



**LEBANON ZONING BOARD OF ADJUSTMENT  
MAY 4, 2026 - 7:00 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 1-929-229-5356 (access code: 907 097 558# ). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

**2. Approval of Minutes**

- A. April 6, 2026

**3. Public Hearing Items**

- A. **Execusuite LLC, 22 School St (Tax Map 92, Lot 2), Zoned R-O:** The applicant requests a Special Exception from Section 311.2, pursuant to Sections 801.3 and 601 of the Zoning Ordinance, to convert the existing mixed-use building to a 12-unit multi-family dwelling. **ZB2026-02-SE Continued from 4/6/2026 meeting**

**No new materials have been submitted since the April 6, 2026 meeting.**

- B. **Paula & John Maville, 15 Floyd Ave (Tax Map 87, Lot 57), Zoned R-3:** The applicants request a Variance from Section 310.3, Pursuant to Section 801.2, of the Zoning Ordinance to allow a deck to be located +/- 3 ft from the left-side property line where 15 ft is required. **ZB2026-09-VAR**
- C. **Mason Storage LLC, 38 Spencer St (Tax Map 78, Lot 39), Zoned LD:** The applicant requests a Variance from Section 307.7, pursuant to Sections 801.2 of the Zoning Ordinance, to allow mechanical equipment to be located +/- 2.3 ft from the rear property line where 10 ft is required. **ZB2026-07-VAR**
- D. **Glenna Giveans, Owner, and J. Jordan Romano, Applicant, 23 Union St (Tax Map 92, Lot 171), Zoned R-2:** The applicants request three Variances, 1) from Section 309.3 of the Zoning Ordinance to allow 4-dwelling units on a +/- 11,325 sq ft lot where a minimum of 16,000 sq ft is required, 2) from Section 601.2 of the Zoning Ordinance to allow proposed off-street parking to occupy the front yard on the Union St side of the lot, and 3) from Section 601.2 of the Zoning Ordinance to allow the proposed expansion of existing off-street parking on the Kimball St side of the lot; all pursuant to Section 801.2 of the Zoning Ordinance. **ZB2026-08-VAR**

**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](http://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](mailto: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](http://LebanonNH.gov/Agendas).