



**Zoning Board of Adjustment
Regular Meeting Agenda
Remote Via Microsoft Teams
LebanonNH.gov/Live
Tuesday, September 8, 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. AUGUST 17, 2020

Documents:

[2020-09-08_ZBA_Item 2A_2020-08-17_Mins.pdf](#)

3. PUBLIC HEARINGS – CONTINUED FROM AUGUST 3, 2020:

A. 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 – NOTE: this application has been deemed incomplete and will not be heard.

B. 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 – NOTE: this application has been deemed incomplete and will not be heard.

4. PUBLIC HEARINGS – CONTINUED FROM AUGUST 17, 2020:

A. WILLIAM M. & 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. #ZB2020-22-VAR

B. CONVENIENT MD LLC (APPLICANT) AND CT BROWN & FAMILY LLC, 1 INTERCHANGE DRIVE (TAX MAP 114, LOT 9), ZONED GC:

Applicant requests a Variance from Section 608.4.A.1 of the Zoning Ordinance to install building signage totaling +/-480 sq. ft. The total proposed sign area for the property exceeds the maximum sign area allowed under Section 608.4.A.1. #ZB2020-23-VAR

Documents:

[2020-09-08_ZBA_Item 4B_Convenient MD.pdf](#)

5. PUBLIC HEARINGS - NEW

A. ANN-ELEANOR WHITE, 57 MASCOMA STREET (TAX MAP 91, LOT 108), ZONED R-3:

Applicant requests a Special Exception pursuant to Article VII, Section 703.1 of the Zoning Ordinance to reconstruct and expand an existing detached garage that is non-conforming to the 15 ft. minimum side yard required from the lot line shared with 7 Cameron Avenue (Tax Map 91, Lot 107). #ZB2020-26-SE

Documents:

[2020-09-08_ZBA_Item 5A_White.pdf](#)

B. VISIONS FOR CREATIVE HOUSING SOLUTIONS, 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. #ZB2020-28-SE

Documents:

[2020-09-08_ZBA_Item 5B_Visions For Creative Housing.pdf](#)

C. ROBERT G. OAKES & JOHN T. OAKES, 92 RIVERSIDE DRIVE (TAX MAP 111, LOT 16), ZONED RL-1:

Applicants obtained a Variance from Article III, Section 312.2 of the Zoning Ordinance to construct commercial self-storage units, which is not a permitted use in the RL-1 District (#ZB2020-08-VAR). Applicants now request an amendment to the Variance approval in order to allow larger buildings and changes to the proposed site layout. #ZB2020-27-VAR

Documents:

[2020-09-08_ZBA_Item 5C_Oakes.pdf](#)

D. DAVID WONG (PROPERTY OWNER), JANET WONG (APPLICANT), 23 ELDRIDGE STREET (TAX MAP 77, LOT 190), ZONED R-3:

Request for a Variance from Article III, Section 309.2 of the Zoning Ordinance to convert an existing two-family dwelling to a 4-unit multi-family dwelling which is not a permitted use in the R-3 District, and from Section 310.3 to allow density to exceed the maximum permitted in the R-3 District. #ZB2020-29-VAR

Documents:

[2020-09-08_ZBA_Item 5D_Wong.pdf](#)

E. 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. REQUEST FOR REHEARING:

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

Motion to rehear a request for 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), denied by the Zoning Board on July 20, 2020. **#ZB2020-15A-VAR**

Documents:

[2020-09-08_ZBA_Item 6A_Youngman.pdf](#)

7. STAFF COMMENTS:

8. 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](https://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](https://lebanonnh.gov/Live), or call the Planning & Development Dep't 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 September 2, 2020 at <https://lebanonnh.gov/agendacenter>.

The Order of Agenda Items is Subject to Change.