



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, July 16, 2018
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. JUNE 18, 2018

Documents:

[Zba Item 2 6_18_18 Mins.pdf](#)

3. PUBLIC HEARINGS (CONTINUED)

A. 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 3a Grizzaffi.pdf](#)

4. PUBLIC HEARINGS

A. EUGENE & CATHERINE THURSTON, 32 SLAYTON HILL ROAD (TAX MAP 105, LOT 100), ZONED R-3

Request for a Special Exception pursuant to Article III, §310.2 of the Zoning Ordinance to convert a one-family dwelling into a two-family dwelling. #ZB2018-16-SE

Documents:

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

B. SUSAN ACKERMAN (APPLICANT) AND ERIK & ELSA ROTH (PROPERTY OWNERS), 284 POVERTY LANE (TAX MAP 105, LOT 100), ZONED RL-1

Request for Variances from (a) Article II, §202 and Article III, §313.3 of the Zoning Ordinance to permit the subdivision of a 1.0 acre parcel of land where a minimum lot size of three (3) acres is required; and (b) §313.2 to allow an accessory use (a residential "barn") on a lot without a principal use. #ZB2018-17-VAR

Documents:

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

C. JANE HAGUE, 16 EVERGREEN COURT (TAX MAP 74, LOT 3, PLOT 169), ZONED RL-2

The property is located within the Rock Ridge development, approved as a Planned Unit Residential Development (PURD) pursuant to Article V, §501.2 of the Zoning Ordinance. The applicant requests a Variance to allow the construction of a porch to be located approximately 12 ft. from the front lot line where a minimum of 20 ft. is required per the approved PURD plan. #ZB2018-18-VAR

Documents:

[Zba Item 4c Hague.pdf](#)

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

Request for a Variance from Article II, §202 and 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. #ZB2018-09R2-VAR

Documents:

[Zba Item 4d Bgp Prop.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 5a Zoning Amendments.pdf](#)

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