



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Lebanon Middle School - 3 Moulton Avenue, Lebanon
Tuesday, February 19, 2019
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. JANUARY 22, 2019

Documents:

[Zba_Item 2_1.22.19 Mins.pdf](#)

3. 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 January 22, 2019**

**B. 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

***Continued from January 22, 2019**

4. PUBLIC HEARINGS (NEW)

**A. BASIC HOLDINGS, LLC, 5 & 11 OAK RIDGE ROAD (TAX MAP 4, LOTS 5
& 6), ZONED R-3:**

Request for a Variance from Section 501.1.H.2 of the Zoning Ordinance to allow an existing building at 11 Oak Ridge Road, currently located +/- 33 ft. from the side lot line shared with 15 Oak Ridge Road, to be included as part of a proposed Planned Unit Residential Development (PURD) to be located on 5 & 11 Oak Ridge Road. Section 501.1.H.2 requires all buildings in the PURD to be set back a minimum of 50 feet from the side lot line of the PURD property. #ZB2019-03-VAR

Documents:

[Zba_Item 4a_Basic Holdings.pdf](#)

B. JOLIN SALAZAR-KISH, 384 NORTH MAIN STREET (TAX MAP 8, LOT 18), ZONED R-3:

Applicant requests a Special Exception pursuant to Article III, §310.2 of the Zoning Ordinance to convert a one-family dwelling into a two-family dwelling.
#ZB2019-04-SE

Documents:

[Zba_Item 4b_Salazar-Kish.pdf](#)

5. OTHER BUSINESS:

A. DISCUSSION OF LETTER FROM JEREMY KATZ, DATED JANUARY 22, 2019, REGARDING ADOPTION OF ZONING BOARD BY-LAW AMENDMENTS

Documents:

[Zba_Item 5_Katz Letter.pdf](#)

6. STAFF COMMENTS:

7. 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