



**City of Laconia**  
**Zoning Board of Adjustment**  
Monday, August 17, 2020 - 6:30 PM  
City Hall in the Armand A. Bolduc City Council Chamber

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
  - 5.I. July 21, 2020 Zoning Board Of Adjustment Regular Meeting Minutes (PDF)

Documents:

[JULY 21 2020 ZBA MINUTES.PDF](#)

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

Documents:

[664 SCENIC RD EXTENSION REQUEST FOR SPECIAL EXCEPTION FOR MULTIFAMILY IN SFR ZONE.PDF](#)

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

Documents:

[63-99 FLETCHER LANE EXTENSION REQUEST FOR SPECIAL EXCEPTION FOR MULTIFAMILY IN SFR ZONE.PDF](#)

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

Documents:

[63-99 FLETCHER LANE EXTENSION REQUEST FOR AREA VARIANCE.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. ZO2020-0037SE 4 Duffers Drive Unit B Special Exception Application (PDF)  
Application ZO2020-0037SE Applicant requests a Special Exception per Article VII Section 235-70(2) to allow Short Term Lodging.

Documents:

[ZO2020-0037SE 4 DUFFERS DRIVE UNIT B SPECIAL EXCEPTION FOR SHORT TERM LODGING APPLICATION.PDF](#)

- 7.II. ZO2020-0050SE 176 Pleasant St Special Exception Application (PDF)  
Application ZO2020-0050SE Applicant requests a Special Exception per Article VII Section 235-26 to allow for conversion to a multifamily residence.

Documents:

[ZO2020-0050SE 176 PLEASANT ST SPECIAL EXCEPTION APPLICATION.PDF](#)

- 7.III. ZO2020-0051VAR 176 Pleasant St VarianceApplication (PDF)  
Application ZO2020-0051VAR. Applicant is requesting a variance from Article VI Section 235-33 Maximum residential unit density to allow for conversion of residence to a three unit multifamily residence.

Documents:

[ZO2020-0051VAR 176 PLEASANT ST VARIANCE APPLICATION.PDF](#)

- 7.IV. ZO2020-0055SE 59 Doe Ave Special Exception Application (PDF)  
Application ZO2020-0055SE Applicant requests a Special Exception per Article VII Section 235-57 (C) to allow an off premise sign. Sign to be located at 233 Endicott St. N (MSL156-252-8)

Documents:

[ZO2020-0055SE 59 DOE AVE OFF PREMISE SIGN SPECIAL EXCEPTION APPLICATION.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. ZO2020-0065VAR 144 Lake St Unit 10 Variance Application (PDF)  
ZO2020-0065VAR. Applicant is requesting a variance from Article IV Section 235-19 (F)(2)b Shoreland Protection; Development Standards; Article IX Section 235-35(B) Side and rear setbacks; Section VI Article 235-33 Density and Section VI Article 235-36 Green Space to allow the reconstruction of a cottage destroyed by fire in 2006

Documents:

[ZO2020-0065VAR 144 LAKE ST UNIT 10 APPLICATION.PDF](#)

- 8.II. ZO2020-0067VAR 23 Summit Ave Variance Application (PDF)  
ZO2020-0067VAR. Applicant is requesting a variance from Article IV Section 235-19 F (2)(a)1 Minimum Shore Frontage; Article IV Section 235-32 Minimum Lot Size; and Article VI Section 235-34 Minimum Lot Frontage to allow the subdivision of lot into two lots, each with a single family house.

Documents:

[ZO2020-0067VAR 23 SUMMIT DRIVE APPLICATION.PDF](#)

- 8.III. ZO2020-0068VAR 156 Birch Haven Rd Variance Application (PDF)  
Application ZO2020-0068VAR. Applicant is requesting a variance from Article VI Section 235-35B side setbacks to allow a two foot expansion of footprint on each side of existing house and the installation of steps with a landing.

Documents:

[ZO2020-0068VAR 156 BIRCH HAVEN RD APPLICATION.PDF](#)

- 8.IV. ZO2020-0069SE 55 Bowman St Special Exception Application (PDF)  
Application ZO2020-0069SE Applicant requests a Special Exception per Article VII Section 235-70 (2) to allow Short Term Lodging.

Documents:

[ZO2020-0069SE 55 BOWMAN ST SPECIAL EXCEPTION FOR STL APPLICATION.PDF](#)

- 8.V. ZO2020-0071VAR 107 Massachusetts Ave Variance Application (PDF)  
Application ZO2020-0071VAR. Applicant is requesting a variance from Article VI Section 235-35(A) Front Setback to reduce front setback from 25' to 20' to allow for the addition of a deck with covered porch and mudroom.

Documents:

[ZO2020-0071VAR 107 MASSACHUSETTS AVE APPLICATION.PDF](#)

- 8.VI. ZO2020-0072VAR 233 Mechanic St Variance Application (PDF)  
Application ZO2020-0072VAR. Applicant is requesting a variance from Article VI Section 235-36 Green Space (allowed lot coverage is 40%; increase to 41%) to allow the expansion of an existing driveway.

Documents:

[ZO2020-0072VAR 233 MECHANIC ST APPLICATION.PDF](#)

- 8.VII. ZO2020-0073VAR 978 Weirs Blvd #3 Variance Application (PDF)  
Application ZO2020-0073VAR. Applicant is requesting a variance from Article VI Section 235-35B rear setbacks to allow the expansion of the existing deck to match other units.

Documents:

[ZO2020-0073VAR 978 WEIRS BLVD UNIT 3 APPLICATION.PDF](#)

- 8.VIII. ZO2020-0074VAR 1144 Weirs Blvd Unit 3 Variance Application (PDF)  
Application ZO2020-0074VAR. Applicant is requesting a variance from Article VI Section 235-35B rear setbacks to allow the installation of a dormer on the rear of the existing house.

Documents:

[ZO2020-0074VAR 1144 WEIRS BLVD UNIT 3 APPLICATION.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.