



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Council Chambers, City Hall
Tuesday, January 22, 2019
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. DECEMBER 17, 2018

Documents:

[Zba_Item 2_12.17.18 Mins.pdf](#)

3. ELECTION OF OFFICERS

Chair & Vice Chair

4. PUBLIC HEARINGS (CONTINUED)

**A. ROUTE 120 REALTY, INC., 0 NH ROUTE 120 (TAX MAP 10, LOT 9),
ZONED IND-L:**

Request for a Variance from Article III, §303.2 of the Zoning Ordinance to allow a +/- 26-unit multi-family dwelling which is not a permitted use in the IND-L District. #ZB2018-20-VAR

CONTINUED FROM DECEMBER 17, 2018

**B. DARTMOUTH COLLEGE, TOWN OF HANOVER, AND CAMPION
SPORTS & REC PROJECT, 394 N. MAIN STREET (TAX MAP 5, LOT 2-
701), 0 GOULD RD (TAX MAP 5, LOT 1), 0 N. MAIN STREET (TAX MAP 8,
LOT 27), AND 0 INDIAN RIDGE DRIVE (TAX MAP 8, LOT 28), ZONED RL-3
AND R-3:**

Request for a two (2) year extension of Variances from §310.2, §310.3, and §314.3 and a Special Exception pursuant to §314.2 of the Zoning Ordinance, approved on December 19, 2016, to allow an expansion of the existing ice rink. #ZB2018-25-EXT

CONTINUED FROM DECEMBER 17, 2018

**C. SECOND REHEARING: WILLIAM & 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. #ZB2018-12R2-VAR

Documents:

[Zba_Item 4c_Grizzaffi-1.Pdf](#)

D. RAYMOND DOWNS, REGARDING 60 S. MAIN STREET (TAX MAP 86, LOT 7), OWNED BY SIXTY SOUTH MAIN STREET, LLC, ZONED R-2:

An appeal of an administrative decision that the subject property is used as a two-family dwelling, and that the use of the property is in compliance with the Zoning Ordinance, including Article III, §309.2 (R-2 District Table of Uses). #ZB2018-26-AAD

Documents:

[Zba_Item 4d_60 S Main St.pdf](#)

5. PUBLIC HEARINGS (NEW)

A. THOMAS & MICHELLE HARKINS, 32 CRAFTS AVENUE (TAX MAP 58, LOT 79), ZONED R-3:

Applicants propose to construct an addition onto the front of the existing home, which is +/- 3.5 ft. from the side lot line shared with 36 Crafts Avenue, where a minimum of 15 ft. is required. The proposed addition will be located +/- 7.5 ft. from the side lot line. To permit the expansion of a non-conforming structure, the applicants request a Special Exception pursuant to Article VII, Section 703.1 of the Zoning Ordinance. #ZB2019-01-SE

Documents:

[Zba_Item 5a_Harkins.pdf](#)

B. CAMERON DEREMER & JESSICA SALWEN DEREMER, 33 GOULD ROAD (TAX MAP 4, LOT 87), ZONED R-3:

Applicants request a Special Exception pursuant to Article III, §310.2 of the Zoning Ordinance to convert a one-family dwelling into a two-family dwelling. #ZB2019-02-SE

Documents:

[Zba_Item 5b Deremer.pdf](#)

6. OTHER BUSINESS:

A. AMENDMENTS TO ZONING BOARD OF ADJUSTMENT BY-LAWS – SECOND READING

The Second Reading will be followed by a vote to adopt the proposed amendments.

Documents:

[Zba_Item 6a_Zba Bylaws Amendments.pdf](#)

7. STAFF COMMENTS:

8. ADJOURNMENT

THE ORDER OF THE AGENDA ITEMS IS SUBJECT TO CHANGE

Any person with a hearing disability who wishes to attend this public meeting and needs the services of either a sign language interpreter or special equipment (FM system), please contact the Planning Office at 603-448-1457 at least 72 hours in

advance so the City can make any necessary arrangements. All plans are available for review Monday-Friday from 8:00AM to 4:30PM at the City of Lebanon Planning Office, City Hall, 51 North Park Street, Lebanon. For more information about what is happening with these applications and in the City, please visit our website at www.lebanonnh.gov