



**LEBANON ZONING BOARD OF ADJUSTMENT
OCTOBER 5, 2020 - 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. September 8, 2020 Site Walk
- B. September 21, 2020

3. Public Hearing Items

- A. William M. & Lori Grizzaffi, 351 Meriden Road (Tax Map 167, Lot 16), zoned RL-1: Request for a Variance from Article III, Section 312.2 of the Zoning Ordinance to allow a towing business and vehicular impound yard, and from Section 205 to allow two (2) principal structures on the property where only one principal structure is permitted. #ZB2020-22-VAR -Continued from September 21, 2020
- B. Alice & Adam Dansby, 32 West Street (Tax Map 91, Lot 74), zoned R-3: Applicants intend to remove the existing home and to build a new home closer to Child Street. Request for a Variance pursuant to Article III, Section 310.3 of the Zoning Ordinance to build a dwelling 10 ft. from the side property line shared with 10 Child Street (Tax Map 91, Lot 79) where a minimum yard of 15 ft. is required. ZB2020-30-VAR - Continued from September 21, 2020
- C. Cote Swenson & Samantha Medina, 397 Dartmouth College Highway (Tax Map 111, Lot 9), zoned RL-2: A Special Exception was granted in 2009 pursuant to Article VII, Sections 702.1 and 702.5 of the Zoning Ordinance to operate a contractor's yard (#ZB2009-01). Applicants request an amendment to the Special Exception approval to eliminate or modify the conditions of approval. #ZB2020-21-SE - Continued from September 21, 2020

- D. Cote Swenson & Samantha Medina, 397 Dartmouth College Highway (Tax Map 111, Lot 9), zoned RL-2: Applicants request a Variance from Sections 313.2 and 702.5.D of the City of Lebanon Zoning Ordinance to allow the expansion of a non-conforming “produce stand” use. In the alternative, applicants request a Special Exception pursuant to Section 313.2 to expand an existing produce stand. #ZB2020-22-SE - Continued from September 21, 2020
- E. Eli J. Seale, 56 Mascoma Street (Tax Map 91, Lot 286), 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. #ZB2020-31-SE - New Public Hearing

4. Staff Comments

5. Adjournment

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.

Note: City Hall is temporarily closed to the public in order to help prevent of the spread of Novel Coronavirus COVID-19. City operations will continue during this time, but in-person transactions will be limited to those of a critical nature. 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. The application materials will also be posted to the City's website at [LebanonNH.gov/Agendas](https://lebanonnh.gov/Agendas).

The order of Agenda Items is subject to change.