



**LEBANON ZONING BOARD OF ADJUSTMENT
APRIL 5, 2021 - 7:00 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

2. Approval of Minutes

- A. March 1, 2021

3. Public Hearing Items

- A. Ohana, LLC, 83 NH Route 4A (Tax Map 98, Lot 7), zoned RL-2: Applicant requests a Special Exception pursuant to Article VII, Section 702.5 of the Zoning Ordinance to expand the current non-conforming "seasonal" restaurant use to year-round and include an ice cream trailer. ZB2021-05-SE - Continued from March 1, 2021
- B. 10 School Street, LLC, 10 School Street (Tax Map 92, Lot 5), zoned R-2: Applicant requests a Variance from Article III, Section 309.3 of the Zoning Ordinance to construct an exterior stairway to be located +/- 16 ½ ft. from the rear property line where 20 ft. is the minimum required. ZB2021-06-VAR
- C. Altaria Hotel, LLC, 25 Foothill Street (Tax Map 24, Lot 14, Plot 100); Anagnost Upper Valley, LLC, 18 Merchant Street (Tax Map 24, Lot 14, Plot 200); Altaria Lebanon Park, LLC, 260 NH Route 120 (Tax Map 24, Lot 14), 6, 15, 5, & 14 Merchant Street (Tax Map 24, Lot 14, Plots 300, 400, 500, & 600), 0 NH Route 120 (Tax Map 24, Lot 14, Plot 700), and 1 Foothill Street (Tax Map 24, Lot 14, Plot 800); zoned IND-L: Applicant proposes to convert the hotel use at 25 Foothill Street to a multi-family dwelling. In order to allow the proposed conversion, the applicant requests a Variance from Article V, Section 501.4.D of the Zoning Ordinance to permit the residential density of the Altaria PUD to exceed the maximum allowed in a commercial planned unit development. ZB2021-07-VAR
- D. XYZ Dairy, LLC, 215-217 N. Main Street (Tax Map 21, Lot 1), zoned RL-2: An appeal pursuant to Article VII, Section 702.2 of the Zoning Ordinance to allow the resumption of a discontinued non-conforming use of the subject property . ZB2021-08-AAD

4. Staff Comments

5. Adjournment

The order of agenda items is subject to change.

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft

Lebanon Zoning Board of Adjustment Agenda
April 5, 2021

Teams. Members of the public are encouraged to attend by going to [LebanonNH.gov/Live](https://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 Microsoft Teams software or by phone. Please visit [LebanonNH.gov/Live](https://lebanonnh.gov/Live) for full details.

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](https://lebanonnh.gov/Agendas).