



City of Laconia
Zoning Board of Adjustment
Monday, September 21, 2020 - 6:30 PM
City Hall in the Armand A. Bolduc City Council Chamber

Due to the large number of applications to the Zoning Board and the importance of social distancing during the COVID-19 pandemic, applicants may be staged in another conference room or requested to stagger their attendance at the meeting.

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
 - 5.I. August 17 2020 Zoning Board Of Adjustment Regular Meeting Minutes (PDF)

Documents:

[AUGUST 17 2020 ZBA DRAFT 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 For Short Term Lodging

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 DR SPECIAL EXCEPTION FOR STL APPLICATION.PDF](#)

7.II. ZO2020-0050SE 176 Pleasant St Special Exception For Multifamily Dwelling 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 Variance For Unit Density Application (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. ZO2020-0069SE 55 Bowman St Special Exception For Short Term Lodging 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](#)

7.V. 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 VARIANCE APPLICATION.PDF](#)

7.VI. 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 VARIANCE 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. ZO2020-0062EW 40 Carriage Lane Equitable Waiver Of Dimensional Requirement Application (PDF)

Application ZO2020-0062EW. Applicant is requesting an Equitable Waiver of Dimensional Requirements from Article VI Section 235-35(B) Side Setback to grant an equitable waiver of dimensional requirements for an encroachment into the side setback and rear 50' buffer by the existing rear deck. Encroachment was discovered after completion of construction and an as-built survey was done.

Documents:

[ZO2020-0062EW 40 CARRIAGE LANE EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS APPLICATION.PDF](#)

8.II. ZO2020-0063VAR 40 Carriage Lane Variance Application (PDF)

Application ZO2020-0063VAR. Applicant is requesting a variance from Article IV Section 235-19 (F)(1)a and Article VI Section 235-35(B) Rear Setback to allow the construction of a fire pit with patio.

Documents:

[ZO2020-0063AR 40 CARRIAGE VARIANCE APPLICATION.PDF](#)

8.III. ZO2020-0076VAR 34 Massachusetts Ave Variance Application (PDF)

Application ZO2020-0076VAR. Applicant is requesting a variance from Article VI Section 235-34 Minimum Lot Frontage to allow the lot to be subdivided into two lots. Reduction requested is 10' of lot frontage.

Documents:

[ZO2020-0076VAR 34 MASSACHUSETTS AVE VARIANCE APPLICATION 9-21-2020.PDF](#)

8.IV. ZO2020-0079VAR 34 Pine St Variance Application (PDF)

Application ZO2020-0079VAR. Applicant is requesting a variance from Article VI Section 235-33 Maximum Residential Density to allow the conversion of the residence from a two family to a three family.

Documents:

[ZO2020-0079VAR 34 PINE ST VARIANCE APPLICATION 9-21-2020.PDF](#)

8.V. ZO2020-0081VAR 111 Island Drive Variance Application (PDF)

Application ZO2020-0081VAR. Applicant is requesting a variance from Article IV Section 235-19F(2)(b) Minimum requirements within specified areas of the Shoreland Protection District to allow an addition to a portion of the second floor.

Documents:

[ZO2020-0081VAR 111 ISLAND DR VARIANCE APPLICATION 9-21-2020.PDF](#)

8.VI. ZO2020-0083VAR 119 Pendleton Beach Rd Variance Application (PDF)

Application ZO2020-0081VAR. Applicant is requesting a variance from Article IV Section 235-19F(2)(b) Minimum requirements within specified areas of the Shoreland Protection District to allow the construction of a second floor balcony.

Documents:

[ZO2020-0083VAR 119 PENDLETON BEACH RD APPLICATION 9-21-2020.PDF](#)
[119 PENDLETON BEACH RD EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS PLAN.PDF](#)

- 8.VII. ZO2020-0084VAR 43 Opal Lane Variance Application (PDF)
Application ZO2020-0084VAR. Applicant is requesting a variance from Article VI Section 235-35 (A) and 235-35(B) Minimum setback requirements to allow the construction of a garage.

Documents:

[ZO2020-0084VAR 43 OPAL LANE APPLICATION 9-21-2020.PDF](#)

- 8.VIII. ZO2020-0085VAR 17 Van Dyke Dr Variance Application (PDF)
Application ZO2020-0085VAR. Applicant is requesting a variance from Article VI Section 235-34 Minimum lot frontage to allow the subdivision of the lot.

Documents:

[ZO2020-0085VAR 17 VAN DYKE DR VARIANCE APPLICATION 9-21-2020.PDF](#)

- 8.IX. ZO2020-0086VAR 289 Pleasant St Variance Application (PDF)
Application ZO2020-0086VAR. Applicant is requesting a variance from Article VI Section 235-35 (B) Minimum side setback requirements to allow the construction of a deck.

Documents:

[ZO2020-0086VAR 289 PLEASANT ST VARIANCE APPLICATION 9-21-2020.PDF](#)

- 8.X. ZO2020-0087VAR 522 Endicott St N Variance Application (PDF)
Application ZO2020-0087VAR. Applicant is requesting a variance from Article VII Section 235-41(L) to allow the parking of a camper in the side yard.

Documents:

[ZO2020-0087VAR 522 ENDICOTT ST N APPLICATION 9-21-2020.PDF](#)

- 8.XI. ZO2020-0088VAR 23 Summit Ave Variance Application (PDF)
Application ZO2020-0088VAR. Applicant is requesting a variance from Article IV Section 235-19 F(2)(a)1 Minimum Shore Frontage; to allow the subdivision of lot into two lots, each with a single family house.

Documents:

[ZO2020-0088VAR 23 SUMMIT AVE VARIANCE APPLICATION 9-21-2020.PDF](#)

9. OTHER BUSINESS

- 9.I. Re-Hearing Request ZO2020-0065VAR 144 Lake St Unit 10 (PDF)

Documents:

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.