



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearings will be held at the next meeting of the Lebanon Zoning Board of Adjustment on **MONDAY, JULY 6, 2020** at 7:00 pm concerning the following applications:

GINNY R. HARRINGTON & GOLDINAY MCINTYRE, 8 PAYNE ROAD (Tax Map 84, Lot 37), zoned RL-1: Applicant requests a Variance from Article III, Section 312.3 of the Zoning Ordinance to construct a +/-200 sq. ft. shed to be located +/-6 ft. from the side lot line shared with 10 Payne Road (Tax Map 84, Lot 36), where a minimum side yard of 25 ft. is required. **#ZB2020-16-VAR**

WILLIAM & LORI GRIZZAFFI, 351 MERIDEN ROAD (Tax Map 167, Lot 16), zoned RL-1: Applicant appeals an administrative decision of the Zoning Administrator that the Variance granted on April 1, 2019, #ZB2019-12R3-VAR, allowing a towing business and impound yard is void. **#ZB2020-17-AAD**

ONE MECHANIC STREET, LLC, 1 MECHANIC STREET (Tax Map 91, Lot 264), zoned LD: The applicant requests a Variance from Section 607.3.A of the Zoning Ordinance to eliminate the requirement that a portion of the street level story of the existing building shall be reserved for a non-residential use. **#ZB2020-18-VAR**

PERRY & JILL SEALE, 52 MAPLE STREET (Tax Map 73, Lot 64), zoned R-3: Applicants request a Special Exception pursuant to Article III, Section 310.2 of the Zoning Ordinance to convert an existing one-family dwelling to a two-family dwelling. **#ZB2020-19-SE**

EXECUSUITE, LLC, 250 BANK STREET EXT (Tax Map 94, Lot 1), zoned R-3: Applicant proposes to convert a portion of the existing non-conforming commercial building to a residential dwelling unit. The proposed conversion requires a Special Exception pursuant to Section 702.1 of the Zoning Ordinance to permit the change of an existing non-conforming use to another non-conforming use. **#ZB2020-20-SE**

COTE SWENSON & SAMANTHA MEDINA, 397 DARTMOUTH COLLEGE HIGHWAY (Tax Map 111, Lot 9), zoned RL-2: A Special Exception was granted in 2009 pursuant to Article VII, Sections 702.1 and 702.5 of the Zoning Ordinance to operate a contractor's yard (#ZB2009-01). Applicants request an amendment to the Special Exception approval to eliminate or modify the conditions of approval. **#ZB2020-21-SE**

COTE SWENSON & SAMANTHA MEDINA, 397 DARTMOUTH COLLEGE HIGHWAY (Tax Map 111, Lot 9), zoned RL-2: Applicants request a Variance from Sections 313.2 and 702.5.D of the City of Lebanon Zoning Ordinance to allow the expansion of a non-conforming "produce stand" use. In the alternative, applicants request a Special Exception pursuant to Section 313.2 to expand an existing produce stand. **#ZB2020-22-SE**

The applications will be considered under the cited section(s) of the Zoning Ordinance found upon testimony to be applicable to the proposed actions and to be necessary to consider the requests.

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. Please visit LebanonNH.gov/Live for full details.

NOTE: For questions, please contact the Planning & Development Department at 603-448-1457 or planning@lebanonnh.gov. The application materials will be made available on the City's website at <https://lebanonnh.gov/agendacenter>.

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