



**LEBANON ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
Council Chambers, City Hall  
Monday, May 6, 2019  
7:00pm**

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**1. CALL TO ORDER:**

**2. APPROVAL OF MINUTES:**

**A. APRIL 1, 2019**

**Documents:**

[Zba\\_Item 2\\_4.1.19 Mins.pdf](#)

**3. PUBLIC HEARINGS:**

**A. THEISS WINKLER, 7 CHESTNUT STREET (TAX MAP 107, LOT 91),  
ZONED R-2:**

Applicant proposes to construct a deck onto the side of the existing home, which is +/- 2 ft. from the side lot line shared with 23 & 27 Spring Street. The proposed deck will be located +/- 4 ft. from the side lot line, where a minimum of 15 ft. is required. 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. #ZB2019-08-VAR

**Documents:**

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

**B. OLD NAVY STORES (APPLICANT), WEST ASSOCIATES, LLC  
(PROPERTY OWNER), 248 PLAINFIELD ROAD (TAX MAP 114, LOT 1),  
ZONED GC:**

Request for a Variance from Article VI, Section 608.4 of the Zoning Ordinance to allow a total of 530.7 sq. ft. of sign area for the building where only 375.1 sq. ft. is allowed. #ZB2019-09-VAR

**Documents:**

[Zba\\_Item 3b\\_Old Navy.pdf](#)

**C. MASON STORAGE, LLC, 38 SPENCER STREET (TAX MAP 78, LOT 39),  
ZONED CBD:**

Applicant proposes to construct a 15,000 sq. ft. addition onto an existing building containing a non-conforming warehouse use. To allow the addition, applicant requests a Special Exception pursuant to Section 702.5 of the Zoning Ordinance to expand a non-conforming use. #ZB2019-10-SE

**Documents:**

Zba\_Item 3c\_Mason Storage.pdf

4. **OTHER BUSINESS:**

A. **ZONING BOARD OF ADJUSTMENT BY-LAWS:**

Discussion of letter from Jeremy Katz dated January 22, 2019.

**Documents:**

Zba\_Item 4a\_Zba By-Laws.pdf

5. **STAFF COMMENTS:**

6. **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)**