

**AGENDA
ZONING BOARD OF ADJUSTMENT
APRIL 1, 2019**

**AGENDA ITEM #3A
PUBLIC HEARINGS - CONTINUED**

**JOLIN SALAZAR-KISH, 384
NORTH MAIN STREET (Tax
Map 8, Lot 18), zoned R-3**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

April 1, 2019 Meeting

Staff Memorandum – #ZB2019-04-SE – *continued from 3/18/19*

APPLICATION INFORMATION

Agenda Item: 3.A

Application Type:

Special Exception per §310.2 to allow conversion of a one-family dwelling to a two-family dwelling

Location: 384 North Main Street
(Tax Map 8, Lot 18)

Applicant/Property Owner:
Jolin Salazar-Kish

Zoning District: R-3

Property Size:
+/-0.26 acres (+/-11,326 sq. ft.)

Existing Use:
One-family dwelling constructed in 1900 per the City Assessor's records, and expanded in 2018-2019 (a conforming use in the R-3 District per §310.2)

Proposed Use:
Conversion of one-family dwelling to two-family dwelling

Overlay Districts: none

Previous ZBA Action (since 1995):

- Special Exception granted 3/18/19 to expand a non-conforming structure per §703.1 (#ZB2019-07-SE)

Further Approvals Required:
Building Permit

Attachments:
Plot plan dated March 20, 2019

HEARING NOTICE

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

STAFF COMMENTS

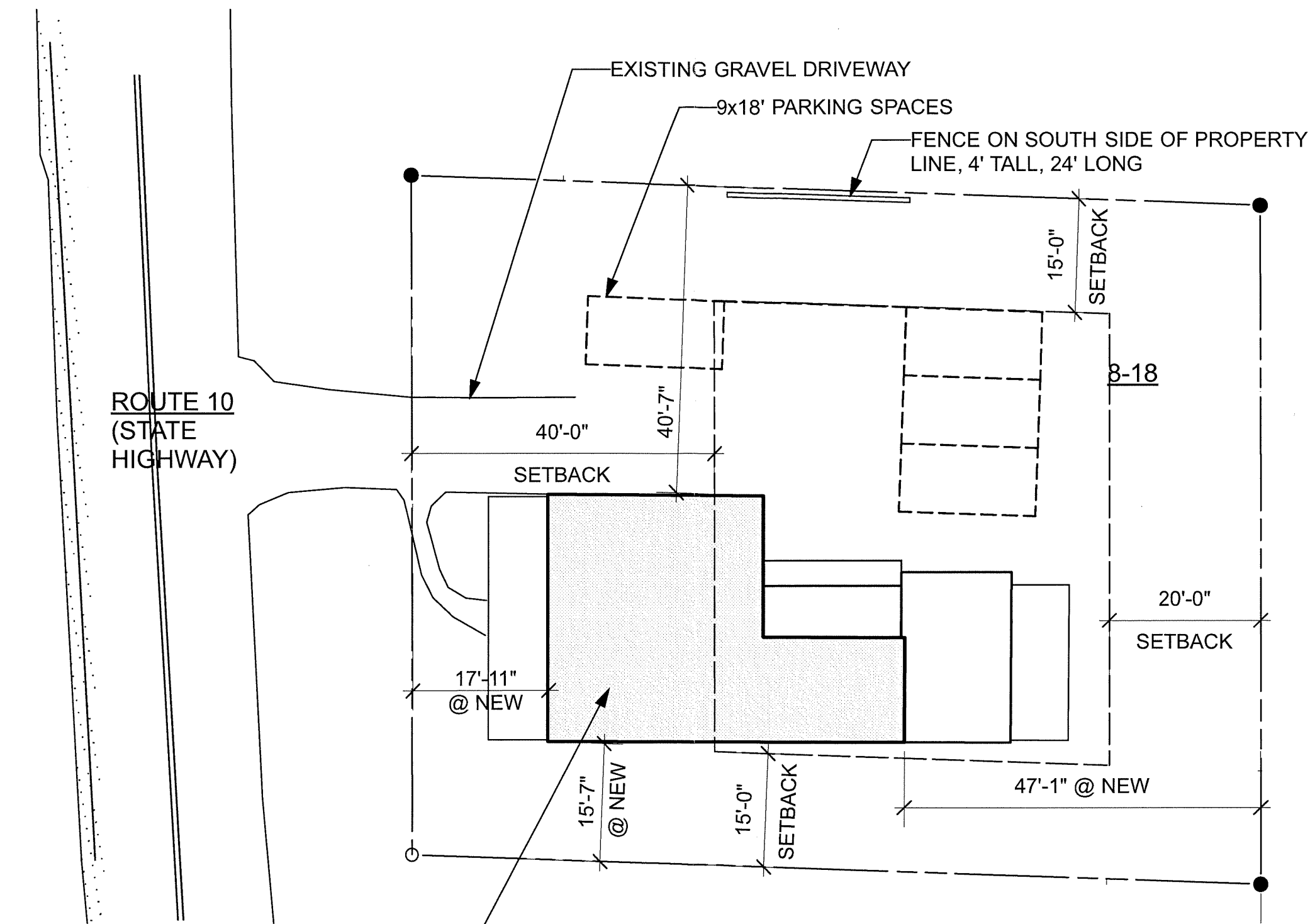
This application was heard on March 18, 2019, and was continued to the April 1, 2019 meeting to obtain additional information from the applicant about the proposed conversion. In response to the Board's request for additional information, the applicant has provided the attached site plan. It is staff's understanding that the applicant intends to provide floor plans to the Board at the hearing.

Attachment

cc: Jolin Salazar-Kish (via e-mail)
David Brooks, Director of Planning & Development (via e-mail)
File

S:\PLN\Development_Review\Zoning_Board_Applications\2019_ZBA_Applications\ZB2019-04-SE_384 Noth Main St_Salazar-Kish_8-18\Staff Memo2.docx

MAR 25 2018

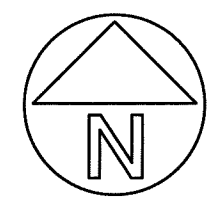


PROPOSED AREA OF 2ND FLOOR EXPANSION ON EXISTING HOUSE

NOTE: SITE FROM SURVEY BY CARDIGAN MOUNTAIN SURVEYS, JUNE 2018.

384 N. MAIN ST., W. LEBANON NH
SITE DIAGRAM
FOR PROPOSED EXPANSION

KCC PROPERTIES, SUE REED AIA
 HANOVER NH, 1=20', MARCH 20, 2019



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