



**TOWN OF LEBANON
ZONING BOARD OF APPEALS
SPECIAL MEETING
PUBLIC HEARING**

**Lebanon Fire Safety Complex
23 Goshen Hill Road**

**Thursday, September 16, 2021
7:00 p.m.**

AGENDA

- 1) Call to Order
- 2) Public Hearings:
 - a) **#ZBA-21-4:** Donald T. & Katiana Nickle, 529 Beaumont Highway, Lebanon, CT, 06249 (owners), Assessors Map 214, Lot 4. Variance from Section 5.2 to reduce the front yard setback from 50 feet required to 14 feet requested for garage construction
 - b) **#ZBA-21-5:** Judith Larsen, 5 West Town Street, Lebanon, CT, 06249, (applicant), Judith E. & Klaus Larsen (owners), for property at Trumbull Highway, Assessors Map 235, Lot 2, Lebanon, CT, 06249. Variance from Section 5.4 to reduce the minimum rectangle dimensional requirement from 180 feet wide required to 84 feet wide AND variance from Section 7.4 to reduce driveway setback from property line from 5 feet required to 1 foot, requested for new single family house construction.
- 3) Adjournment

Respectfully Submitted,
Holli E. Smith, Recording Secretary



**TOWN OF LEBANON
ZONING BOARD OF APPEALS
REGULAR MEETING**

**Thursday, September 16, 2021
7:00 p.m.
(immediately following public hearings)**

AGENDA

- 1) Call to Order
- 2) Discuss/Act on Public Hearing Item:
 - a) **#ZBA-21-4:** Donald T. & Katiana Nickle, 529 Beaumont Highway, Lebanon, CT, 06249 (owners), Assessors Map 214, Lot 4. Variance from Section 5.2 to reduce the front yard setback from 50 feet required to 14 feet requested for garage construction
 - b) **#ZBA-21-5:** Judith Larsen, 5 West Town Street, Lebanon, CT, 06249, (applicant), Judith E. & Klaus Larsen (owners), for property at Trumbull Highway, Assessors Map 235, Lot 2, Lebanon, CT, 06249. Variance from Section 5.4 to reduce the minimum rectangle dimensional requirement from 180 feet wide required to 84 feet wide AND variance from Section 7.4 to reduce driveway setback from property line from 5 feet required to 1 foot, requested for new single family house construction.
- 3) Approval of Minutes:
 - a) May 20, 2021 Regular Meeting Minutes
- 4) Old Business
- 5) New Business
- 6) Bills
- 7) Correspondence
- 8) Adjournment

Respectfully Submitted,
Holli E. Smith, Recording Secretary