



**City of Laconia**  
**Zoning Board of Adjustment**  
TUESDAY, January 22, 2019- 7:00 PM  
City Hall Conference Room 200A

1. ROLL CALL
2. RECORDING SECRETARY
3. CALL TO ORDER
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

- 5.I. December 10, 2018 ZBA Minutes (PDF)

Documents:

[\\_12102018-860 ZBA DRAFT MINUTES.PDF](#)

- 5.II. December 17, 2018 ZBA Minutes (PDF)

Documents:

[\\_12172018-860 ZBA DRAFT MINUTES.PDF](#)

6. EXTENSIONS

- 6.I. Akwa Waterfront LLC Variance Extension Request - 63-99 Fletcher Lane (PDF)

Documents:

[AKWA WATERFRONT LLC VARIANCE EXTENSION REQUEST 63-99 FLETCHER LANE.PDF](#)

- 6.II. Akwa Waterfront LLC Special Exception Extension Request - 63-99 Fletcher Lane (PDF)

Documents:

[AKWA WATERFRONT LLC SPECIAL EXCEPTION EXTENSION REQUEST 63-99 FLETCHER LANE.PDF](#)

- 6.III. Akwa Vista LLC Special Exception Extension Request - 664 Scenic Rd (PDF)

Documents:

[AKWA VISTA LLC SPECIAL EXCEPTION EXTENSION REQUEST 664 SCENIC RD.PDF](#)

7. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The

Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

7.I. ZO 2018-0027 1073 Union Ave Special Exception (PDF)

Applicant requests a Special Exception from Attachment 2 Table 1 to change the use of one of the buildings on the lot to a rooming house.

Documents:

[ZO2018-0027 - 1073 UNION AVE.PDF](#)

8. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

8.I. ZO 2018-0030SE 658 Union Ave Special Exception (PDF)

Applicant requests a Special Exception from Article V Section 235-26 and Attachment 2.3 Table 1 to create a Boarding/Rooming/Lodging House.

Documents:

[ZO2018-0030SE 658 UNION AVE \(PDF\).PDF](#)

8.II. ZO 2018-0031VAR 16 Leighton Ave Variance (PDF)

Applicant requests a Variance from Article VII Section 235-41 (4) and Attachment 3 Table II to create a detached Accessory Dwelling Unit.

Documents:

[ZO2018-0031VAR 16 LEIGHTON AVE \(PDF\).PDF](#)

8.III. ZO 2018-0032SE 16 Leighton Ave Special Exception (PDF)

Applicant requests a Special Exception from Article VII Section 235-41 and Attachment 2 Table 1 to create an Accessory Dwelling Unit.

Documents:

[ZO2018-0032SE 16 LEIGHTON AVE \(PDF\).PDF](#)

8.IV. ZO 2018-0033VAR 145 Union Ave Variance (PDF)

Applicant requests a Variance from Attachment 3 Table II for density to allow for six (6) units on a lot where currently only four (4) units would be allowed.

Documents:

[ZO2018-0033VAR 145 UNION AVE \(PDF\).PDF](#)

8.V. ZO 2018-0034SE 77 Opechee St Special Exception (PDF)

Applicant requests a Special Exception from Article V Section 235-26 and Attachment 2.3 Table 1 to create a Boarding/Rooming/Lodging House.

Documents:

[ZO2018-0034SE 77 OPECHEE ST \(PDF\).PDF](#)

8.VI. ZO 2018-0035SE 111 Chuch St Special Exception (PDF)

Applicant requests a Special Exception to allow for a 20 unit multifamily building in the Professional (P) district.

Documents:

[ZO2018-0035SE 111 CHURCH ST \(PDF\).PDF](#)

8.VII. ZO 2018-0036VAR 111 Church St Variance (PDF)

Applicant requests a Variance from Attachment 3 Table II for density to allow for twenty (20) units on a lot where currently only 5 units would be allowed.

Documents:

[ZO2018-0036VAR 111 CHURCH ST \(PDF\).PDF](#)

9. OTHER BUSINESS

10. ADJOURNMENT

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so necessary arrangements can be made.