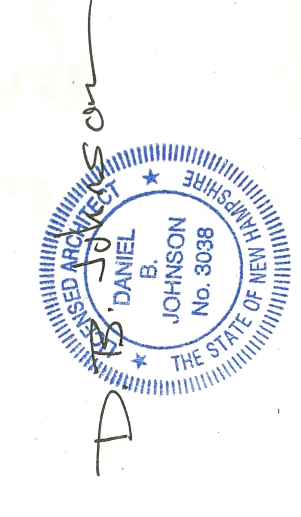
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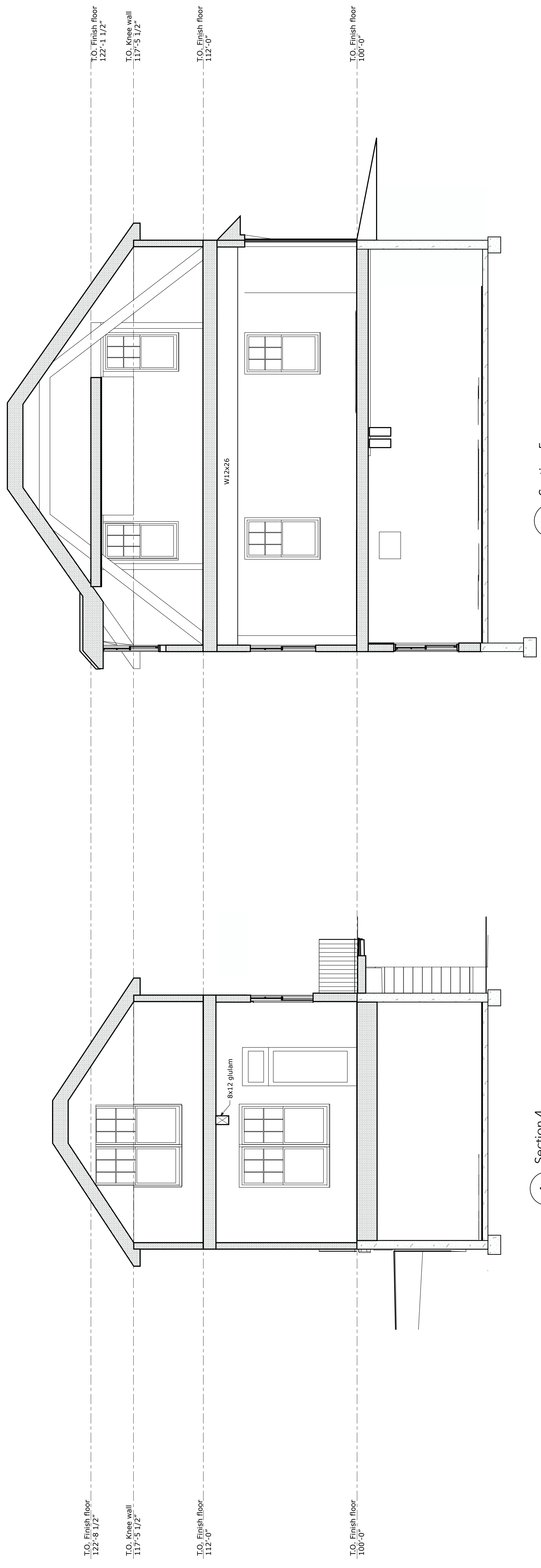
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	25/08/11	Structural Review
	25/12/19	Review

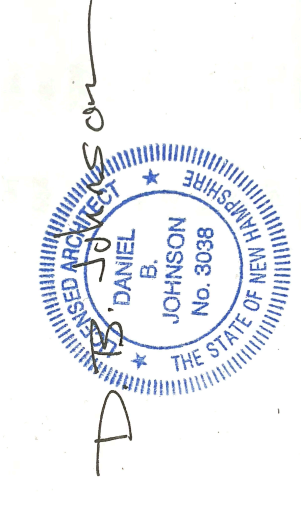


1 Section 3
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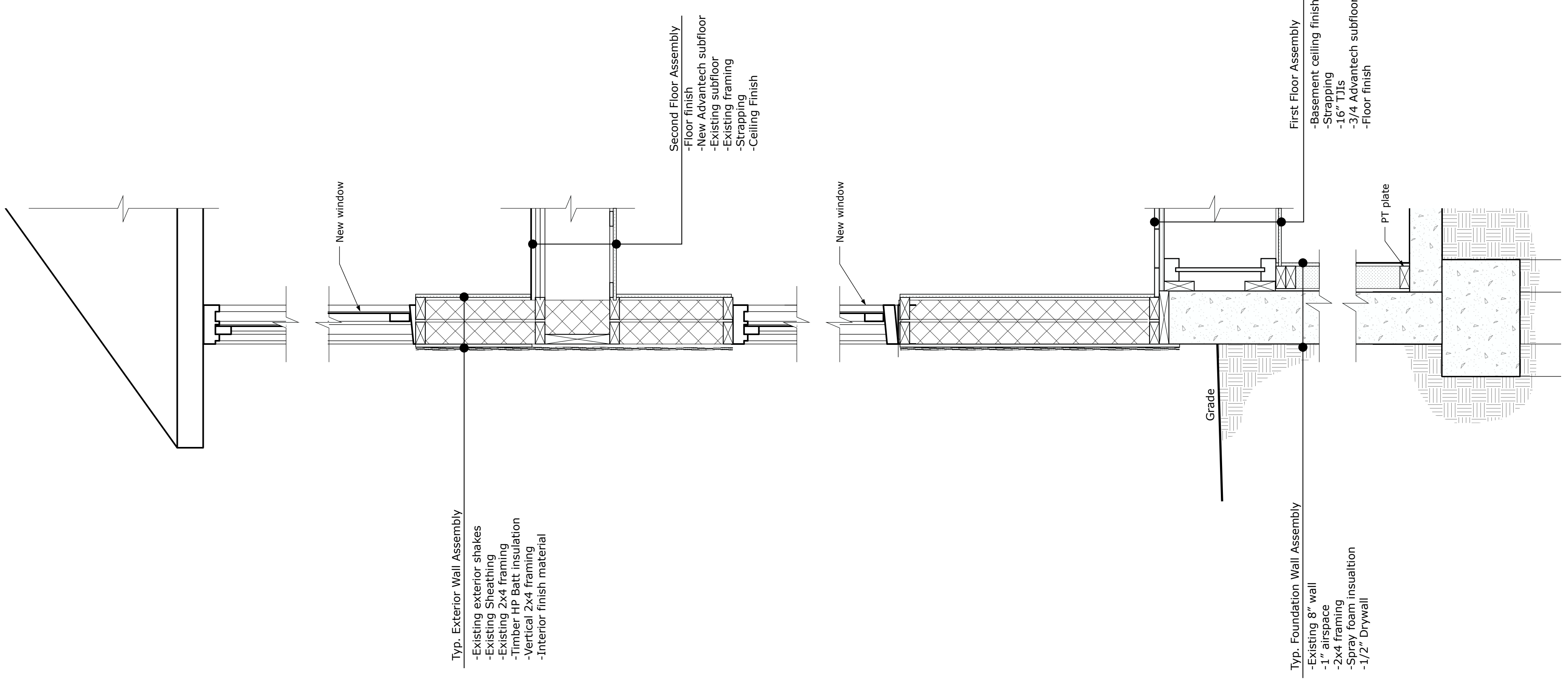


Mark	Date	Description
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	25/08/11	Structural Review
	25/12/19	Review

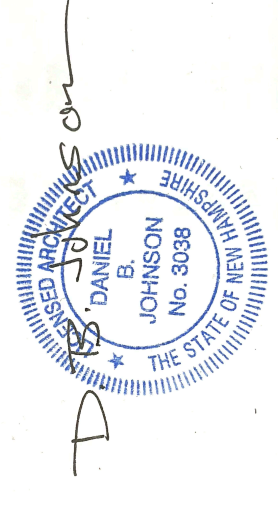




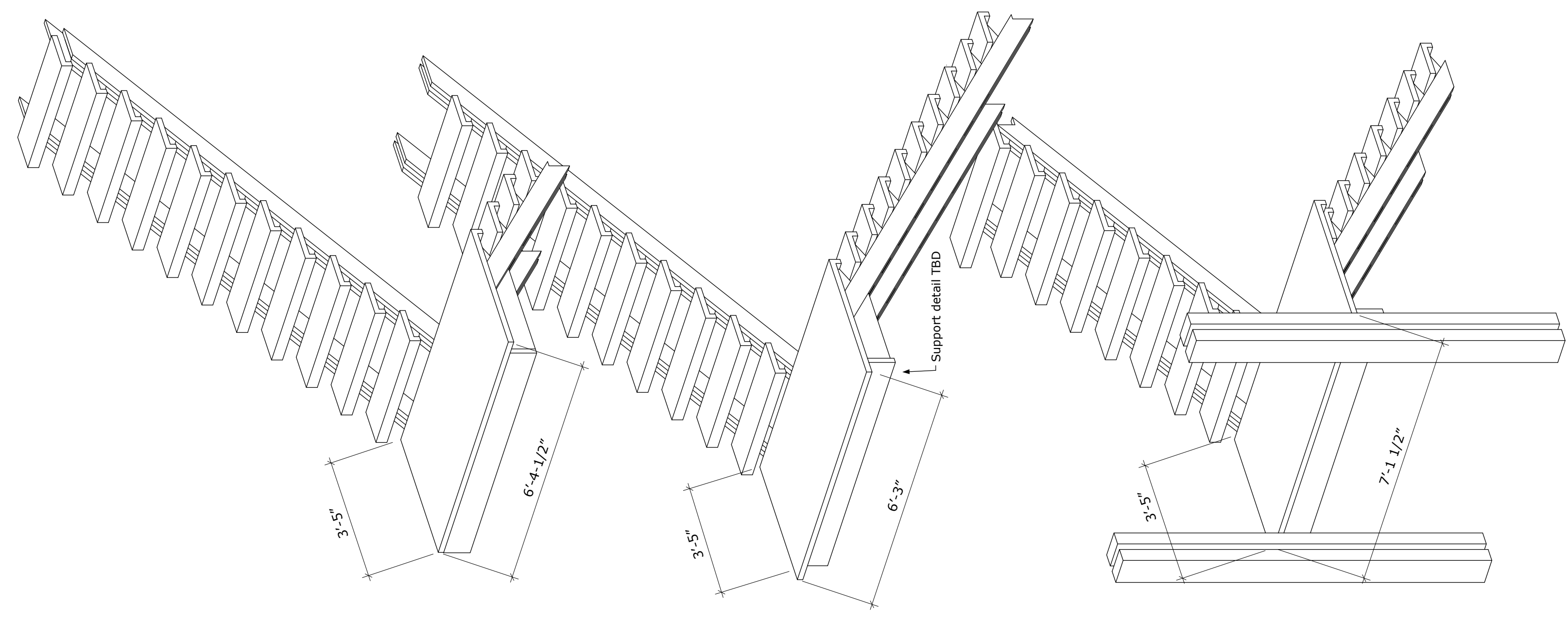
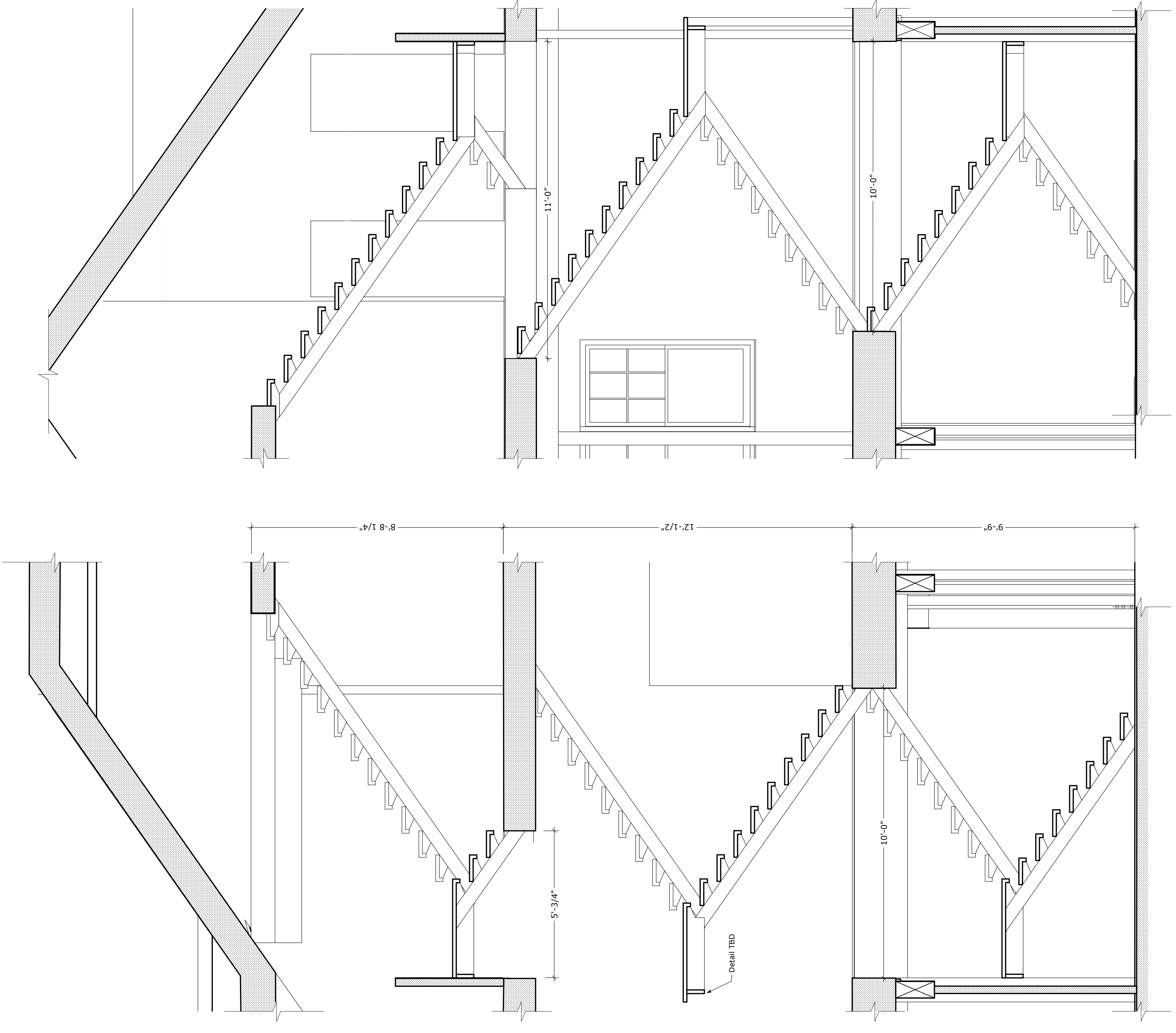
Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review



1 Typical Wall Section
 Scale: 1" = 1'-0"



Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review



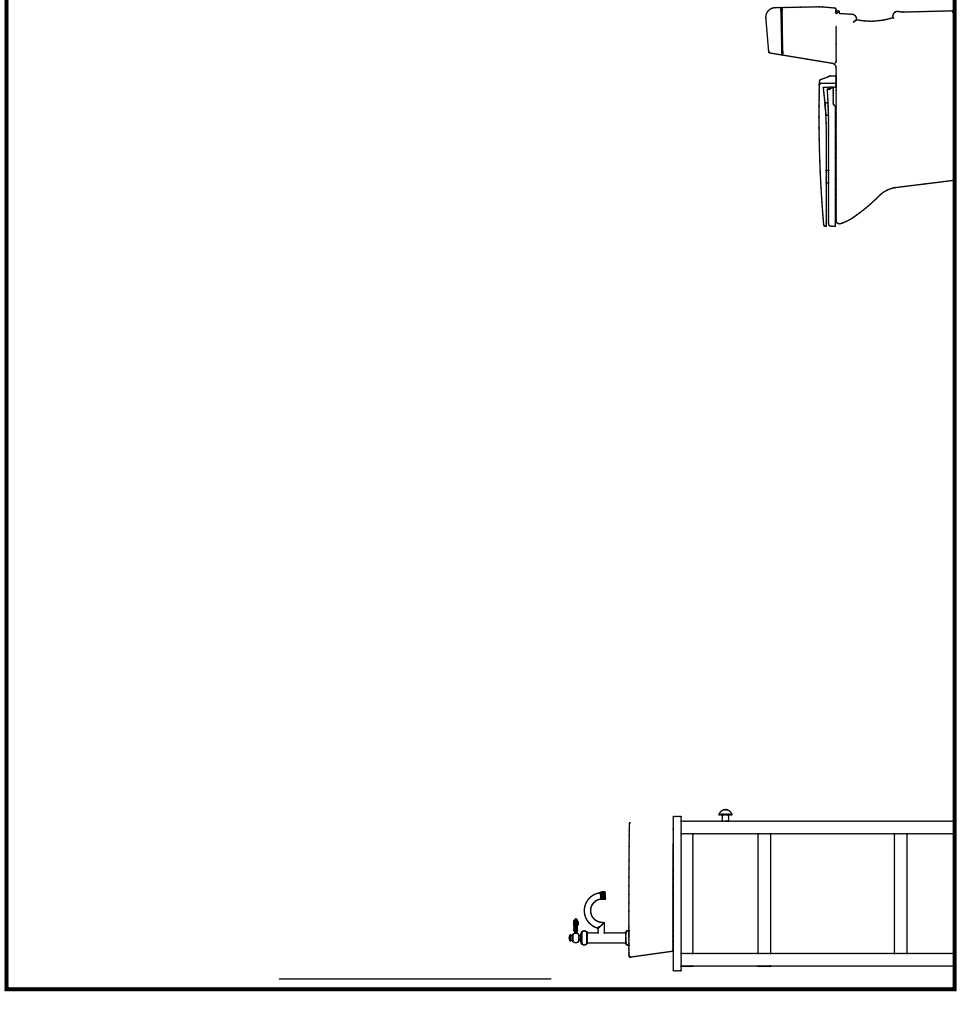
1 Stair Section
Scale: 1/2" = 1'-0"

2 Stair Section
Scale: 1/2" = 1'-0"

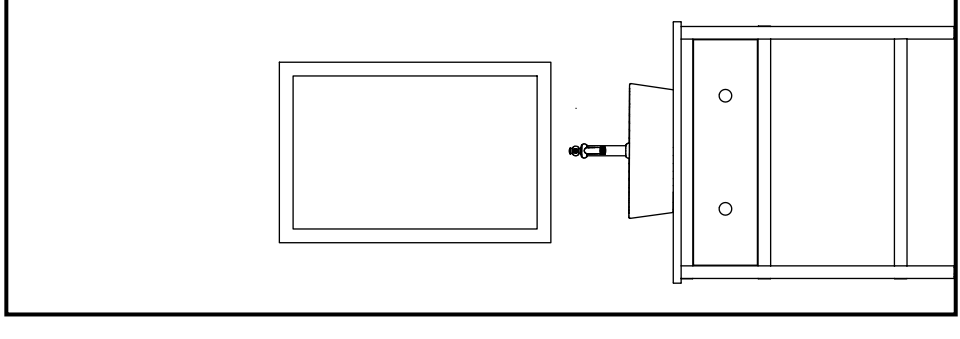
2 Stair Axon
Scale: 1/2" = 1'-0"



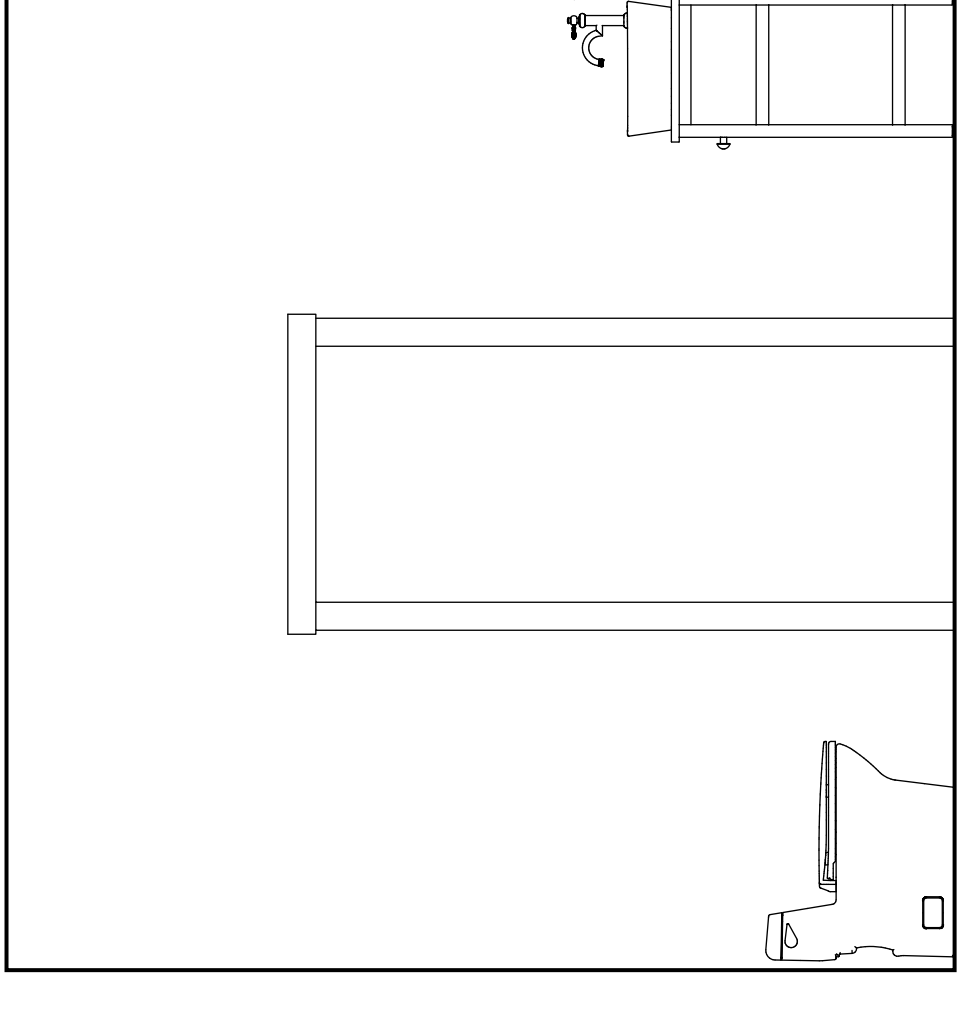
1 Downstairs Bathroom Elevation
Scale: 3/4" = 1'-0"



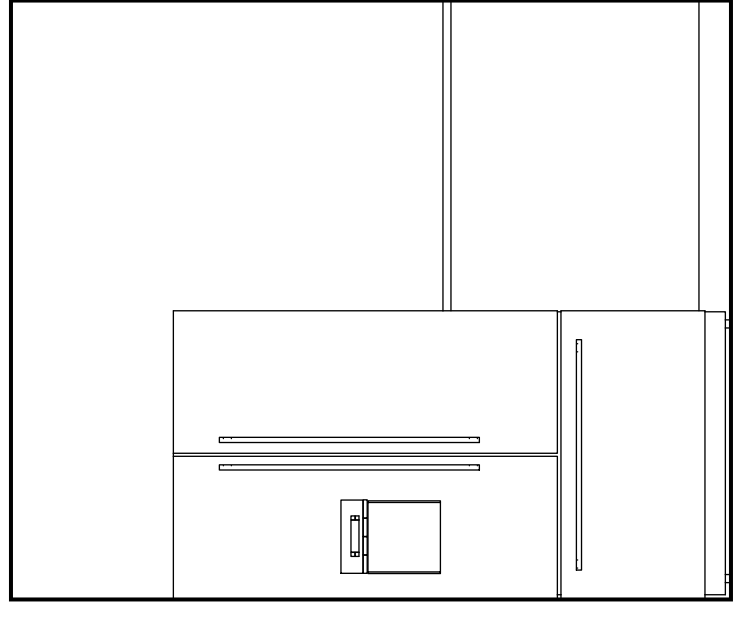
2 Downstairs Bathroom Elevation
Scale: 3/4" = 1'-0"



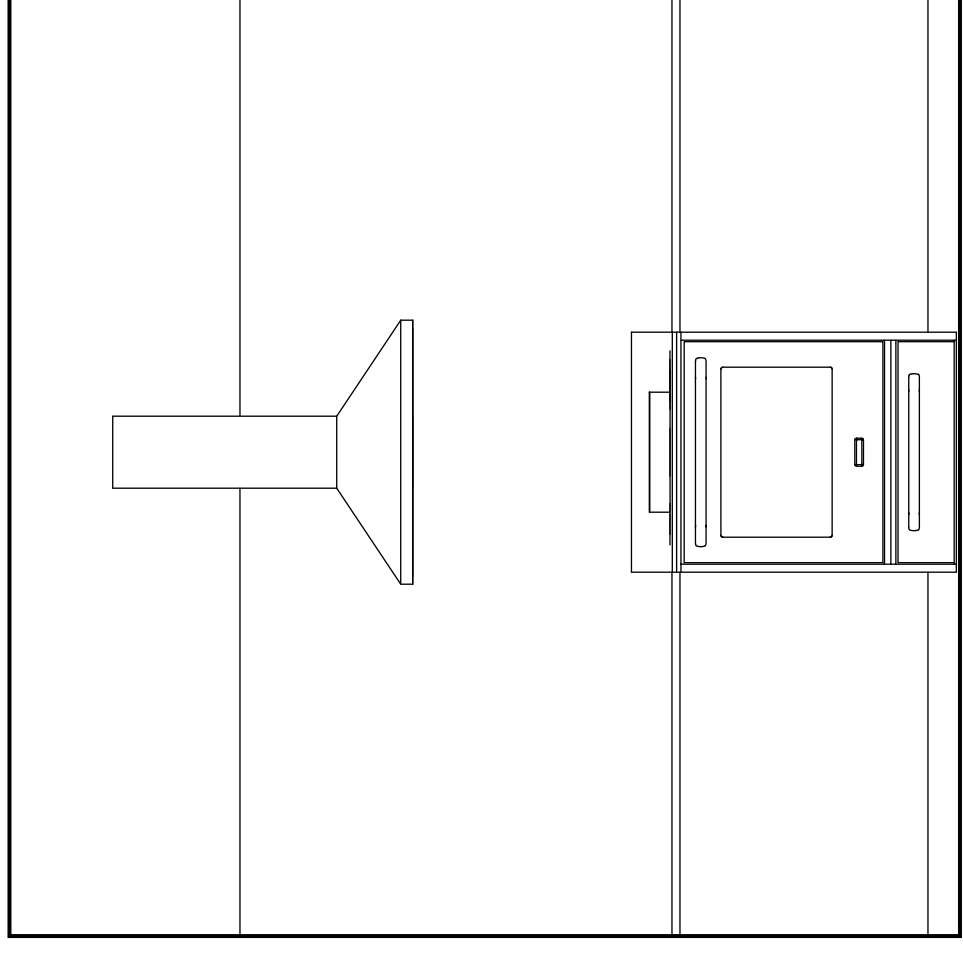
3 Downstairs Bathroom Elevation
Scale: 3/4" = 1'-0"



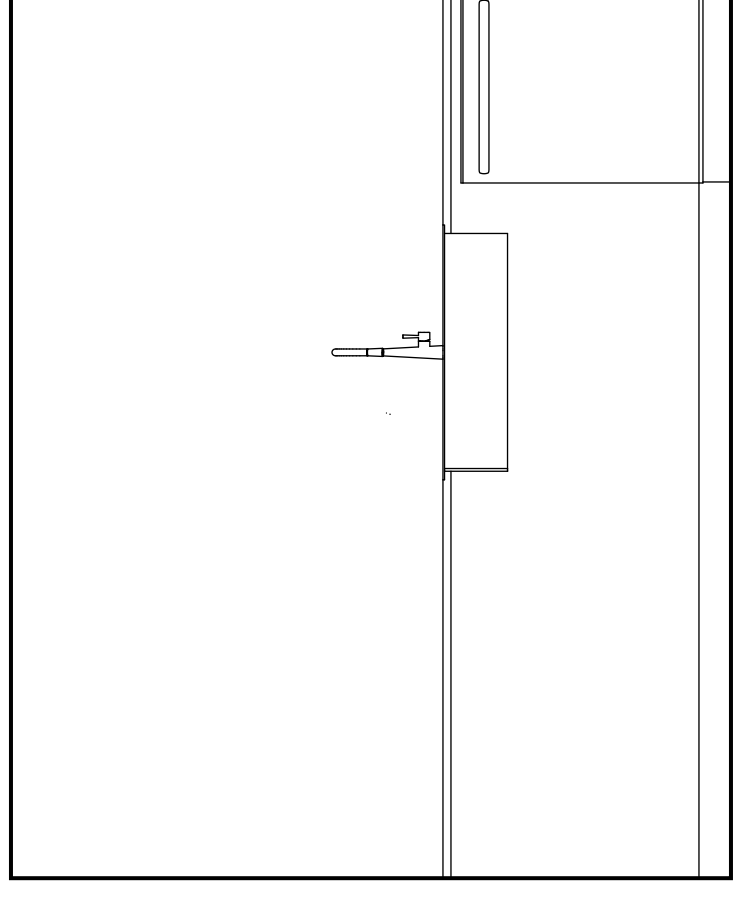
4 Downstairs Bathroom Elevation
Scale: 3/4" = 1'-0"



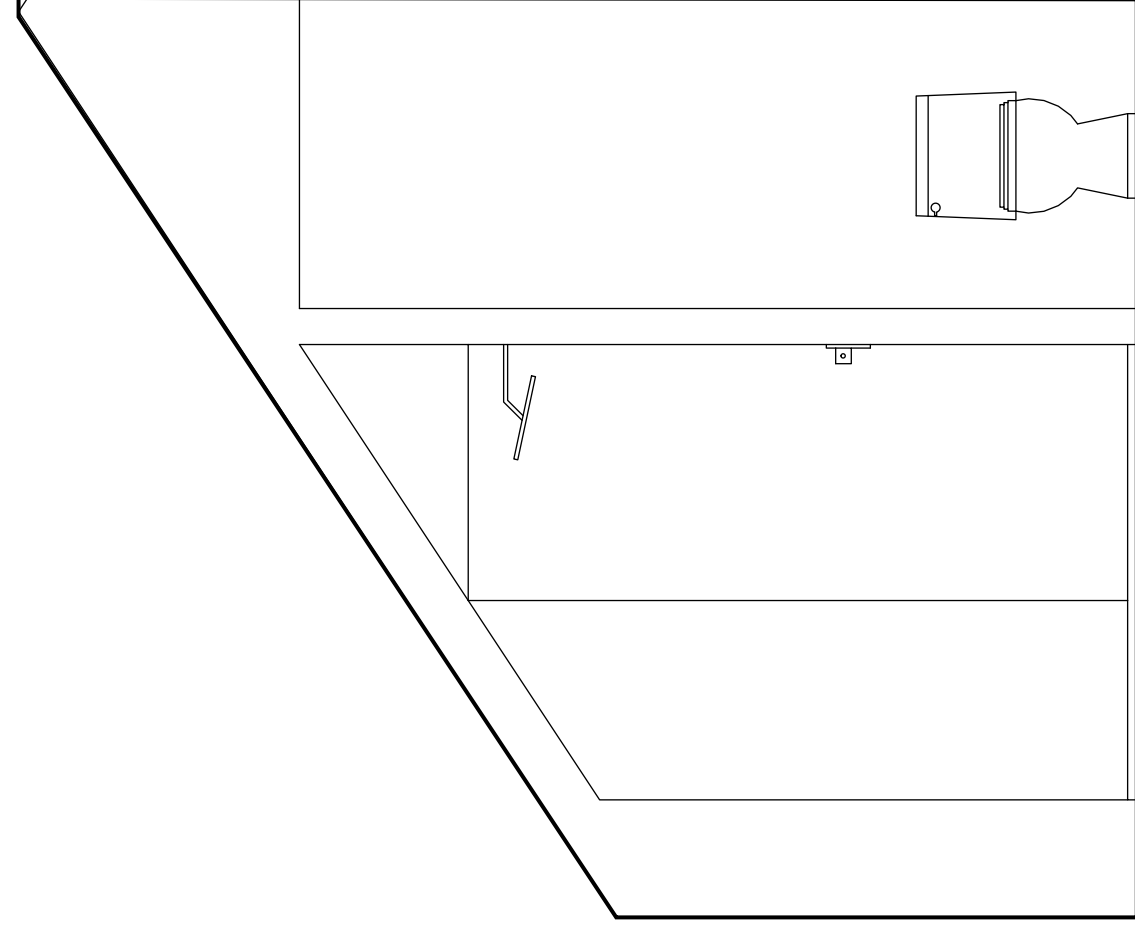
5 Kitchen Elevation
Scale: 1" = 1'-0"



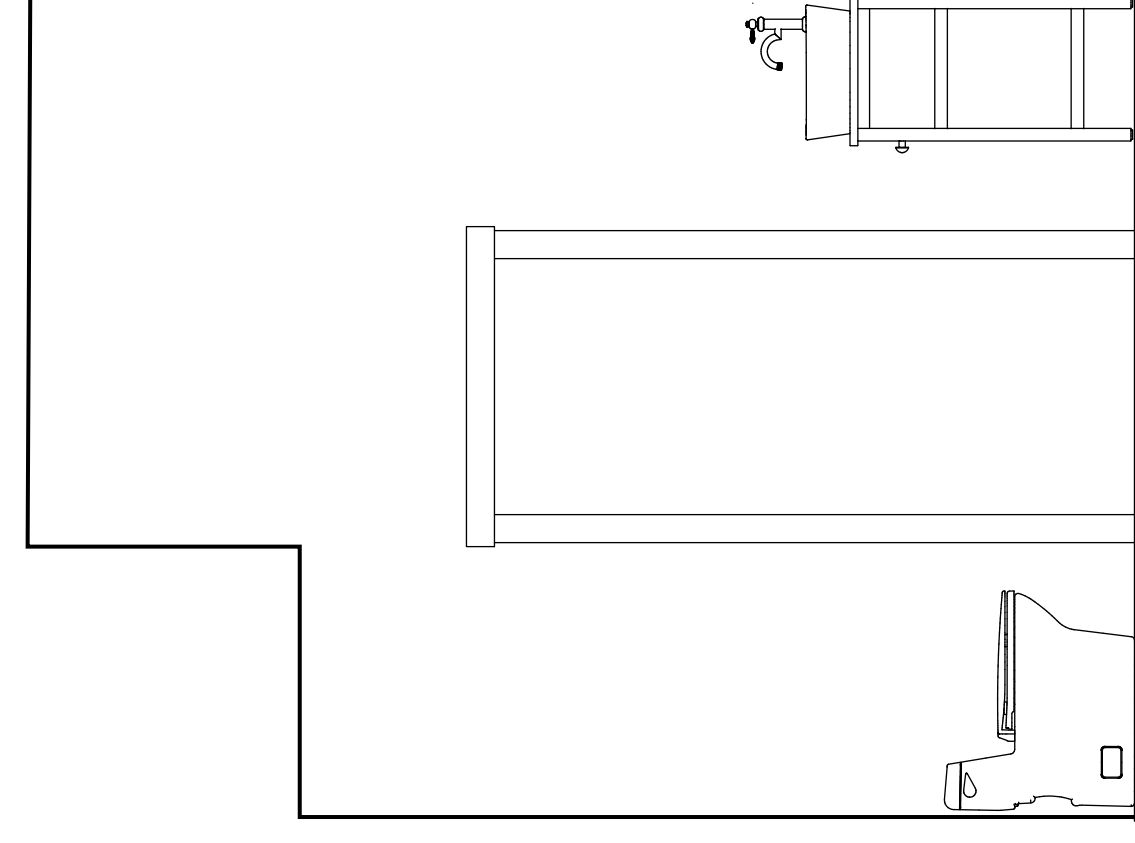
6 Kitchen Elevation
Scale: 1" = 1'-0"



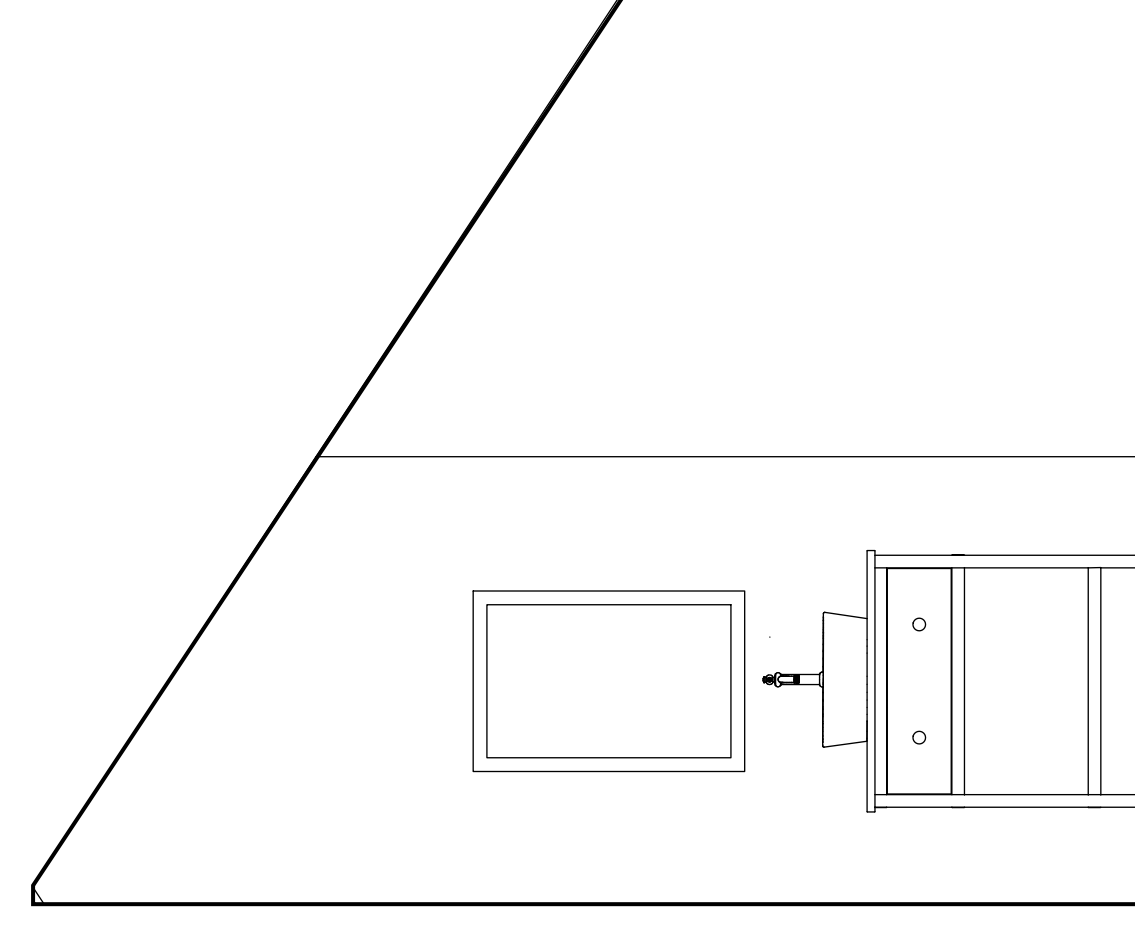
7 Kitchen Elevation
Scale: 1" = 1'-0"



8 Upstairs Bathroom Elevation
Scale: 3/4" = 1'-0"



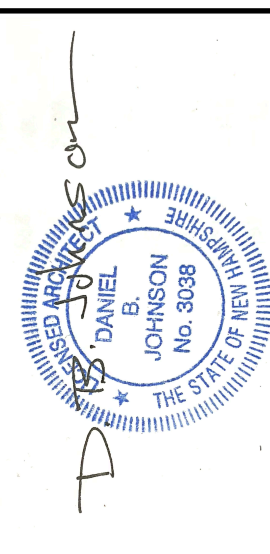
9 Upstairs Bathroom Elevation
Scale: 3/4" = 1'-0"



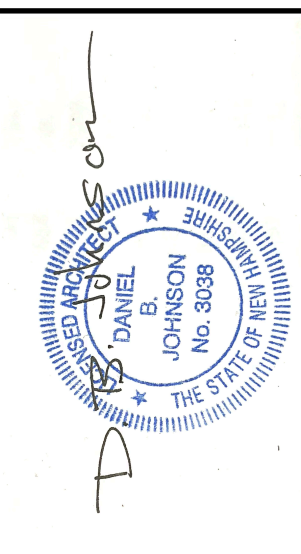
10 Upstairs Bathroom Elevation
Scale: 3/4" = 1'-0"



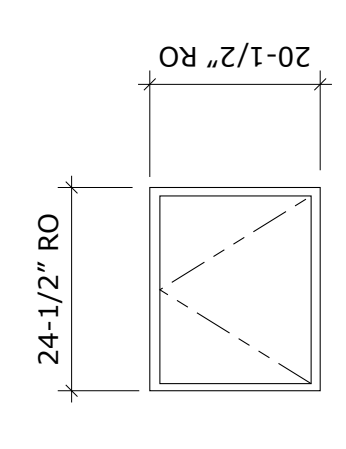
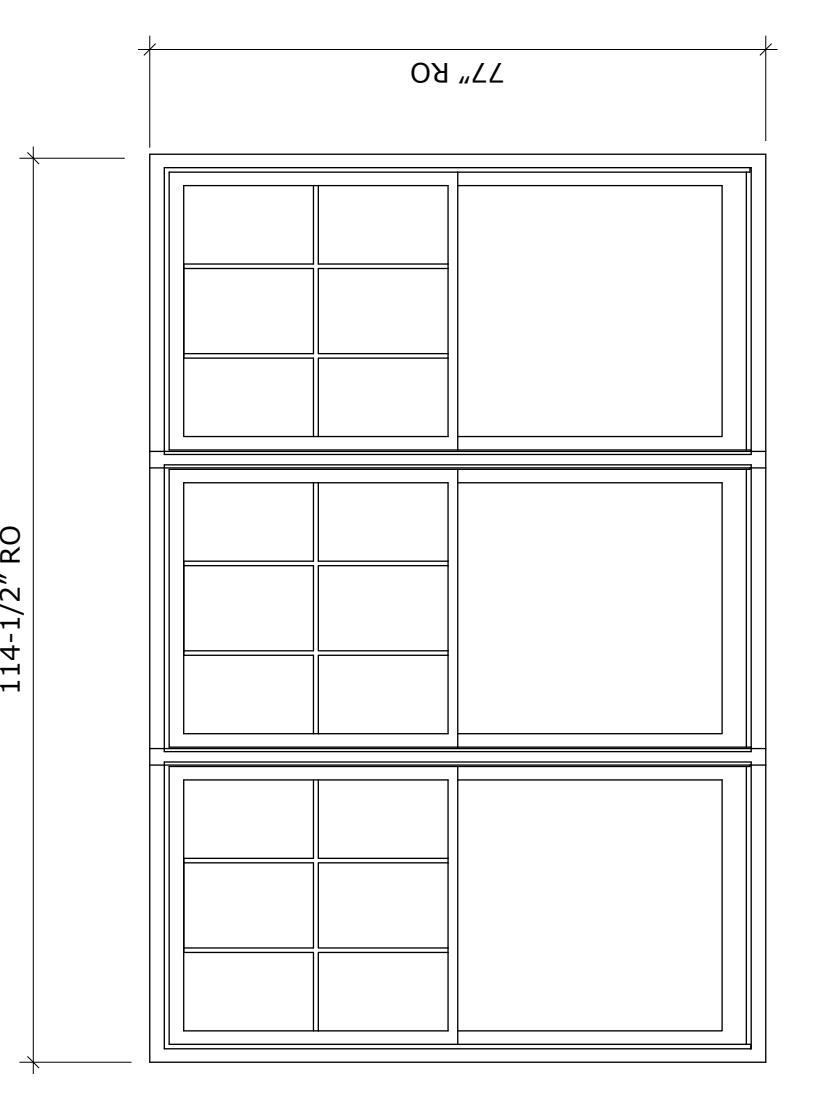
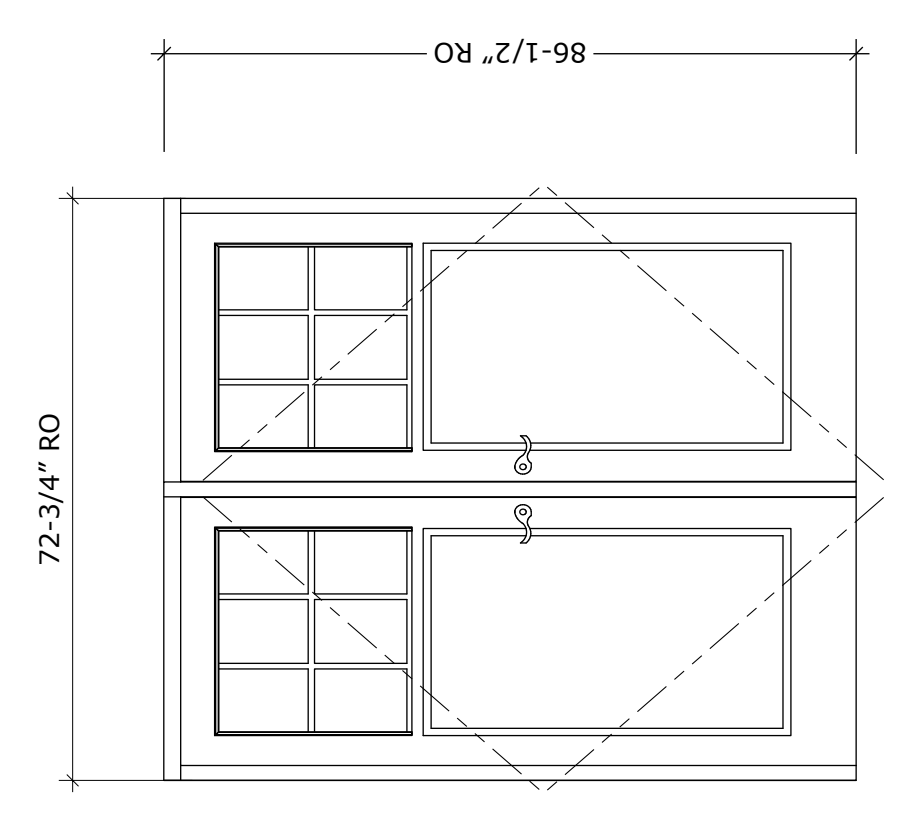
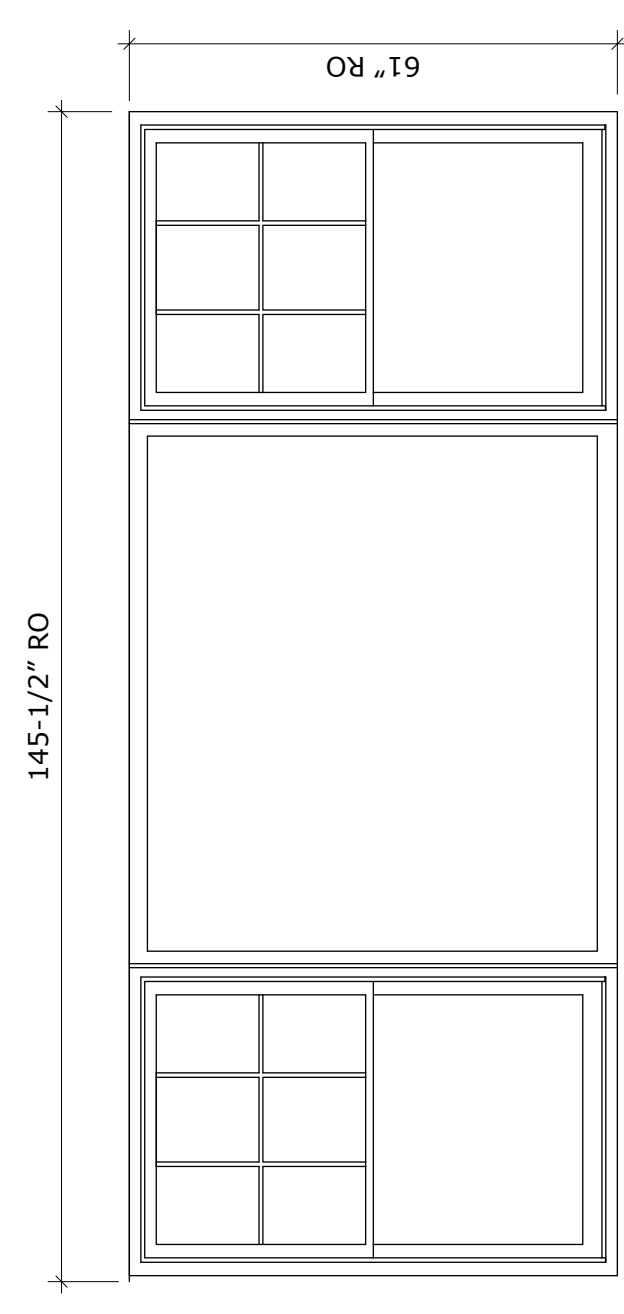
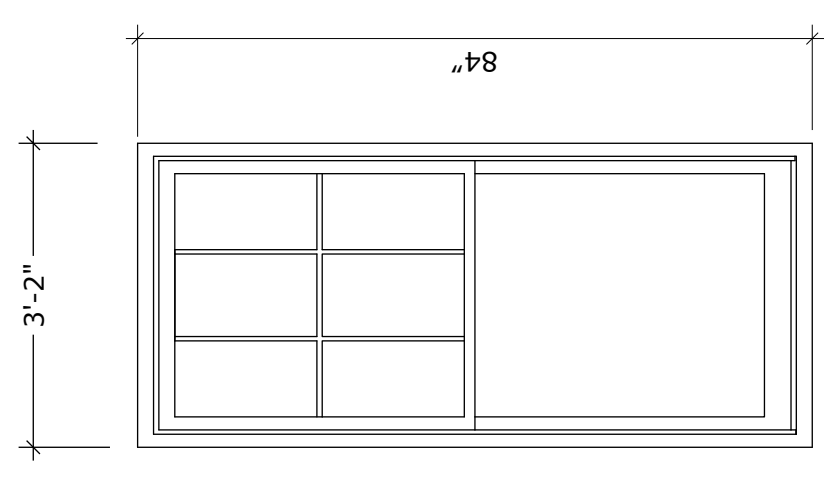
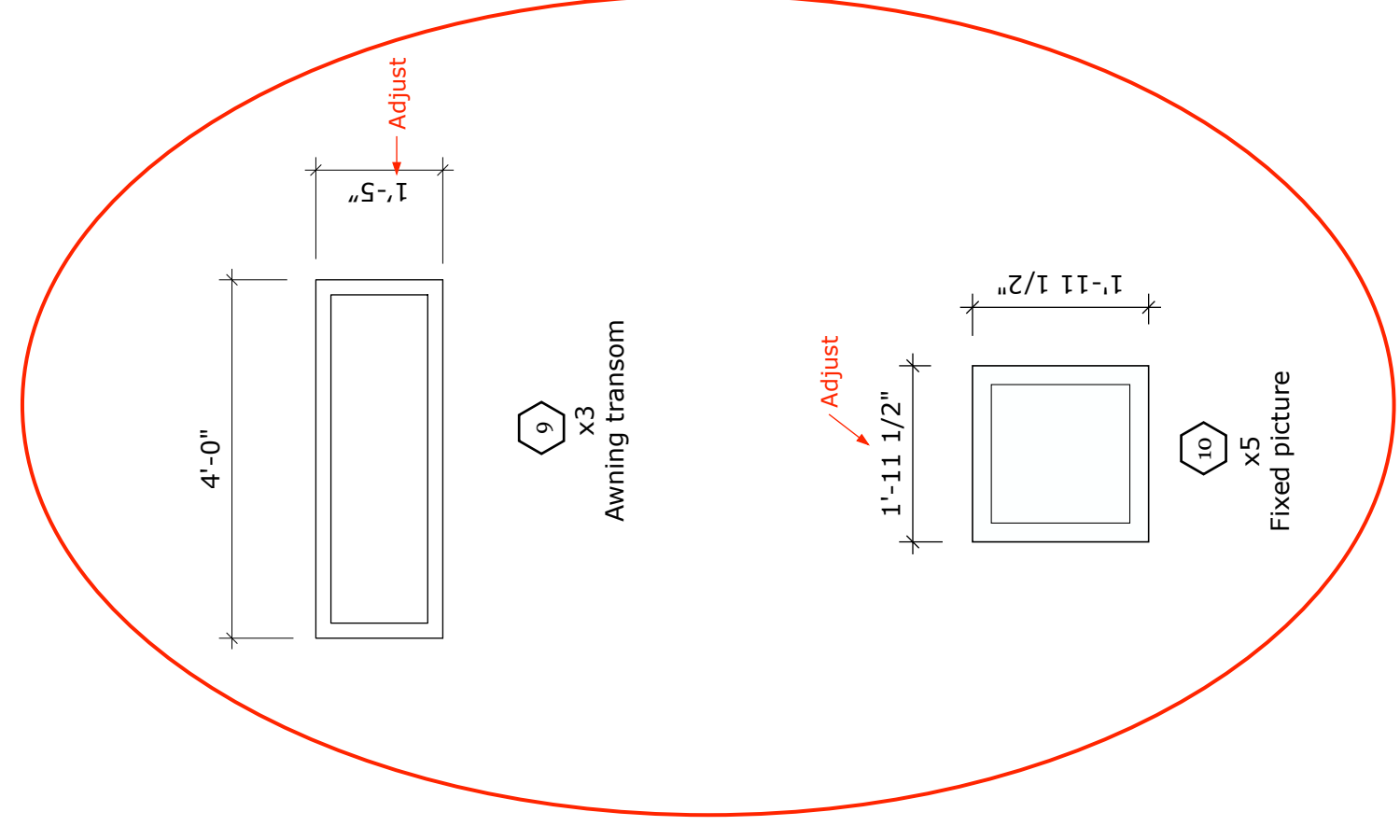
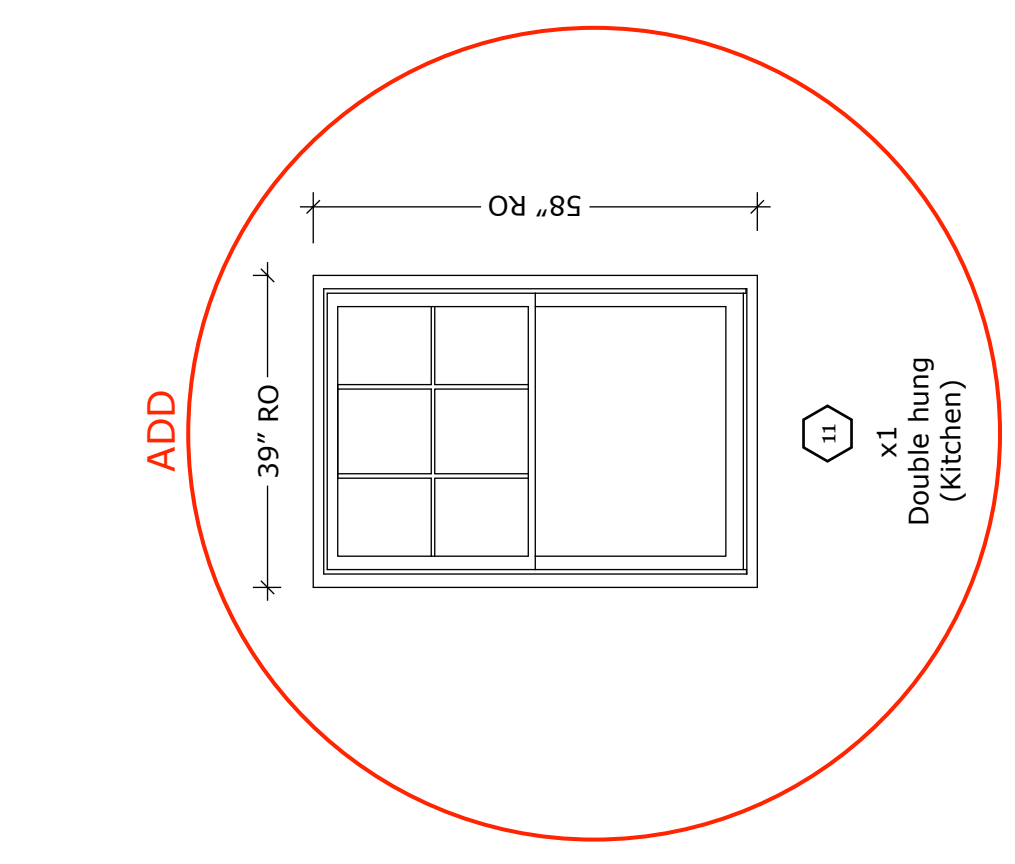
11 Upstairs Bathroom Elevation
Scale: 3/4" = 1'-0"



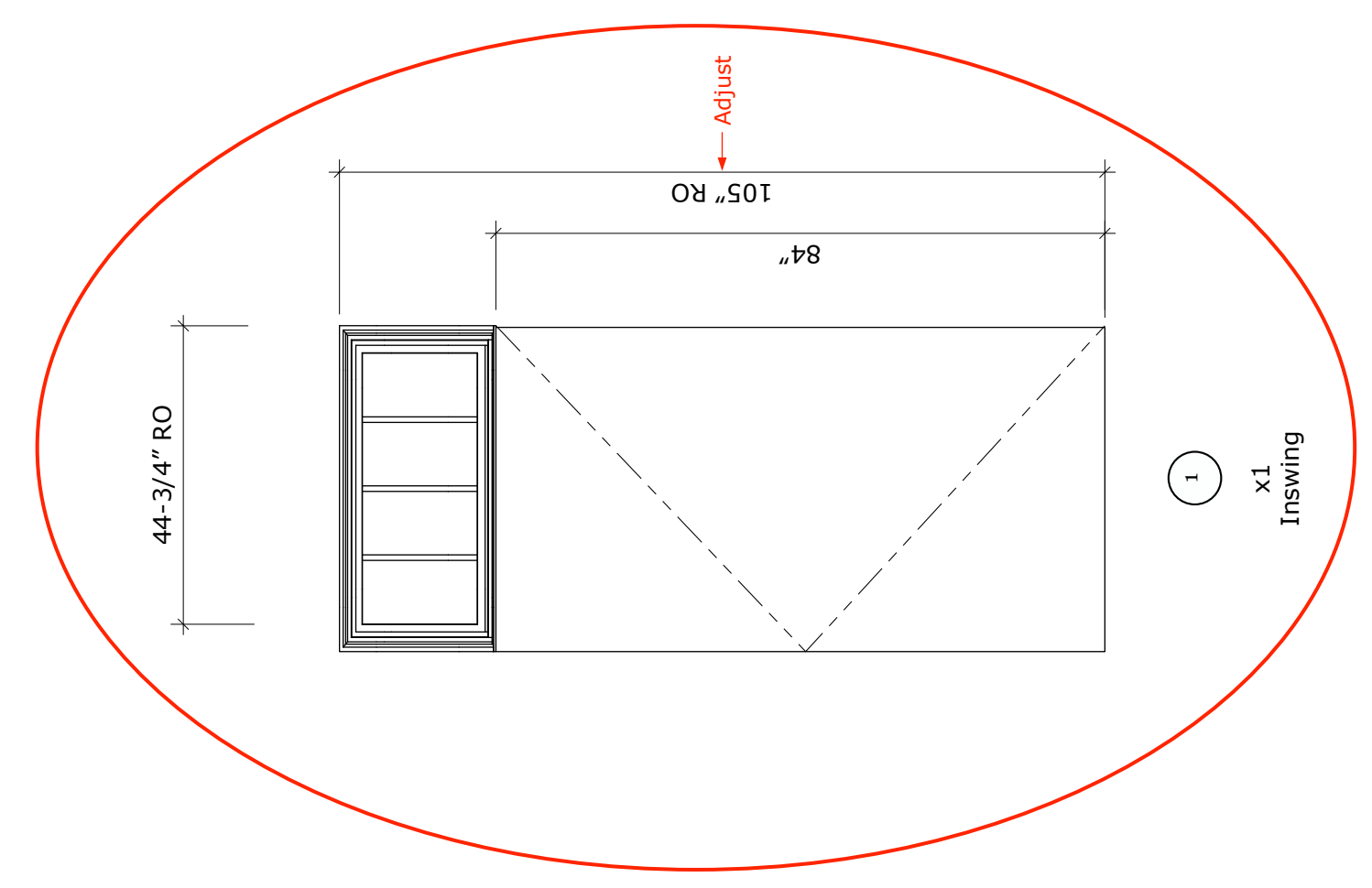
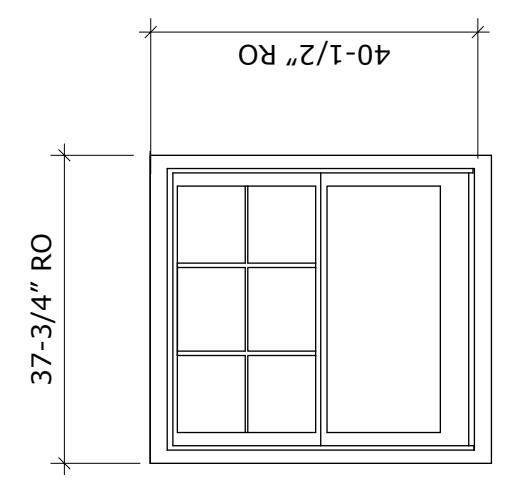
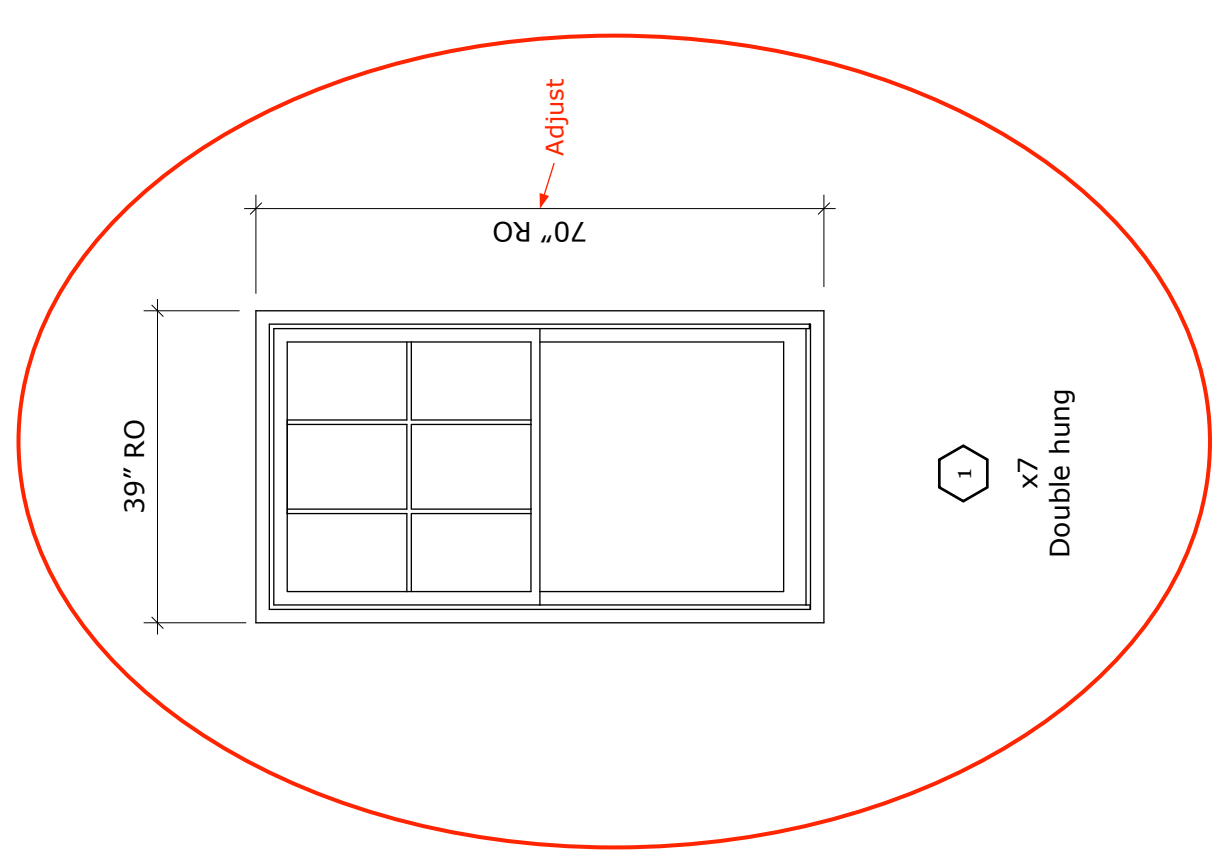
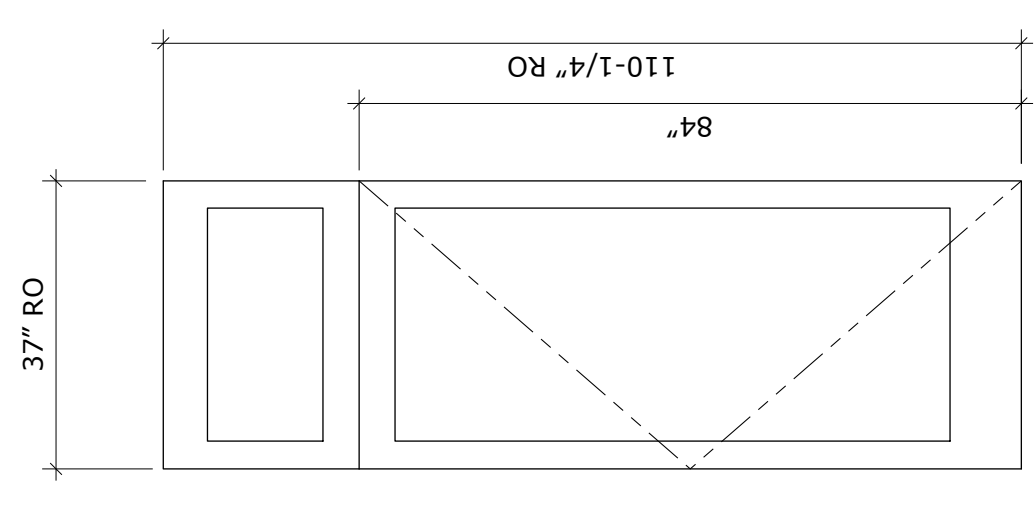
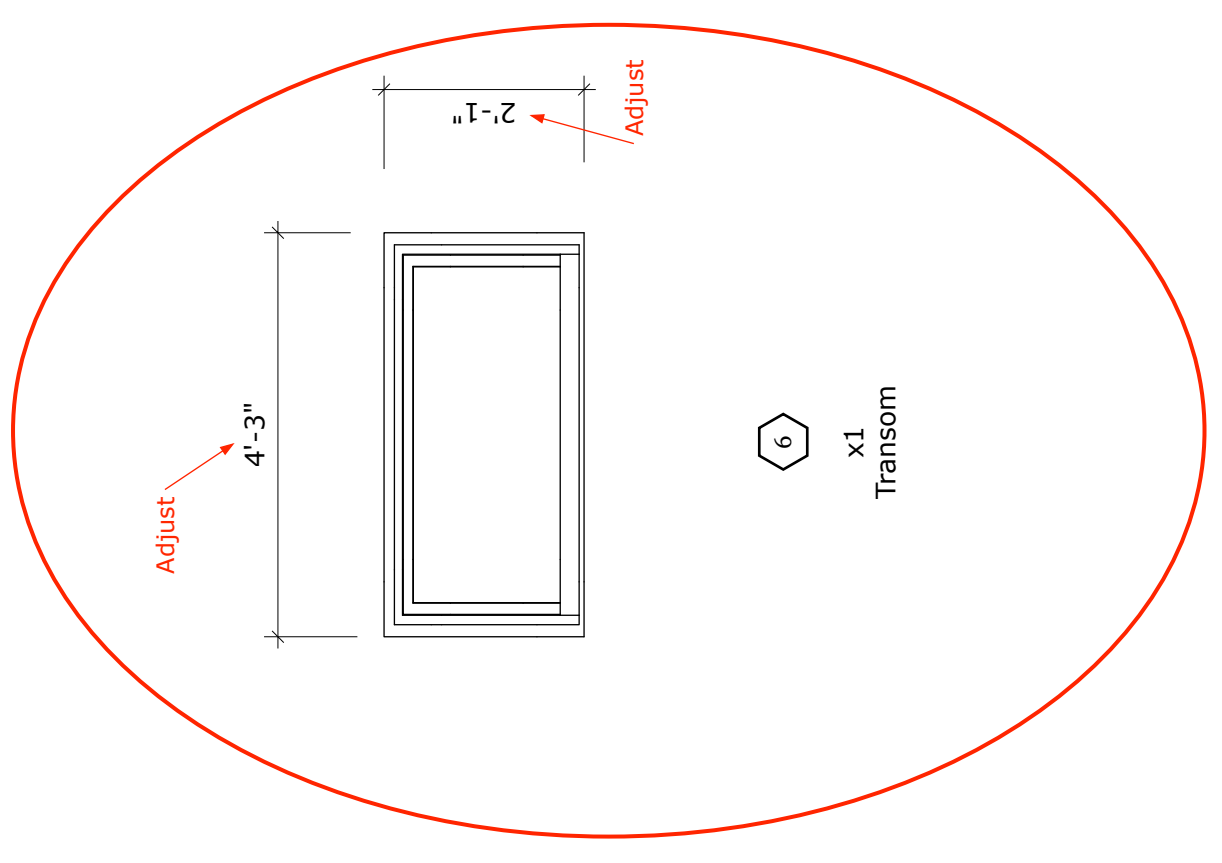
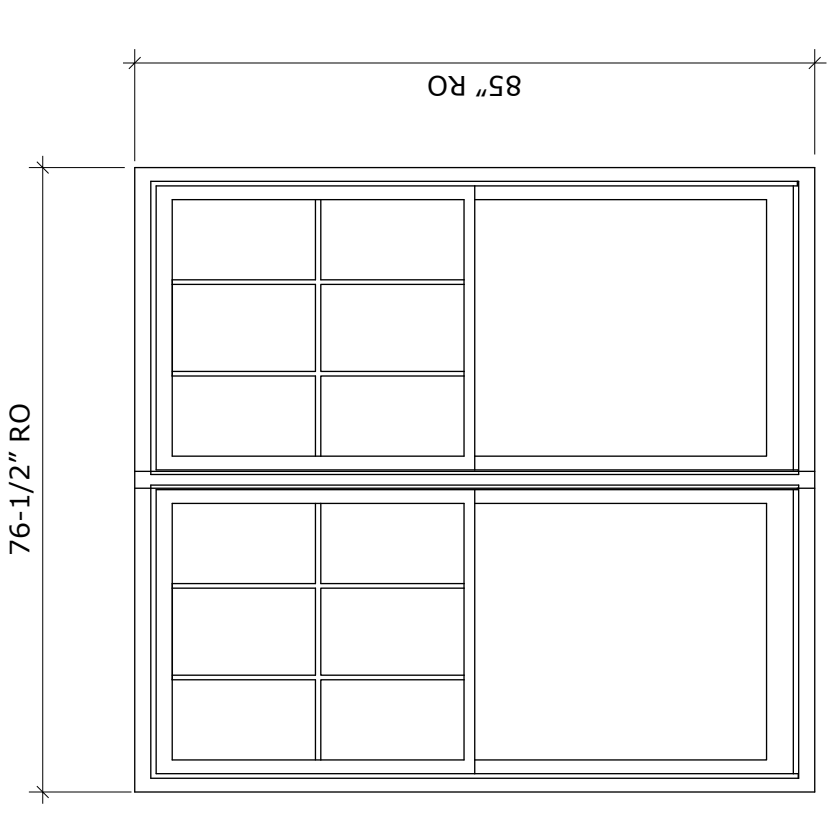
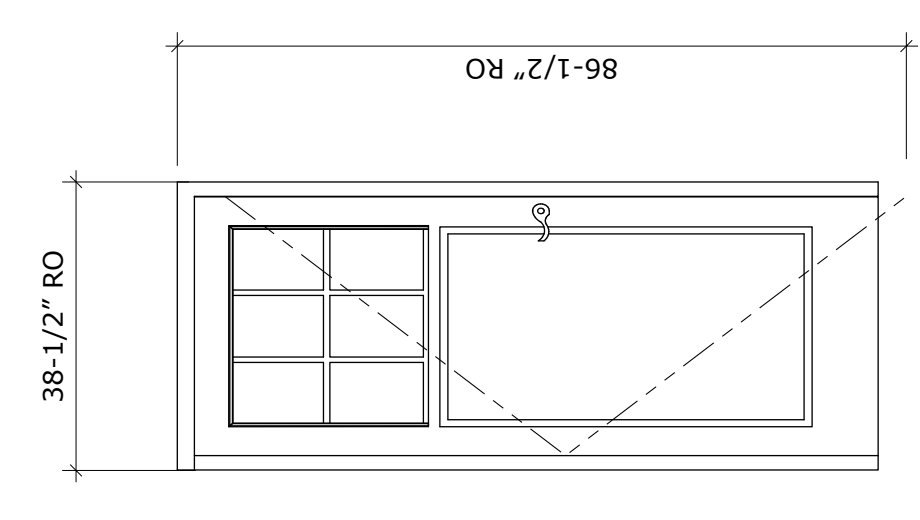
Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review



Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review



NOTE: Finishes TBD

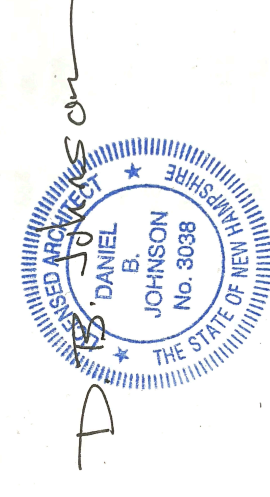


Interior Finishes

Room	Floor	Wall 1	Wall 2	Wall 3	Wall 4	Ceiling	Trim	Notes
100								
101								
102								
103								
104								
105								
106								
107								
108								
200								
201								
202								
203								
204								
205								
206								
207								
208								
209								
300								
301								
302								
303								
304								
305								

Latta Carriage House

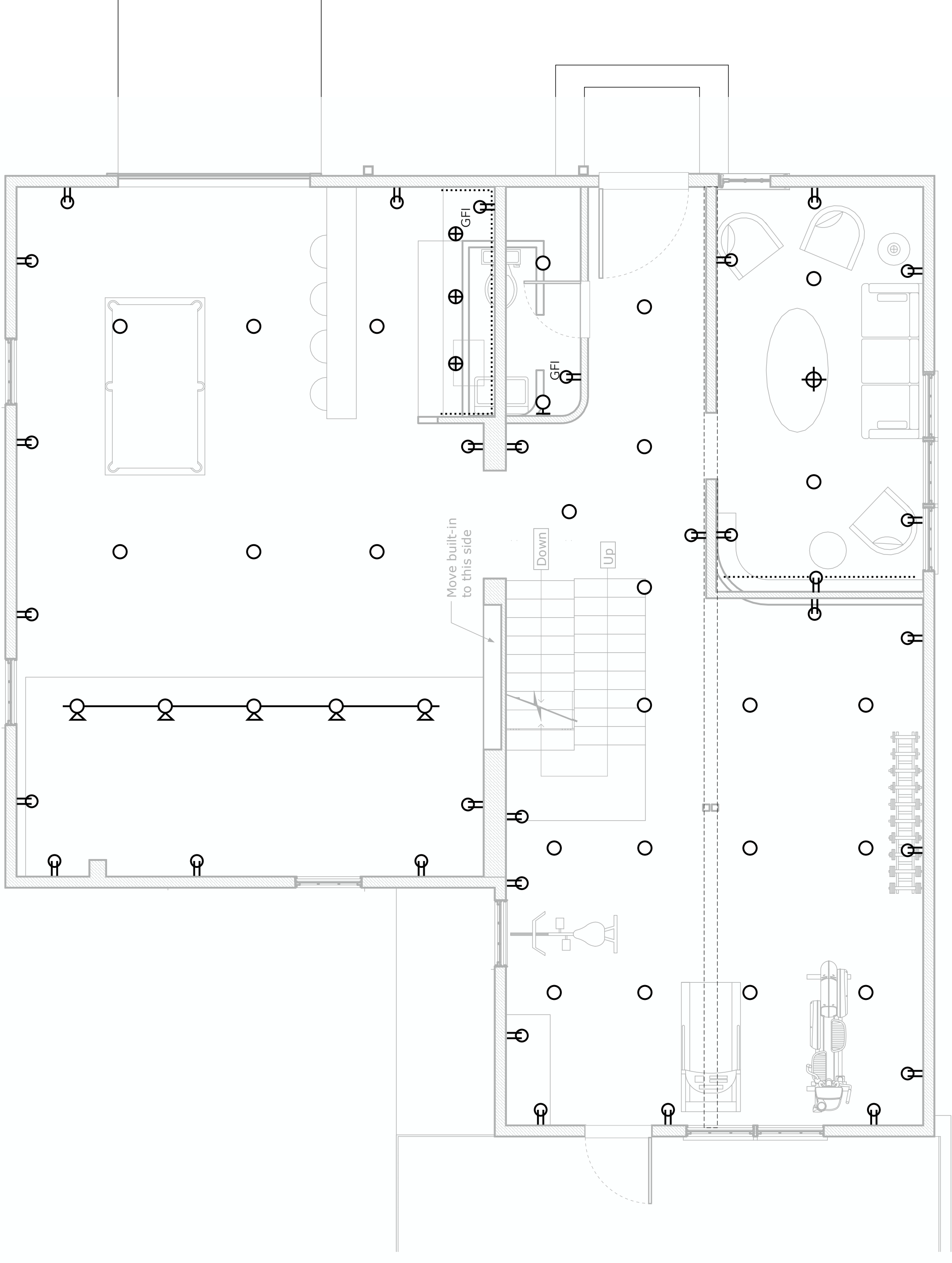
East Wilder Rd
Lebanon, NH



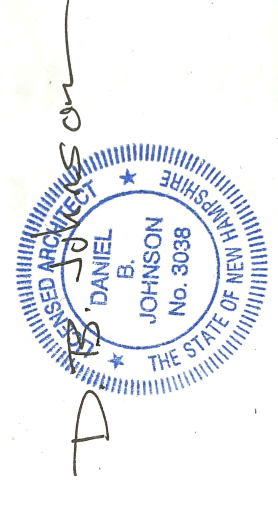
Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review



1 Ground Floor Electrical Plan
Scale: 1/4" = 1'-0"



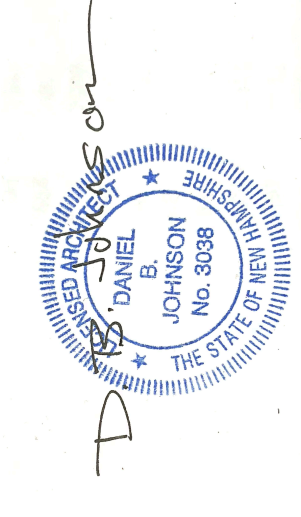
2 First Floor Electrical Plan
Scale: 1/4" = 1'-0"



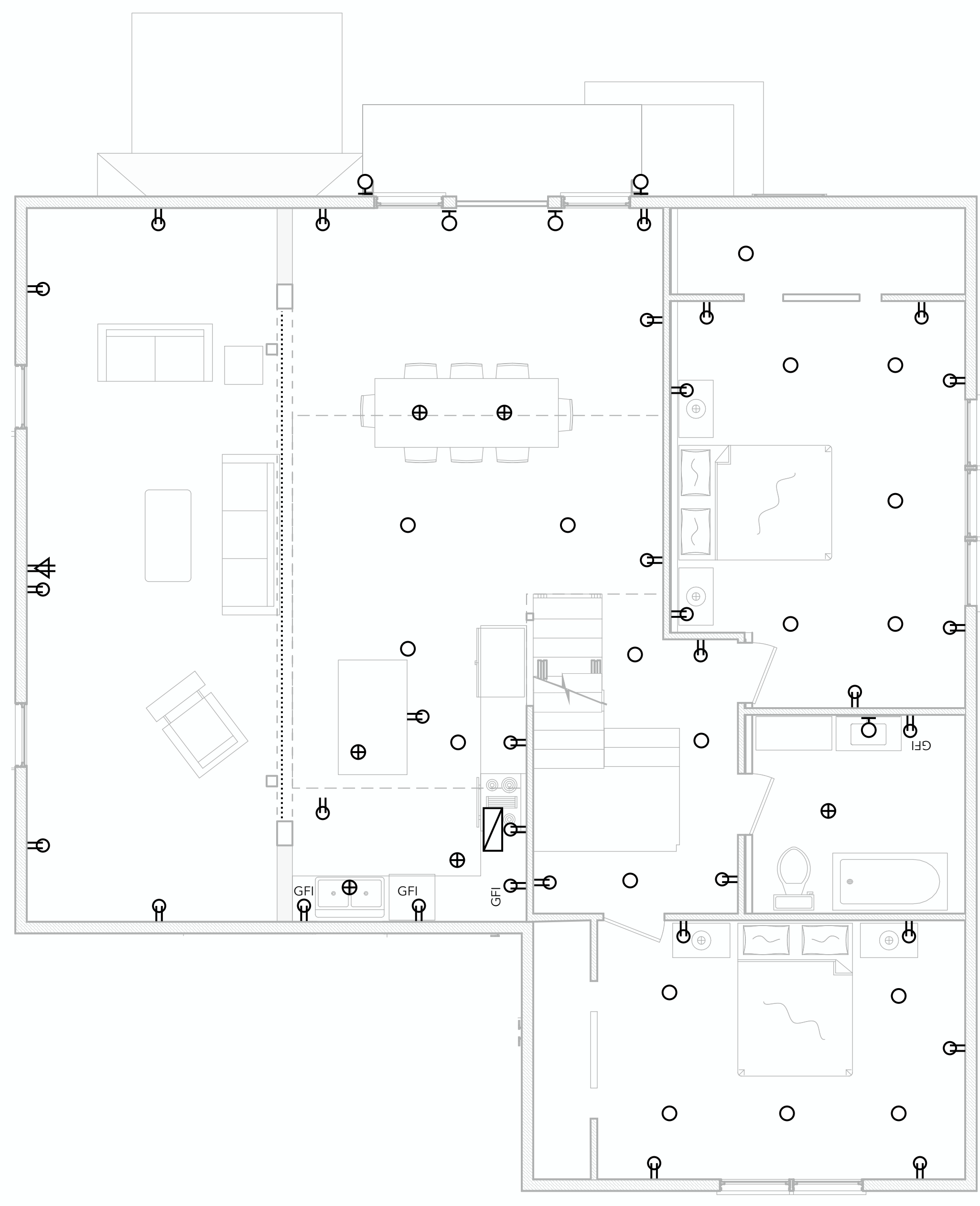
Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review

Latta Carriage House

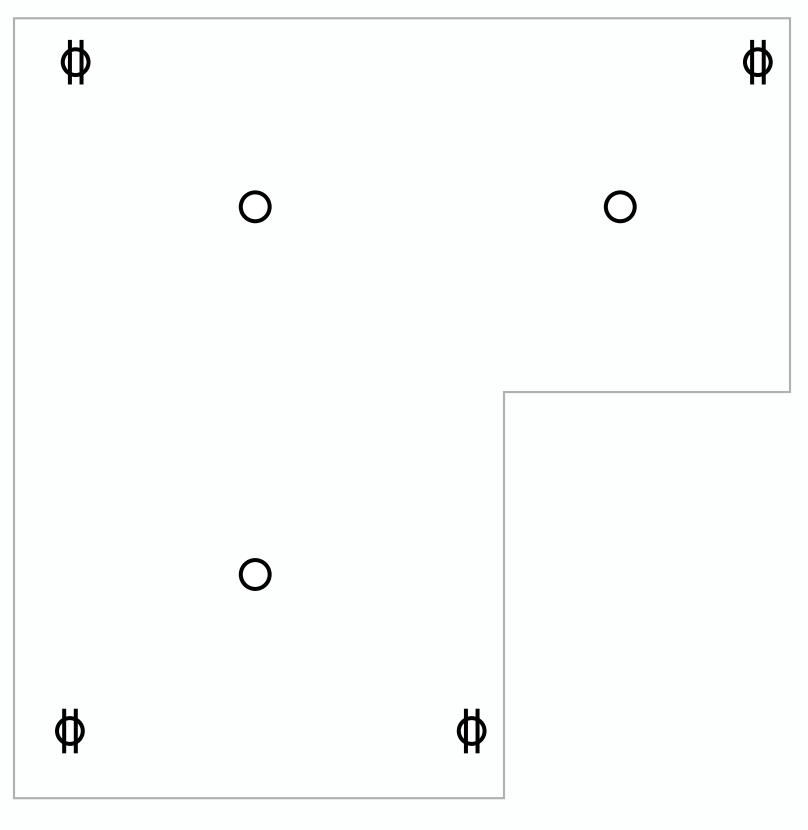
East Wilder Rd
Lebanon, NH



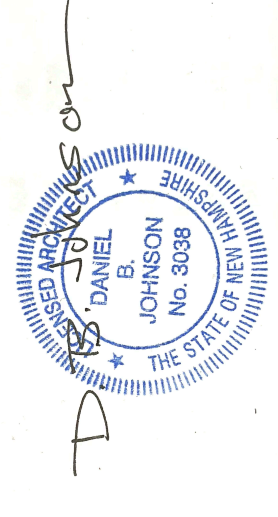
Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review



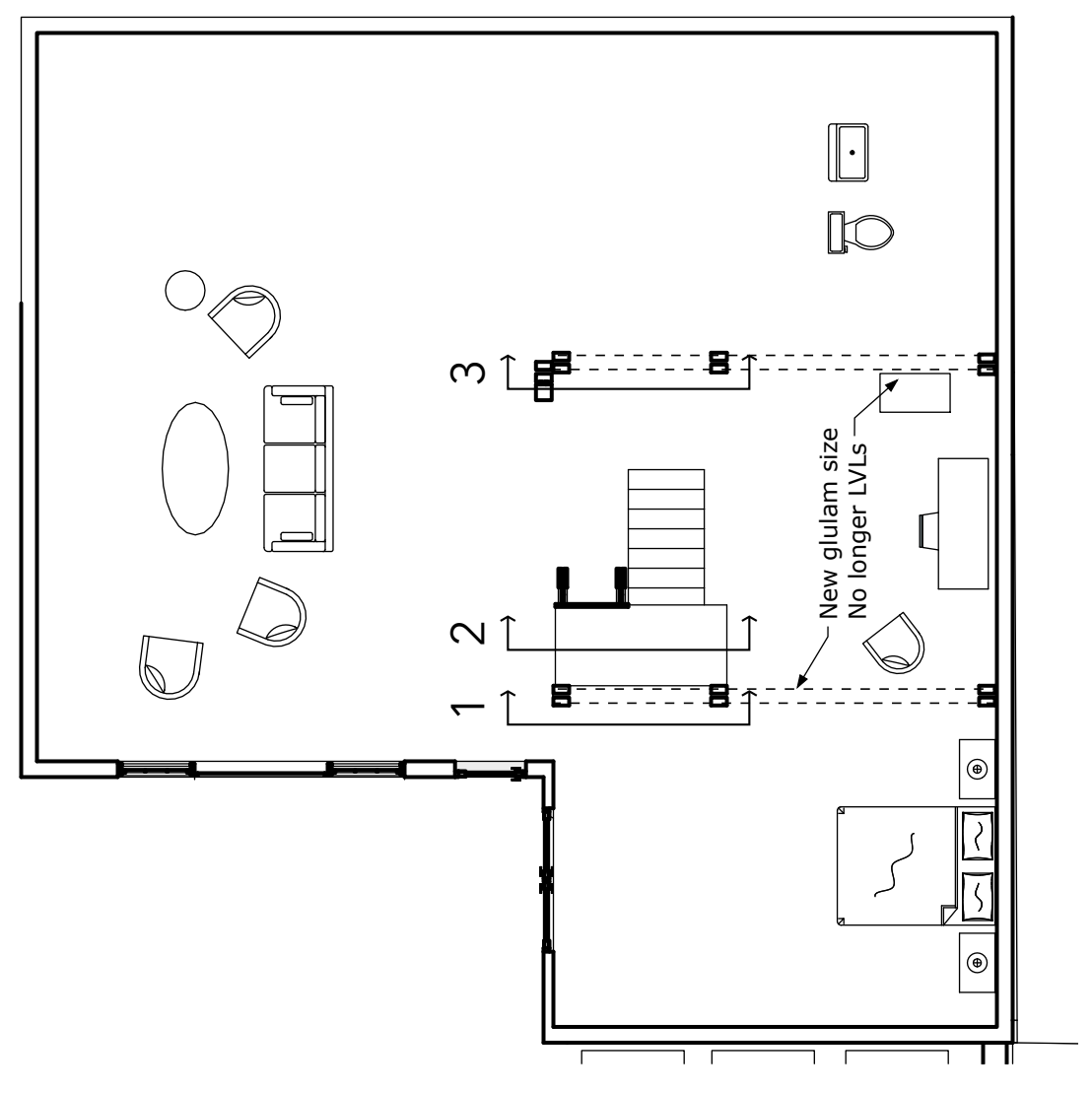
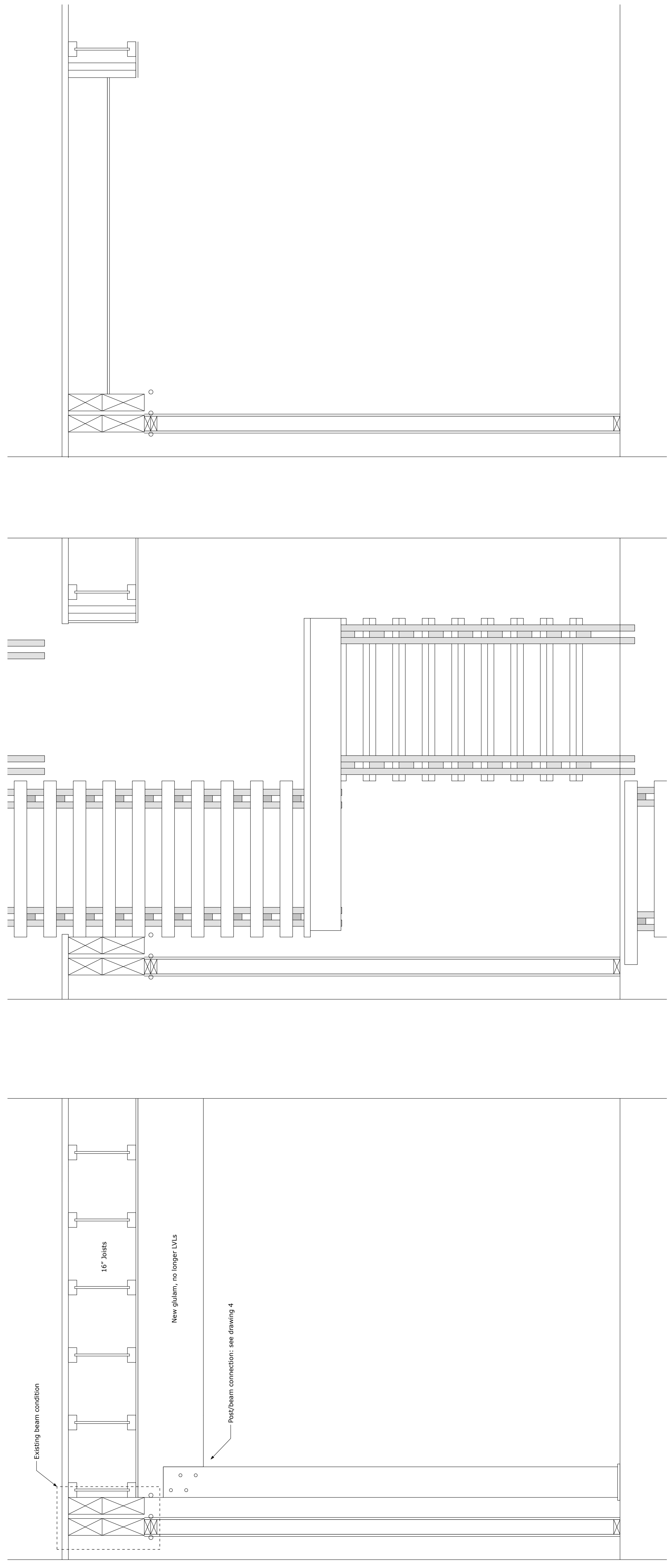
1 Second Floor Electrical Plan
 Scale: 1/4" = 1'-0"



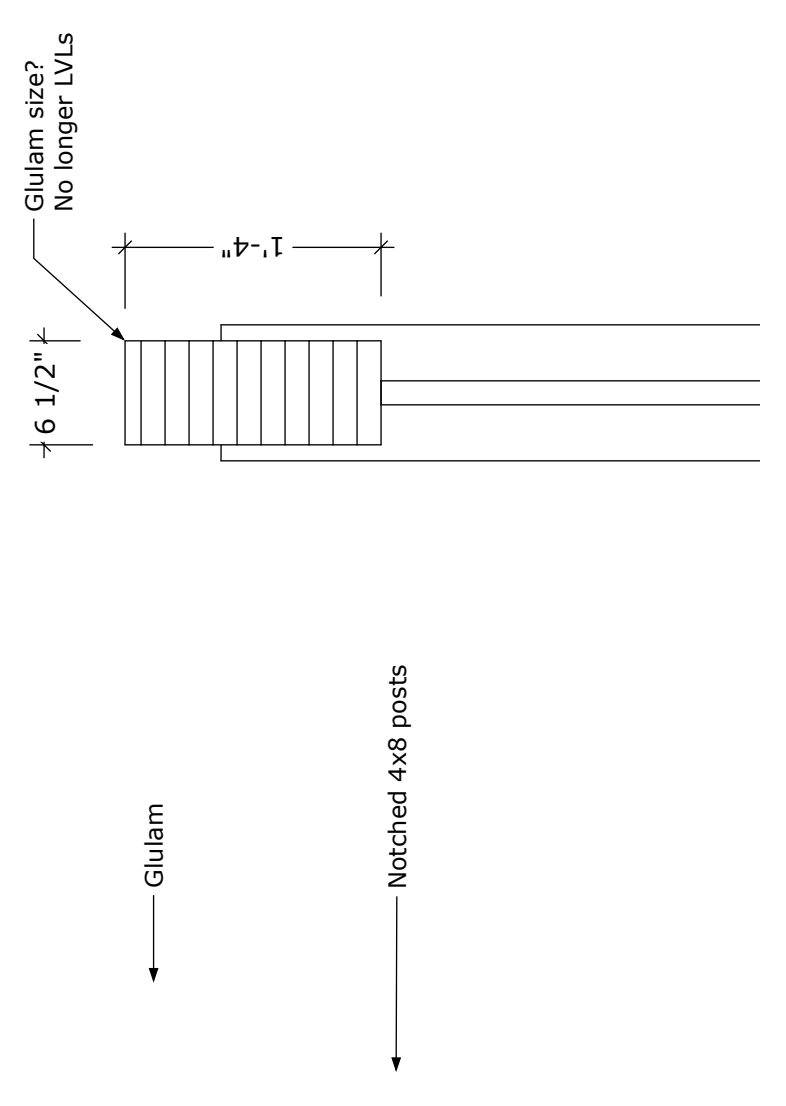
1 Loft Electrical Plan
 Scale: 1/4" = 1'-0"



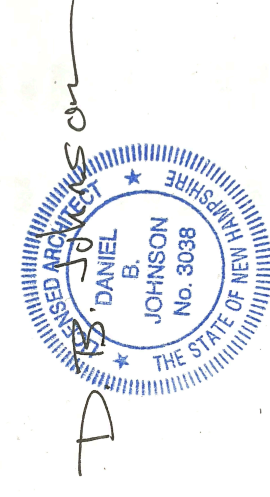
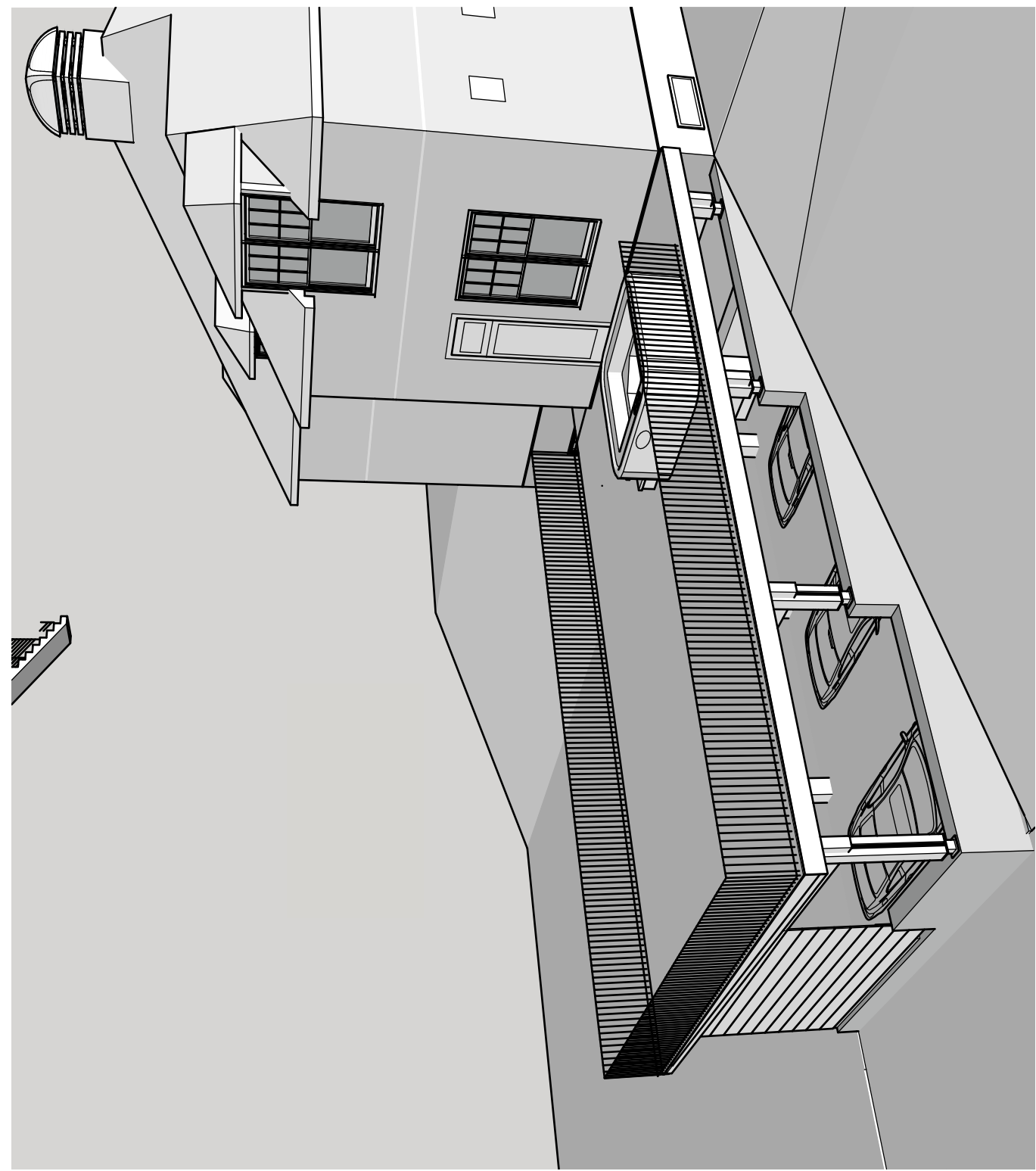
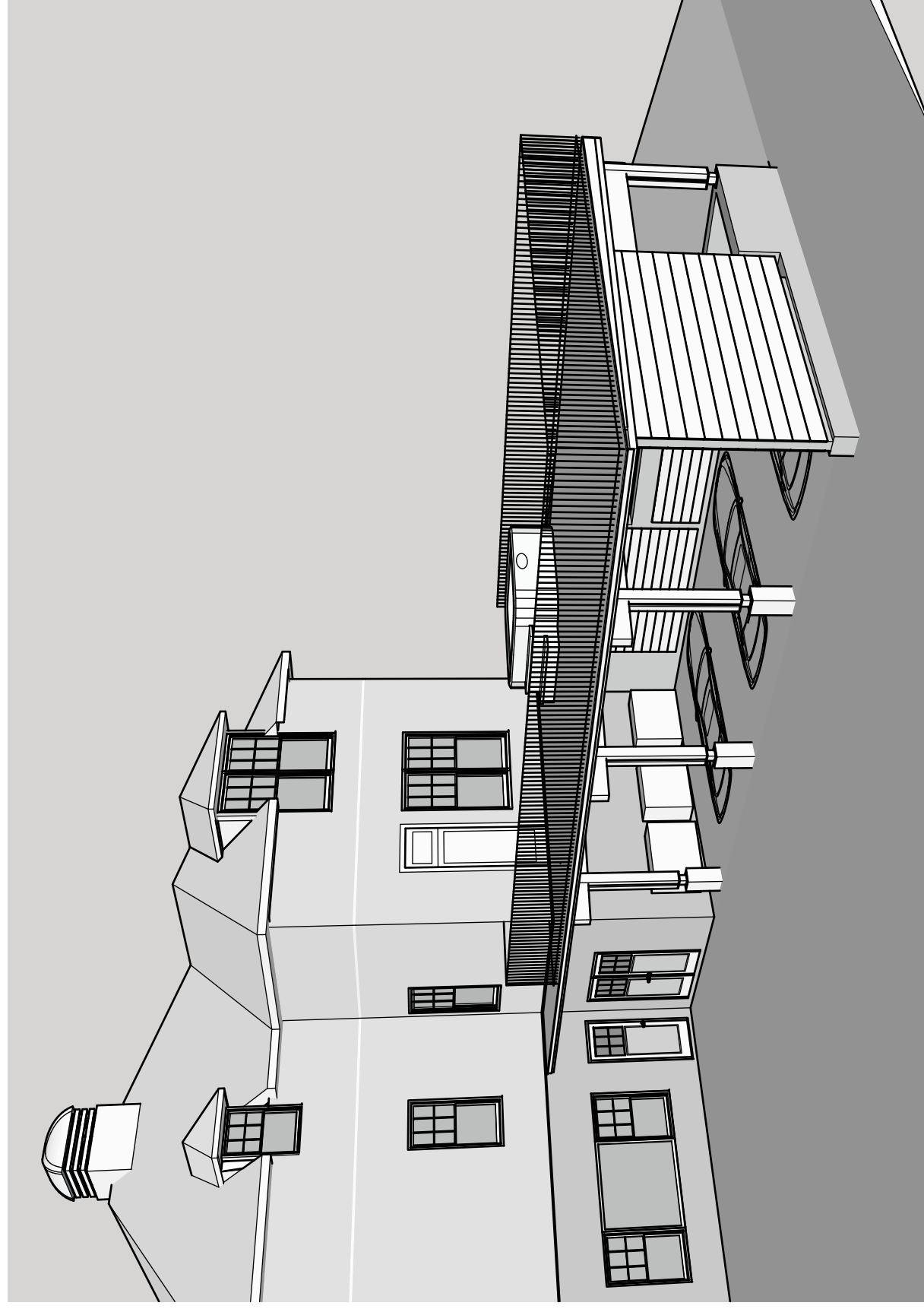
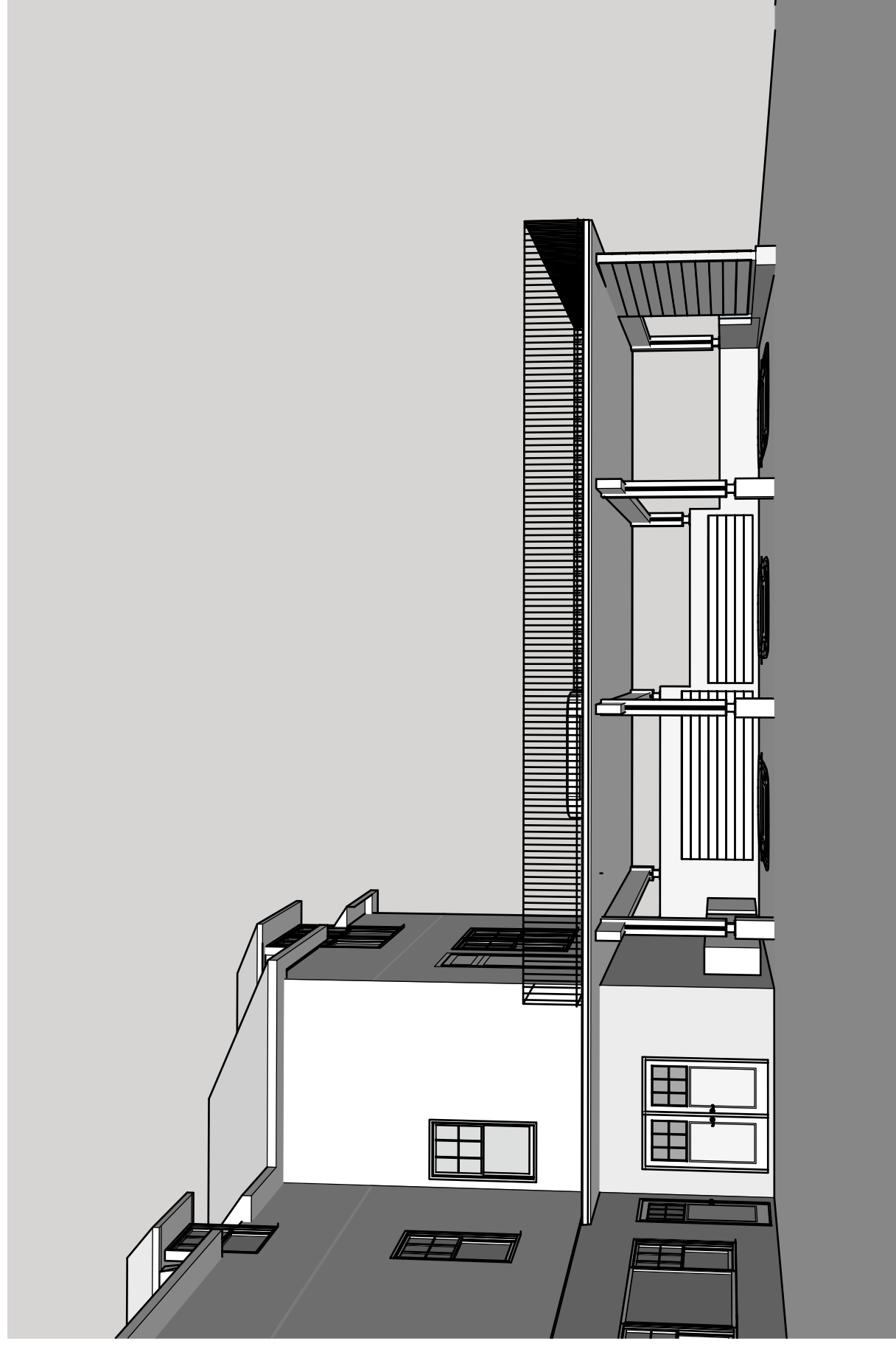
Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review



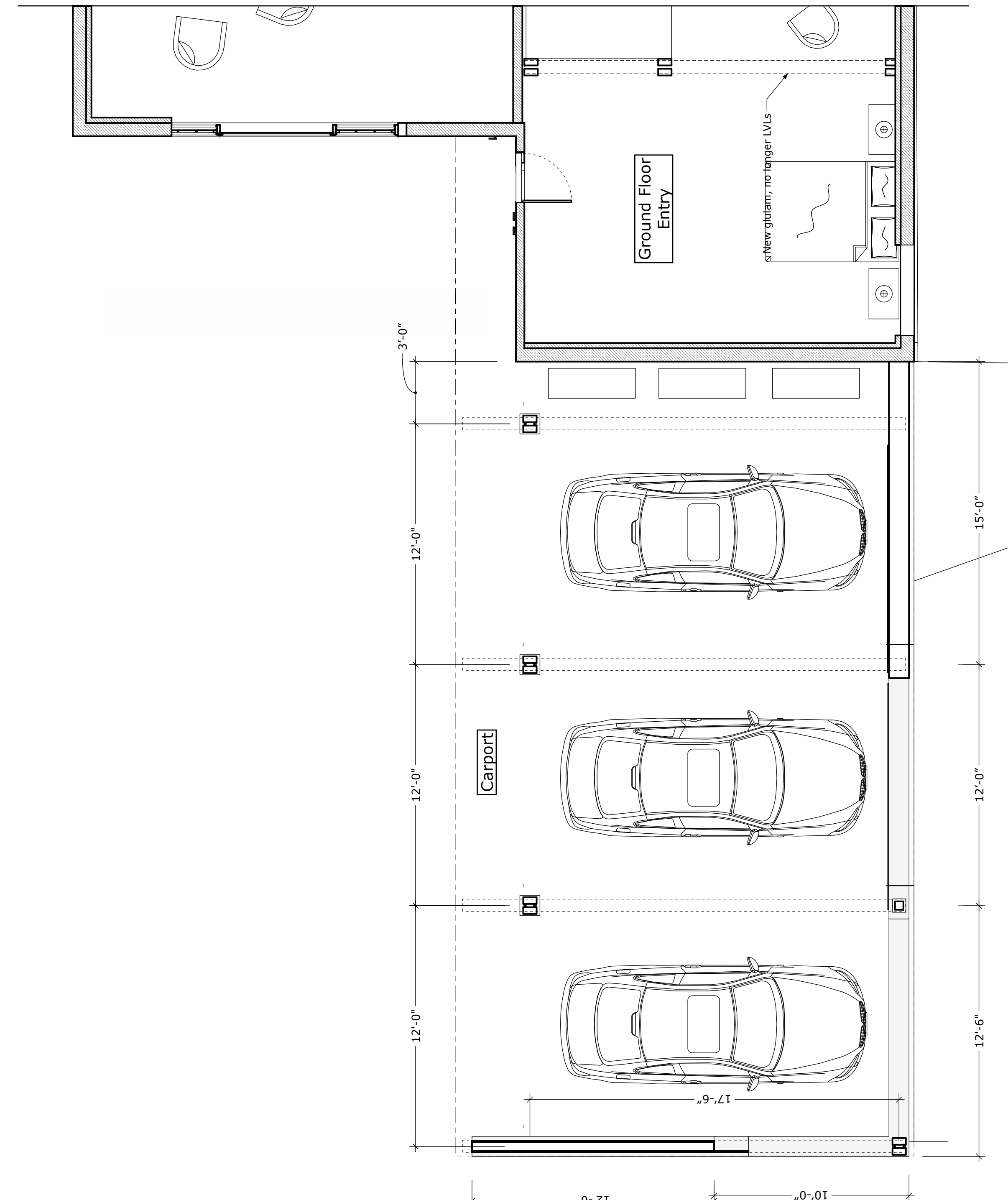
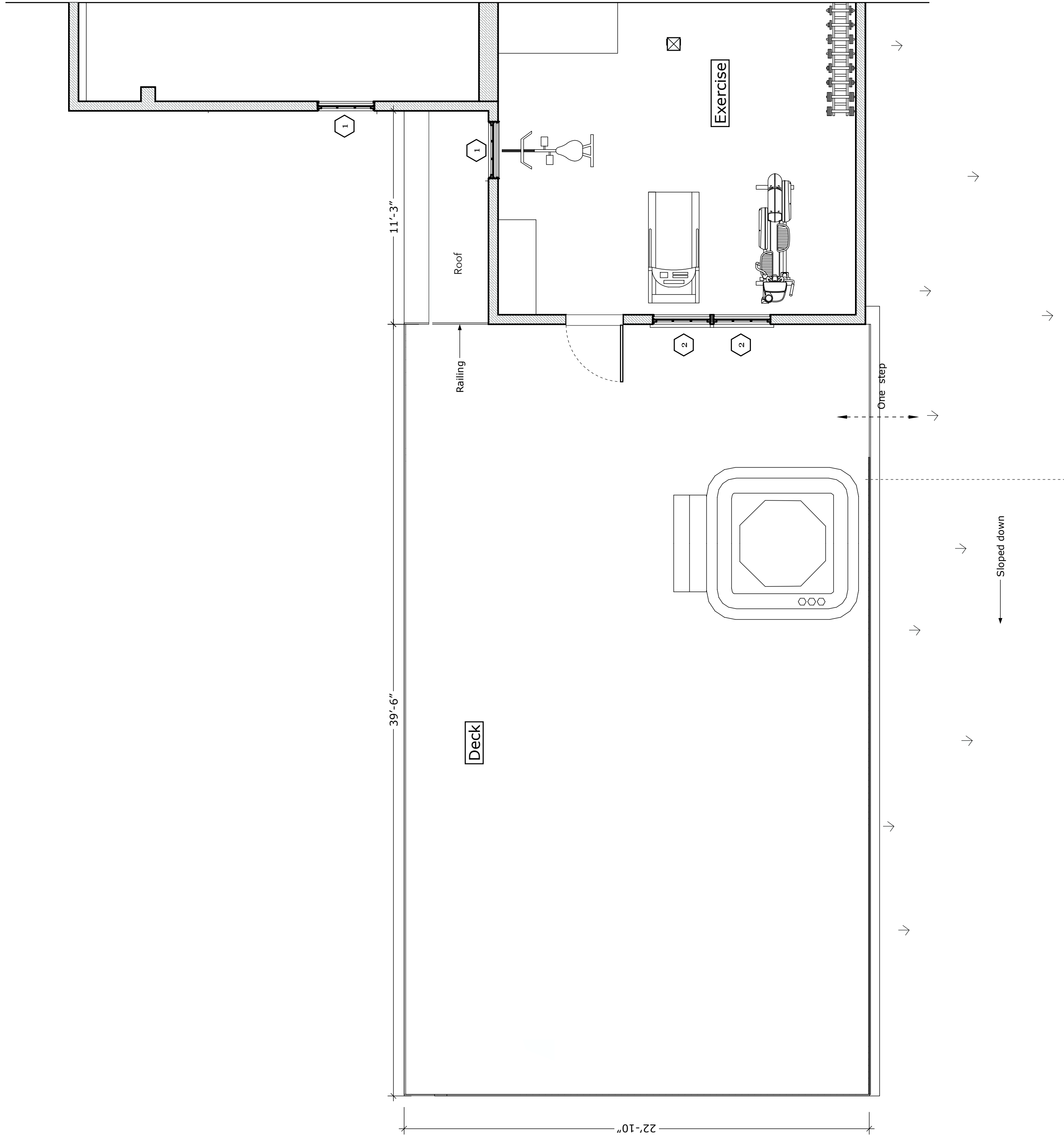
Basement Reference Plan
Scale: 1/8" = 1'-0"



4 Basement Post/Beam Connection
Scale: 1" = 1'-0"



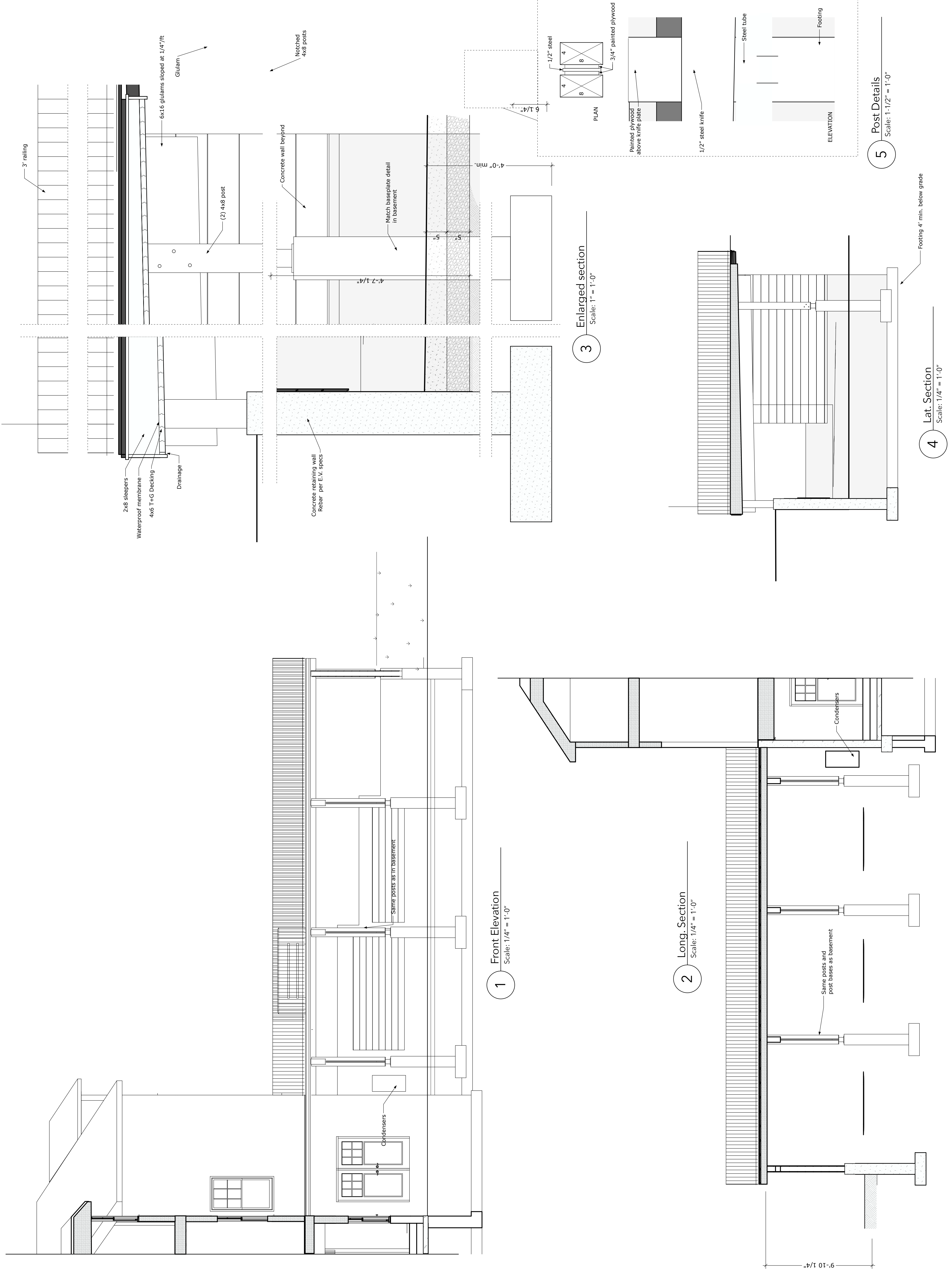
Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review



1 Ground Floor Plan
 Scale: 1/4" = 1'-0"



Mark	Date	Description
	25/02/20	Conceptual Plan
	25/08/11	Structural Review
	25/12/19	Review















Property Information

Property ID 13-5
Location 36 EAST WILDER RD
Owner LATTA BLINN MICHAEL



**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 12/08/2025
Data updated 11/18/2018

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



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

**ZONING BOARD OF ADJUSTMENT
DRAFT DECISION – ZB2026-03-SE
February 3, 2026 Regular Meeting
Blinn & Allison Latta
35 East Wilder Road**

DRAFT MOTION for:

Agenda Item: 3.B

Case: ZB2026-03-SE

Request for Special Exception per Section §801.3

Motion made by: _____

On February 3, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared _____ regarding 36 E. Wilder Rd (Tax Map 13, Lot 5), Zoned R-3: The applicants request a Special Exception from Section 310.2, pursuant to Section 801.3, of the Zoning Ordinance, to allow a two-family dwelling by conversion of an existing one-family dwelling.

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 applicant has submitted testimony addressing Section §801.3 criteria in an application received by the Planning & Development Dept. on January 12th 2026.
2. As described in the application, the applicant proposes to convert an existing one-family dwelling to a two-family dwelling.
3. The subject property is improved with a one-family, +/- 4,806 sq ft, dimensionally conforming dwelling constructed in 1892 and a detached carriage house.
4. The subject property is +/- 5.94 acres in size and currently exceeds the required minimum number of parking spaces for a 2-family dwelling.
5. There are no known existing zoning violations on the property.

6. _____

7. _____

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 Special Exception criteria set forth in §801.3 of the Zoning Ordinance:

1. The Special Exception is specifically authorized by Section §801.3 of the Zoning Ordinance.

2. The following criteria of Section §801.3 **have been / have not been** met:

a. The reasonable use of abutting properties shall not be adversely affected by the proposed expansion.

b. The proposed expansion shall not render the lot size proportionately less adequate, i.e. any aspect of the building or structure that is currently nonconforming cannot be made more nonconforming in the absence of a variance.

3. There **are no / are** existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy.

4. The character of the area **will not / will** be adversely affected.

5. **No / A** hazard or nuisance will be created.

6. The capacity of existing or planned community facilities and services (including streets and highways) **will not / will** be adversely impacted.

7. The granting of the Special Exception **will not / will** result in undue municipal expense.

- 8. The proposed Special Exception will / will not be developed in a manner compatible with the spirit and intent of the ordinance.

- 9. The general welfare of the City will / will not be protected.

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 3rd day of February, 2026, hereby **GRANTS / DENIES** the requested Special Exception to allow a two-family dwelling by conversion of an existing one-family dwelling pursuant to Section §801.3 of the Zoning Ordinance to allow as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

- 1. The applicant shall obtain a building permit, pay impact fees as required and shall comply with all applicable local, state, and federal regulations to ensure the project is compliant with pertinent codes. The Applicant shall obtain a Certificate of Occupancy.

- 2. _____

- 3. _____

Motion seconded by: _____

Vote: _____