



**LEBANON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
Council Chambers, City Hall  
Tuesday, February 20, 2018  
7:00pm**

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**1. CALL TO ORDER:**

**2. APPROVAL OF MINUTES:**

**A. JANUARY 16, 2018**

**Documents:**

[Zba 1\\_16\\_18 Mins.pdf](#)

**3. PUBLIC HEARINGS (CONTINUED)**

**A. QUAIL I, L.P., 69 LILY LANE (8-2-200), ZONED R-3**

Request for Special Exceptions pursuant to Article III, Section 310.2 of the Zoning Ordinance for the construction of a 40-unit senior housing complex, and Article VI, Section 603 to permit a greater dwelling unit density than is permissible in the R-3 District. #ZB2017-34-SE

**Documents:**

[Zba Item 3a Quail.pdf](#)

**4. PUBLIC HEARINGS**

**A. PORTER'S FINEST/ COTTAGE HILL ORCHARDS (APPLICANT) & PORTER FAMILY REVOCABLE TRUST (PROPERTY OWNER), 53 STEVENS ROAD (TAX MAP 52, LOT 16-100), ZONED RL-2**

Request for (a) a Variance from Article III, Section 313.3 of the Zoning Ordinance to permit a greenhouse to be located approximately 27 ft. from the side lot line where a minimum of 35 ft. is required; (b) a Variance from Article III, 313.3 to permit a chicken coop/produce stand approximately 10 ft. from the front lot line where a minimum of 40 ft. is required; and (c) a Special Exception pursuant to Article III, Section 313.32 to allow a produce stand. #ZB2017-37-SEVAR

**Documents:**

[Zba Item 4a Porters.pdf](#)

**B. ANNE & BRUCE JAMES, 82 HARDY HILL ROAD (TAX MAP 80, LOT 23), ZONED RL-2**

Request for a Variance from Article III, Section 313.3 of the Zoning Ordinance to permit an addition to an existing outbuilding to be located approximately 25 ft. from the side lot line where a minimum of 35 ft. is

required. #ZB2018-01-VAR

**Documents:**

Zba Item 4b James.pdf

5. **STAFF COMMENTS:**

6. **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](http://www.lebanonnh.gov)**