



**LEBANON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
Council Chambers, City Hall  
Monday, March 18, 2019  
7:00pm**

---

**1. CALL TO ORDER:**

**2. APPROVAL OF MINUTES:**

**A. FEBRUARY 19, 2019**

**Documents:**

[Zba\\_Item 2\\_2.19.19 Mins.pdf](#)

**3. PUBLIC HEARINGS (CONTINUED)**

**A. BASIC HOLDINGS, LLC, 5 & 11 OAK RIDGE ROAD (TAX MAP 4, LOTS 5 & 6), ZONED R-3:**

Request for a Variance from Section 501.1.H.2 of the Zoning Ordinance to allow an existing building at 11 Oak Ridge Road, currently located +/- 33 ft. from the side lot line shared with 15 Oak Ridge Road, to be included as part of a proposed Planned Unit Residential Development (PURD) to be located on 5 & 11 Oak Ridge Road. Section 501.1.H.2 requires all buildings in the PURD to be set back a minimum of 50 feet from the side lot line of the PURD property. #ZB2019-03-VAR

**Documents:**

[Zba\\_Item 3a\\_Basic Holdings.pdf](#)

**B. JOLIN SALAZAR-KISH, 384 NORTH MAIN STREET (TAX MAP 8, LOT 18), ZONED R-3:**

Applicant requests a Special Exception pursuant to Article III, §310.2 of the Zoning Ordinance to convert a one-family dwelling into a two-family dwelling. #ZB2019-04-SE

**4. PUBLIC HEARINGS (NEW)**

**A. JOLIN SALAZAR-KISH, 384 NORTH MAIN STREET (TAX MAP 8, LOT 18), ZONED R-3:**

Applicant requests a Special Exception pursuant to Article VII, §703.1 of the Zoning Ordinance to permit an expansion of the building which is non-conforming to the minimum required front yard. #ZB2019-07-SE

**Documents:**

[Zba\\_Item 4a\\_Kish.pdf](#)

**B. PETER KERMOND (APPLICANT) & TRIDENT KNIGHTS OF LEBANON, INC. (PROPERTY OWNER) 57 HANOVER STREET (TAX MAP 91, LOT 220), ZONED CBD:**

Applicant requests a Special Exception pursuant to Article III, §306.2 of the Zoning Ordinance to allow a portion of the building to be used as a craftsman's shop. #ZB2019-06-SE

**Documents:**

[Zba\\_Item 4b\\_Kermond\\_Knights.pdf](#)

**C. PATCH FOREST, LLC, 0 MERIDEN ROAD (TAX MAP 194, LOT 15), ZONED RL-3:**

Applicant requests a Special Exception pursuant to Article III, §314.2 of the Zoning Ordinance to construct a one-family dwelling. #ZB2019-05-SE

**Documents:**

[Zba\\_Item 4c\\_Patch.pdf](#)

**5. OTHER BUSINESS:**

**A. SIXTY SOUTH MAIN STREET, LLC, 60 S. MAIN STREET (TAX MAP 86, LOT 7), ZONED R-2:**

Motion to rehear an appeal of an administrative decision regarding the use of the subject property and whether the use of the property is in compliance with the Zoning Ordinance. #ZB2018-26-AAD

**Documents:**

[Zba\\_Item 5a\\_66 S Main St.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](http://www.lebanonnh.gov)**