



LEBANON ZONING BOARD OF ADJUSTMENT
JUNE 7, 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. May 3, 2021
B. May 18, 2021

3. Public Hearing Items

- A. 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 Continued from May 3, 2021
- B. 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 May 3, 2021
- C. Brock Christensen & Erika Moen, 71 Maple Street (Tax Map 59, Lot 1), zoned R-3: Applicant requests a Special Exception per Section 703.1 of the Zoning Ordinance to construct a 100 sq. ft. addition onto an existing garage that is non-conforming to the minimum required 20 ft. front setback. ZB2021-16-SE
- D. Laurie A. & Noel T. Pauli, 46 Eldridge Street (Tax Map 91, Lot 33), zoned R-3: The existing home is non-conforming to the minimum required 20 ft. front setback. Applicant requests a Variance from Section 310.3 of the Zoning Ordinance to replace the existing porch with a new porch that extends an additional two (2) ft. into the minimum required 20 ft. front setback. ZB2021-15-VAR

4. Other Business

- A. Discussion re: proposed amendment to Rules of Procedure to add Rules of Decorum

5. Staff Comments

6. 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).