



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, July 1, 2019
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. JUNE 3, 2019

Documents:

[Zba_Item 2_06.03.2019 Mins.pdf](#)

3. PUBLIC HEARINGS (CONTINUED):

A. JENNIFER MERCER & JASON WEALE, 4 WOODLAND ROAD (TAX MAP 136, LOT 27), ZONED R-3

Applicant requests a Variance from Article VI, Section 611.C of the Zoning Ordinance to allow the keeping of roosters. **#ZB2019-13-VAR**

Documents:

[Zba_Item 3a_Mercer_Weale.pdf](#)

4. PUBLIC HEARINGS (NEW):

A. WILLIAM & DEBORAH RAFTER, 12 UNION STREET (TAX MAP 92, LOT 194), ZONED R-2

Applicant requests a Variance from Article III, Section 309.3 of the Zoning Ordinance to construct a detached carport to be located +/- 9 ft. from the side lot line shared with 8 Union Street (Tax Map 92, Lot 195), where a minimum side yard of 15 ft. is required. **#ZB2019-14-VAR**

Documents:

[Zba_Item 4a_Rafter.pdf](#)

B. JOSHUA & CHELSAE CONNERS, 4 DOROTHY PERLEY ROAD (TAX MAP 94, LOT 18), ZONED R-3

Applicant requests a Special Exception pursuant to Article III, Section 310.2 & Article VI, Section 610 to allow an accessory dwelling unit within a proposed addition to the existing one-family dwelling. **#ZB2019-15-SE**

Documents:

[Zba_Item 4b_Conners .Pdf](#)

C. CITY OF LEBANON, 60 SPRING STREET (TAX MAP 120, LOT 2), ZONED R-3 & RL-3

Applicant proposes grading work and the installation of synthetic turf in and around the 50 meter ski jump at Storrs Hill Ski Area, and, in connection with the proposed improvements, requests Special Exceptions pursuant to Article IV, Section 401.5 and Section 410.6 to allow impacts to the Riverbank Protection District and the Wetlands Conservation District. #ZB2019-16-SE

Documents:

[Zba_Item 4c_City.pdf](#)

5. CONSIDERATION OF REHEARING REQUEST:

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

Request for a rehearing for a Variance from Section 501.1.H.2 of the Zoning Ordinance to allow an existing building at 11 Oak Ridge Road to be included as part of a proposed Planned Unit Residential Development (PURD). The Variance request was denied on June 3, 2019. #ZB2019-03A-VAR

Documents:

[Zba_Item 5a_Basic Holdings_Rehearing.pdf](#)

6. OTHER BUSINESS:

A. ZONING BOARD OF ADJUSTMENT BY-LAWS

Discussion of letter from Jeremy Katz dated January 22, 2019

Documents:

[Zba_Item 6a_Zba By-Laws.pdf](#)

7. STAFF COMMENTS:

8. 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