



**LEBANON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
Remote Via Microsoft Teams**  
[LebanonNH.gov/Live](https://LebanonNH.gov/Live)  
**Monday, June 1, 2020  
7:00pm**

---

**1. CALL TO ORDER:**

A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

**2. APPROVAL OF MINUTES:**

**A. MAY 4, 2020**

**Documents:**

[2020-06-01\\_ZBA\\_Item 2a\\_2020-05-04 Mins.pdf](#)

**B. MAY 19, 2020**

**Documents:**

[2020-06-01\\_ZBA\\_Item 2b\\_2020-05-19 Mins.pdf](#)

**3. PUBLIC HEARINGS - NEW**

**A. NICHOLAS & REBECCA KATTAMIS, 45 SCHOOL STREET (TAX MAP 107, LOT 113), ZONED R-2:**

The location of the existing home extends across the side lot line shared with 39 School Street and is, therefore, non-conforming to the minimum side yard requirements in the R-2 District. Applicants propose to construct a 3-story addition to be located +/- 12 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. **#ZB2020-12-SE**

**Documents:**

[2020-06-01\\_ZBA\\_Item 3a\\_45 School St.pdf](#)

**B. JOHANNA CICOTTE, 30 LITTLE HEATER ROAD (TAX MAP 78, LOT 61), ZONED IND-L:**

Applicant proposes to remove the existing buildings and to construct a new building for a proposed car wash use. Applicant requests a Variance from Article III, Section 303.3 of the Zoning Ordinance to allow the new building to be located 20 ft. from the front lot line where a minimum of 40 ft. is required. **#ZB2020-13-VAR**

**Documents:**

**C. LEBANON HOUSING AUTHORITY (APPLICANT) AND BAYNE STEVENSON (PROPERTY OWNER), 258 HEATER ROAD (TAX MAP 64, LOT 7), ZONED RO-1:**

Applicant requests a Special Exception pursuant to Article III, Section 311A.2 of the Zoning Ordinance to construct a multi-family dwelling containing 44 dwelling units. #ZB2020-14-SE

**Documents:**

2020-06-01\_ZBA\_Item 3c\_258 Heater Rd.pdf

**D. NOTE:**

*These applications will be considered under the cited section or sections of the Zoning Ordinance found upon testimony to be applicable to the proposed actions and to be necessary to consider the requests.*

**4. PUBLIC HEARINGS - CONTINUED FROM MAY 19, 2020:**

**A. JEROME YAROSHEVICH, 328 POVERTY LANE (TAX MAP 188, LOT 47), ZONED RL-1:**

The subject property is improved with a one-family dwelling, partly located within the 100 ft. high-value wetland buffer established by Article IV, Section 401.2.B of the Zoning Ordinance. Applicant proposes to replace an existing 9 ½ ft. x12 ½ ft. attached sunroom with a new 16'x16' attached sunroom, resulting in +/-95 additional sq. ft. within the wetland buffer. In order to construct the new sunroom, the applicant requests a Special Exception pursuant to Section 401.5. #ZB2020-11-SE

**5. STAFF COMMENTS:**

**6. ADJOURNMENT**

**PUBLIC PARTICIPATION NOTICE:** Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend by going to [LebanonNH.gov/Live](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the Microsoft Teams software or by phone. For full details, please visit [LebanonNH.gov/Live](https://lebanonnh.gov/Live), or call the Planning & Development Department at 603-448-1457.

To accommodate abutters and other interested parties who are unable to participate in the on-line hearing, please note it is anticipated that a decision on the applications will be postponed until a special meeting of the Zoning Board scheduled for Monday, June 15<sup>th</sup> at 7PM, in order to allow questions and comments to be submitted to the Board in writing for consideration at the subsequent meeting. Any such questions or comments should be sent to [planning@lebanonnh.gov](mailto:planning@lebanonnh.gov). For additional information, please call the Planning & Development Department at 603-448-1457.

**NOTE:** City Hall is temporarily closed to the public in order to help prevent of the spread of Novel Coronavirus COVID-19. City operations will continue during this time, but in-person transactions will be limited to those of a critical nature. If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to [planning@lebanonnh.gov](mailto:planning@lebanonnh.gov), or by calling 603-448-1457. The application materials will also be posted to the City's website on or around May 27, 2020 at <https://lebanonnh.gov/agendacenter>.

**THE ORDER OF AGENDA ITEMS IS SUBJECT TO CHANGE.**