



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, December 17, 2018
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. OCTOBER 15, 2018

Documents:

[Zba_Item 2_10.15.18 Mins.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

Documents:

[Zba_Item 3a_Route 120 Realty.pdf](#)

**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

Documents:

[Zba_Item 3b_Tripp_Wilcox.pdf](#)

4. PUBLIC HEARINGS (NEW)

**A. 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 4a_Corrette.pdf](#)

B. 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 4b_Cheney_Cicotte.pdf](#)

C. DARTMOUTH COLLEGE, TOWN OF HANOVER, AND CAMPION SPORTS & REC PROJECT, 394 N. MAIN STREET (TAX MAP 5, LOT 2-701), 0 GOULD RD (TAX MAP 5, LOT 1), 0 N. MAIN STREET (TAX MAP 8, LOT 27), AND 0 INDIAN RIDGE DRIVE (TAX MAP 8, LOT 28), ZONED RL-3 AND R-3:

Request for a two (2) year extension of Variances from §310.2, §310.3, and §314.3 and a Special Exception pursuant to §314.2 of the Zoning Ordinance, approved on December 19, 2016, to allow an expansion of the existing ice rink. #ZB2018-25-EXT

Documents:

[Zba_Item 4c_Campion Sports.pdf](#)

D. RAYMOND DOWNS, REGARDING 60 S. MAIN STREET (TAX MAP 86, LOT 7), OWNED BY SIXTY SOUTH MAIN STREET, LLC, ZONED R-2

An appeal of an administrative decision that the subject property is used as a two-family dwelling, and that the use of the property is in compliance with the Zoning Ordinance, including Article III, §309.2 (R-2 District Table of Uses). #ZB2018-26-AAD

Documents:

[Zba_Item 4d_Downs_60 S Main St.pdf](#)

E. SECOND REHEARING: WILLIAM & 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. #ZB2018-12R2-VAR

Documents:

[Zba_Item 4e_Grizzaffi.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 5a_Zoning Ordinance Amendments.pdf

**B. AMENDMENTS TO ZONING BOARD OF ADJUSTMENT BY-LAWS –
FIRST READING**

Documents:

Zba_Item 5b_Zba Bylaw Amendment.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