



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, June 18, 2018
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. MAY 21, 2018

Documents:

[Zba Item 2 5_21_18 Mins.pdf](#)

3. PUBLIC HEARINGS (CONTINUED)

**A. SALT HILL PUB (APPLICANT) & COLONIAL PLAZA REALTY TRUST
(PROPERTY OWNER), 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 3a Salt Hill.pdf](#)

**B. 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 3b Housing Solutions.pdf](#)

**C. 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 3c Grizzaffi.pdf](#)

4. PUBLIC HEARINGS

A. SMK PROJECTS LP, 5 UNION STREET (TAX MAP 92, LOT 186), ZONED R-2

Applicant proposes to remove an existing non-conforming shed located +/- 6 ft. from the side lot line where a minimum of 15 ft. is required, and to replace the shed with a larger carport, also proposed to be located 6 ft. from the side lot line. To permit the reconstruction and expansion of a non-conforming structure, applicant requests a Special Exception pursuant to Article VII, Section 703.1 of the Zoning Ordinance. #ZB2018-13-SE

Documents:

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

B. K-THAI, INC, 273 HEATER ROAD (TAX MAP 50, LOT 1), ZONED R-1

Request for a Variance from Article III, §308.3 of the Zoning Ordinance to permit the construction of a two-family dwelling to be located 14 ft. from the rear lot line where a minimum of 20 ft. is required, and a Variance from Article II, §201.7 to allow parking in the front yard. #ZB2018-07-VAR

Documents:

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

C. WOODROW FITNESS, LLC (APPLICANT) & CPBLOT5, LLC (OWNER), 0 LAFAYETTE STREET (TAX MAP 10, LOT 11-500), ZONED IND-L

Request for a Special Exception pursuant to Article III, §303.2 of the Zoning Ordinance to permit a Group Day Care Facility, and a Special Exception pursuant to Article VI, §604.1.C to permit the required play area to be located in the front yard. #ZB2018-14-SE

Documents:

[Zba Item 4c Woodrow_Cbplot5.Pdf](#)

D. SIXTY SOUTH MAIN STREET, LLC, 60 S. MAIN STREET (TAX MAP 86, LOT 7), ZONED R-2

Request for a Variance from Article III, §309.2 of the Zoning Ordinance to allow a three-family dwelling, and a Variance from Article III, §309.3 to permit three (3) dwelling units on a lot containing +/-9,148 sq. ft. where the minimum lot size for three (3) dwelling units is 13,000 sq. ft. #ZB2018-15-VAR

Documents:

[Zba Item 4d Sixty South Main.pdf](#)

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

Request for a Variance from Article III, §309.3 of the Zoning Ordinance to permit the subdivision of the property into two lots sized approximately 8,000 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. #ZB2018-09R-VAR

Documents:

[Zba Item 4e Bgp.pdf](#)

5. OTHER BUSINESS:

A. ZONING ORDINANCE AMENDMENTS

review and comment to the City Council on proposed amendments to Article VI, Section 608 ("Signs") of the Zoning Ordinance

Documents:

[Zba Item 5 Zoning Amendments.pdf](#)

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