



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, May 21, 2018
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. APRIL 16, 2018

Documents:

[Zba Item 2 4_16_18 Mins.pdf](#)

3. PUBLIC HEARINGS

A. 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 6 ft. from the side lot line where a minimum of 15 ft. is required. #ZB2018-08-VAR

Documents:

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

B. BGP PROPERTIES LLC, 90-92 MECHANIC STREET (TAX MAP 106, LOT 51), ZONED R-2

Request for a Variance from Article III, Section 309.3 of the Zoning Ordinance to permit the subdivision of the property into two lots sized approximately 8,200 sq. ft. (Lot 1) and 8,500 sq. ft. (Lot 2) where 10,000 sq. ft. is the minimum required, and to allow an existing home on proposed Lot 1 to be located within the minimum required 20 ft. rear yard, and to allow an existing home on proposed Lot 2 to be located within the minimum required 40 ft. front yard. #ZB2018-09-VAR

Documents:

[Zba Item 3b Bgp Properties.pdf](#)

C. SALT HILL PUB (APPLICANT) & COLONIAL PLAZA REALTY TRUST, 5 AIRPORT ROAD (TAX MAP 114, LOT 8), ZONED GC

Request for a Variance from Article VI, Section 607 of the Lebanon Zoning Ordinance to reduce the number of on-site parking spaces required for a proposed expansion of an existing restaurant use. #ZB2018-10-VAR

Documents:

[Zba Item 3c Salt Hill.pdf](#)

D. VISIONS FOR CREATIVE HOUSING SOLUTIONS (APPLICANT) AND F & A LLC (PROPERTY OWNER), 12 GREEN STREET (TAX MAP 92, LOT 131), ZONED R-2

Request for a Special Exception pursuant to Article III, Section 309.2 of the Zoning Ordinance to permit a group residence. #ZB2018-11-SE

Documents:

[Zba Item 3d Housing Solutions.pdf](#)

E. 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. #ZB2018-12-VAR

Documents:

[Zba Item 3e Grizzaffi.pdf](#)

4. STAFF COMMENTS:

5. 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