



**LEBANON ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING AGENDA
Remote Via Microsoft Teams
LebanonNH.gov/Live
Monday, June 15, 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. **JUNE 1, 2020**

Documents:

[2020-06-15_ZBA_Item 2a_2020-06-01 Mins.pdf](#)

3. PUBLIC HEARINGS - CONTINUED FROM JUNE 1, 2020:

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

A. 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**

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:

[2020-06-15_ZBA_Item 3b_30 Little Heater Rd.pdf](#)

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:

[2020-06-15_ZBA_Item 3c_258 Heater Rd.pdf](#)

4. PUBLIC HEARINGS - NEW

A. ADAM & SHEENA YOUNGMAN, 8 ORA AVE (TAX MAP 90, LOT 4), ZONED R-3

A. Applicant requests a Variance from Article III, Section 310.3 of the Zoning Ordinance to construct a 12 'X 20' shed to be located +/-8 ft. from the side lot line, where a minimum side yard of 15 ft. is required. **#ZB2020-15-VAR**

Documents:

[2020-06-15_ZBA_Item 4a_8 Ora Ave.pdf](#)

5. 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.

6. STAFF COMMENTS:

A. DISCUSSION RE

Revised Zoning Board calendar

Documents:

[2020-06-15_ZBA_Item 5a_ZBA Revised Calendar.pdf](#)

7. 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 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, 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 new application will be postponed until a special meeting of the Zoning Board which will be determined at the

June 15, 2020 ZBA meeting 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. 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, or by calling 603-448-1457. The application materials will also be posted to the City's website on or around June 10, 2020 at <https://lebanonnh.gov/agendacenter>.

THE ORDER OF AGENDA ITEMS IS SUBJECT TO CHANGE.