

**FINAL**

**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

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**1. CALL TO ORDER**

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

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

**2. ELECTION OF OFFICERS**

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

**A. Chair and Vice Chair**

*Mr. McDonough nominated Jeremy Katz for Chair.*

*Seconded by Dave Newlove.*

There were no other nominations.

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

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

Dave Newlove nominated Mr. McDonough for Vice Chair.

Seconded by Vice Chair Katz.

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

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

*Seconded by Jeremy Katz.*

There were no other nominations.

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

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

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

**3. APPROVAL OF MINUTES**

**A. December 1, 2025**

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

*Seconded by Mr. McDonough.*

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

#### 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**

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

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

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

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

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

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

There were no issues further discussed by the members.

*Mr. McDonough MOVED on January 5, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared Mr. Mark Manikian and his wife Mary 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. No one from the public spoke in favor or against this application and there are two letters of support from neighbors Jeff Cyr and Gary and Shayna Parent.

## **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** be contrary to the public interest.
2. The spirit of the ordinance **is** observed.
3. Substantial justice **is** done.
4. The values of surrounding properties **are not** diminished.

5. Literal enforcement of the provisions of the ordinance **would** result in an unnecessary hardship. Owing to **[the following]** special conditions of the property that distinguish it from other properties in the area.
  - a. Specifically, it is the size and shape of that particular lot that requires these applications for the variances in order to construct the requested garage.
6. There **is not** 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** a reasonable one.

### **III. DECISION**

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

1. hereby **GRANTS** 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 conditions below:
2. hereby **GRANTS** 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** 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. The garage will have a drainage cistern.
  - d. Removal of impervious driveway will be replaced with a natural material to enhance water saturation.

*Seconded by Mr. Morris.*

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

### **5. OTHER BUSINESS**

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

This is deferred until the February Meeting.

## **6. STAFF COMMENTS**

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

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

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

*Seconded by Mr. McDonough.*

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

## **7. ADJOURNMENT**

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

*Seconded by Mr. Morris.*

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

Respectfully submitted,  
Linda Billings, Recording Secretary