



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

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. SEPTEMBER 3, 2019

Documents:

[Zba_Item 2_9.3.19 Mins.pdf](#)

3. PUBLIC HEARINGS (CONTINUED):

A. BRENDAN HICKEY & MANON PRICE, 0 POVERTY LANE (TAX MAP 188, LOT 32), ZONED RL-1:

Applicant requests a Special Exception pursuant to Article III, Section 312.2 and Article VI, Section 610 of the Zoning Ordinance to allow an accessory dwelling unit within a proposed one-family dwelling. **#ZB2019-22-SE**
Continued from September 3, 2019

B. JOSEPH JORDAN ROMANO, 42 ELM STREET (TAX MAP 92, LOT 205), ZONED R-2:

Applicant requests a Variance from Article III, Section 309.2 of the Zoning Ordinance to convert the existing one-family dwelling to a four (4) unit multi-family dwelling, which is not a permitted use in the R-2 District. **#ZB2019-21-VAR**
Continued from September 3, 2019

Documents:

[Zba_Item 3b_42 Elm St.pdf](#)

4. PUBLIC HEARINGS (NEW):

A. LUDWIG DIRKSE (APPLICANT) AND LOU DIRKSE, LLC (PROPERTY OWNER), 20 GREEN STREET (TAX MAP 92, LOT 135), ZONED R-2:

Applicant proposes to construct an addition onto the side of the existing home, which is currently located +/- 6 ft. from the side lot line shared with 18 Green Street. The proposed addition will be located +/- 8 ft. from the side lot line, where a minimum of 15 ft. is required for Class 1 lots. To permit the expansion of a non-conforming structure, the applicant requests a Special Exception pursuant to Article VII, Section 703.1 of the Zoning Ordinance. **#ZB2019-24-SE**

Documents:

[Zba_Item 4a_20 Green St.pdf](#)

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 +/-514 sq. ft. The total proposed sign area for the property exceeds the maximum sign area allowed under Section 608.4.A.1. **#ZB2019-25-VAR**

Documents:

[Zba_Item 4b_1 Interchange Dr.pdf](#)

C. SOUTH MAIN STREET HOUSING TRUST, INC., PINE TREE LANE APTS (TAX MAP 73, LOT 95), ZONED R-3:

The property is improved with the Tree Lane Apartments multi-family housing complex, which is a non-conforming use in the R-3 District. Applicant proposes to construct an accessory building less than 1,000 sq. ft. in size to serve as a community building for the residents of the complex. The proposed building will be located +/- 10 ft. from the lot line shared with the Beechwood Lane multi-family housing complex (Tax Map 73, Lot 96). Applicant requests Variances from Article III, Section 310.2 and Article VII, Section 702.5 of the Zoning Ordinance to allow the expansion of the non-conforming multi-family housing complex use into a new building, and from Article III, Section 310.3 to allow the building to be located +/- 10 ft. from the lot line shared with Tax Map 73, Lot 96. **#ZB2019-26-VAR**

Documents:

[Zba_Item 4c_Pine Tree Ln.pdf](#)

5. OTHER BUSINESS:

A. ZONING BOARD OF ADJUSTMENT BY-LAWS:

Discussion of proposed amendments.

Documents:

[Zba_Item 5a_By-Laws.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