



**LEBANON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
Council Chambers, City Hall  
Monday, June 3, 2019  
7:00pm**

---

**1. CALL TO ORDER:**

**2. APPROVAL OF MINUTES:**

**A. APRIL 24, 2019**

**Documents:**

[Zba\\_Item 2\\_4.24.19 Mins.pdf](#)

**B. MAY 6, 2019**

**Documents:**

[Zba\\_Item 2\\_5.6.19 Mins.pdf](#)

**3. PUBLIC HEARINGS (CONTINUED):**

**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

**Continued from April 24, 2019**

**Documents:**

[Zba\\_Item 3a\\_Basic Holdings.pdf](#)

**4. PUBLIC HEARINGS (NEW):**

**A. MARY DURAND & KEVIN GARRISON, 372 POVERTY LANE (TAX MAP 188, LOT 44), ZONED RL-2**

Applicant proposes to construct an addition onto an existing structure which is non-conforming to the minimum required side yard. The proposed addition will be located 25ft from the side lot line, where a minimum 35ft is required. To permit the expansion of a non-conforming structure, the applicant requests a Special Exception pursuant to Article III, Section 313.3 of the Zoning Ordinance. #ZB2019-12-SE

**Documents:**

[Zba\\_Item 4a\\_Durand\\_Garrison.pdf](#)

**B. JENNIFER MERCER & JASON WEALE, 4 WOODLAND ROAD (TAX MAP 136, LOT 27), ZONED R3:**

Applicant requests a Variance from Article VI, Section 611.C of the Zoning Ordinance to allow the keeping of roosters. #ZB2019-13-VAR

**Documents:**

[Zba\\_Item 4b\\_Mercer\\_Weale.pdf](#)

**5. OTHER BUSINESS:**

**A. ZONING BOARD OF ADJUSTMENT BY-LAWS:**

Discussion of letter from Jeremy Katz dated January 22, 2019.

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