



## 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 **Tuesday, September 8, 2020** at 7:00 pm concerning the following applications:

**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**

**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**

**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**

**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**

*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](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. Please visit [LebanonNH.gov/Live](https://LebanonNH.gov/Live) for full details.

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

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