



**LEBANON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
Council Chambers, City Hall  
Monday, August 5, 2019  
7:00pm**

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**1. CALL TO ORDER:**

**2. APPROVAL OF MINUTES:**

**A. JULY 1, 2019**

**Documents:**

[Zba\\_Item 2\\_7.1.19 Mins.pdf](#)

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

**A. BRIANA FLAMIG & LAWRENCE HUDSON, 4 LOOMIS ROAD (TAX MAP 188, LOT 6), ZONED RL-1 & RL-3:**

Applicant requests a Special Exception pursuant to Article III, Section 312.2 & Article VI, Section 610 to allow an accessory dwelling unit within a proposed one-family dwelling. **#ZB2019-17-SE**

**Documents:**

[Zba\\_Item 3a\\_Flamig-Hudson.pdf](#)

**B. NICOLE ANN DEMONE, 3 LAPLANTE ROAD (TAX MAP 109, LOT 68), ZONED R-3:**

The property is improved with a one-family dwelling which is located within the minimum 25 ft. side yard required for Class 3 lots. The applicant proposes improvements to the home that include increasing the height of the non-conforming part of the building. Applicant requests a Special Exception pursuant to Article VII, Section 703.1 to allow an expansion of an existing non-conforming structure. **#ZB2019-18-SE**

**Documents:**

[Zba\\_Item 3b\\_Demone.pdf](#)

**C. WALTER & BARBARA PUTNAM, 216 MERIDEN ROAD (TAX MAP 137, LOT 3), ZONED R-3:**

Applicant proposes to construct a detached two-car garage approximately 672 sq. ft. in size. The proposed garage will be located +/- 6 ft from the side lot line shared with 220 Meriden Road where a minimum of 25 ft. is required and will result in building coverage of approximately 19.5% where a maximum of 15% is allowed for Class 3 lots. To allow the proposed garage, the applicant requests a Variance from Article III, Section 310.3 of the Zoning Ordinance. **#ZB2019-19-VAR**

**Documents:**

[Zba\\_Item 3c\\_Putnam.pdf](#)

**4. REQUEST FOR REHEARING:**

**A. BASIC HOLDINGS, LLC, 5 & 11 OAK RIDGE ROAD (TAX MAP 4, LOTS 5 & 6), ZONED R-3**

Request for a rehearing for a Variance from Section 501.1.H.2 of the Zoning Ordinance to allow an existing building at 11 Oak Ridge Road to be included as part of a proposed Planned Unit Residential Development (PURD). The Variance request was denied on June 3, 2019. **#ZB2019-03A-VAR**

**\*Continued from July 1, 2019**

**5. OTHER BUSINESS:**

**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)**