



**LEBANON ZONING BOARD OF ADJUSTMENT
MAY 3, 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. April 5, 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 April 5, 2021**
- B. **Diane Doe, 5 Richardson Place (Tax Map 8, Lot 9), zoned R-3:**
Applicant requests a Variance from Article II, Section 201.7 of the Zoning Ordinance to allow additional parking spaces within the minimum required 20 ft. front yard. **ZB2021-04-VAR - Continued from February 1, 2021**
- C. **Jacqueline Minard, Trustee, 78 Mascoma Street (Tax Map 106, Lot 67) and 82 Mascoma Street (Tax Map 106, Lot 67, Plot 701), zoned R-3:** 82 Mascoma Street currently conforms with the 10,000 sq. ft. minimum required lot size. The applicant proposes a boundary line adjustment between the subject properties that will reduce the size of 82 Mascoma Street to +/-8,414 sq. ft. To allow the proposed boundary line adjustment, the applicant requests a Variance from Article II, Section 202 (prohibiting the reduction of lot area to less than the minimum required) and from Article III, Section 309.3 of the Zoning Ordinance (requiring a minimum lot size of 10,000 sq. ft. for Class 1 lots in the R-3 District). **ZB2021-09-VAR**
- D. **Providence Presbyterian Church, 99 Maple Street (Tax Map 59, Lot 14), zoned R-3:** Applicant requests a variance from Section 608.4.B.2 of the Zoning Ordinance to allow an 11 sq. ft. freestanding sign where 4 sq. ft. is the maximum sign area permitted for a single use. **ZB2021-10-VAR**
- E. **Michael McCarthy, 29 Summer Street (Tax Map 76, Lot 166), zoned R-3:** Applicant requests a Special Exception pursuant to Article III,

Section 310.2 of the Zoning Ordinance to convert an existing one-family dwelling to a two-family dwelling. **ZB2021-11-SE**

- F. **Lyme Properties (applicant), XYZ Dairy, LLC (property owner), 215 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 . **ZB2021-12-AAD**

- G. **Lyme Properties (applicant), XYZ Dairy, LLC (property owner), 215 N. Main Street (Tax Map 21, Lot 1), zoned RL-2:** An appeal pursuant to Article VIII, Section 801.1 of the Zoning Ordinance regarding a communication made by the Zoning Administrator on April 7, 2021 in regard to a building permit application filed by Lyme Properties on April 6, 2021 for the subject property. **ZB2021-13-AAD**

- H. **Christopher & Erin Audino, 18 Peabody Street (Tax Map 90, Lot 49), zoned R-1:** Applicant proposes to construct a 10 ft. by 16 ft. covered porch onto the side of the existing non-conforming home, which is located +/- 0 ft. from the front lot line. The proposed porch will be located entirely within the minimum required 20 ft. front yard required for Class 1 lots. To permit the expansion of the non-conforming home, the applicant requests a Special Exception pursuant to Article VII, Section 703.1 of the Zoning Ordinance. **ZB2021-14-SE**

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 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).