



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
West Meeting Room, City Hall
Monday, November 19, 2018
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. OCTOBER 15, 2018

Documents:

[Zba_Item 2_Mins 10.15.18.Pdf](#)

3. PUBLIC HEARINGS (CONTINUED)

**A. ROUTE 120 REALTY, INC., 0 NH ROUTE 120 (TAX MAP 10, LOT 9),
ZONED IND-L**

Request for a Variance from Article III, §303.2 of the Zoning Ordinance to allow a +/- 26-unit multi-family dwelling which is not a permitted use in the IND-L District. #ZB2018-20-VAR

**B. TRIPP/WILCOX REVOCABLE TRUST, 10 PERSHING STREET (TAX MAP
78, LOT 58), ZONED IND-L**

A Special Exception was granted in 2006 pursuant to Article III, Section 303.2 of the Zoning Ordinance to operate a contractor's yard (#ZB2006-21). The applicant requests an amendment to the Special Exception in order to remove the condition that the hours of operation will be from 7:30 a.m. to 5:30 p.m. #ZB2018-21-SE

PER REQUEST OF THE APPLICANT- THIS APPLICATION
WILL BE CONTINUED TO THE DECEMBER 17, 2018
MEETING

4. PUBLIC HEARINGS (NEW)

**A. TERI CHENEY (APPLICANT) & JOHANNA CICOTTE (PROPERTY
OWNER), 123 SEMINARY HILL (TAX MAP 102, LOT 53), ZONED R-3**

Request for a Variance from Section 310.2 of the Zoning Ordinance to convert a one-family dwelling to a hair salon. #ZB2018-23-VAR

Documents:

Zba_Item 4a_Cheney_Cicotte.pdf

B. WILLIAM CORRETTE, 9 FOCH AVENUE (TAX MAP 78, LOT 51), ZONED IND-L

The applicant proposes to construct a +/-49 sq. ft. enclosed porch onto the rear of the existing one-family dwelling, which is a non-conforming use. To permit the addition, the applicant requests a Special Exception pursuant to Section 702.5 of the Zoning Ordinance to expand a non-conforming use.
#ZB2018-24-SE

Documents:

Zba_Item 4b_Corrette.pdf

5. OTHER BUSINESS:

A. ZONING ORDINANCE AMENDMENTS

Review and comment to City Council on proposed on Proposed Zoning Ordinance and Zoning Map Amendments.

Documents:

Zba_Item 5_Zoning Ordinance 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