



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, March 19, 2017
7:00pm**

1. CALL TO ORDER:

A. INTRODUCTION TO CITY MANAGER, SHAUN MULHOLLAND

2. APPROVAL OF MINUTES:

A. FEBRUARY 20, 2018

Documents:

[Zba Item 2 2_20_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. ROBERT L. & PAMELA M. SHERMAN REVOCABLE TRUST, 105 SCHOOL STREET (TAX MAP 107, LOT 206), ZONED R-3

Applicant proposes to construct a second story over the existing attached garage, which is non-conforming to the minimum required 40 ft. front yard. To permit the proposed second story, applicant requests a Special Exception pursuant to Article VII, Section 703.1 of the Zoning Ordinance to expand a non-conforming structure. #ZB2018-02-SE

Documents:

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

B. JAMES & JENNIFER BARKLEY, 10 DULAC STREET (TAX MAP 105, LOT 38), ZONED R-3

Request for a Variance from Article III, Section 310.3 of the Zoning Ordinance to permit an addition to an existing outbuilding to be located approximately 10 ft. from the side lot line where a minimum of 15 ft. is required. #ZB2018-03-VAR

Documents:

[Zba Item 4b Barkley.pdf](#)

C. SOHO INVESTMENTS LLC, 3 GREEN STREET (TAX MAP 92, LOT 216), ZONED R-2

An appeal pursuant to Article VII, Section 703.2 of the Zoning Ordinance to permit the reconstruction of a non-conforming structure which was demolished more than two (2) years ago. #ZB2018-04-AAD

Documents:

[Zba Item 4c Soho.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