



City of Laconia
Zoning Board of Adjustment
Monday, October 19, 2020 - 6:30 PM
City Hall in the Armand A. Bolduc City Council Chamber

Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 and Executive Order 2020-04 this meeting is to be conducted electronically.

1. PUBLIC PARTICIPATION

The public has access to listen to and participate in this meeting by using the following link:

Zoom Meeting and entering the password. You MUST be Using the Zoom App on an Enabled Device to Participate in the Meeting at the Appropriate time(s).

Please copy the link below to join the webinar:

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2. CALL TO ORDER

3. ROLL CALL

4. RECORDING SECRETARY

5. STAFF IN ATTENDANCE

6. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

6.I. September 21 2020 Zoning Board Of Adjustment Meeting Minutes (PDF)

Documents:

[SEPTEMBER 21 2020 ZBA DRAFT MEETING MINUTES.PDF](#)

7. EXTENSIONS

8. 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.

- 8.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](#)

- 8.II. ZO2020-0079VAR 34 Pine St Variance Application (PDF)
Amended 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 four family.

Documents:

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

- 8.III. 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.IV. 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](#)

- 8.V. 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.VI. 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.VII. 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.VIII. 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.IX. 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. 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.

- 9.I. ZO2020-0090SE 84 Sarah Circle Special Exception Application (PDF)
Application ZO2020-0090SE Applicant requests a Special Exception from Article VII Section 235-41 (A) to create an Accessory Dwelling Unit.

Documents:

[ZO2020-0090SE 84 SARAH CIRCLE SPECIAL EXCEPTION APPLICATION.PDF](#)

- 9.II. ZO2020-0091SE 1A Gables Dr Special Exception Application (PDF)
Application ZO2020-0091SE Applicant requests a Special Exception per Article VII Section 235-70(2) to allow Short Term Lodging.

Documents:

[ZO2020-0091SE 1A GABLES DR SPECIAL EXCEPTION APPLICATION.PDF](#)

- 9.III. ZO2020-0096VAR 144 Lake St Unit 14 Variance Application (PDF)
Application ZO2020-0065VAR. Applicant is requesting a variance from Article IV Section 235-19 (F)(2)b Shoreland Protection; Development Standards; and Article IX Section 235-35(B) Side and rear setbacks to allow the demolition and reconstruction of a cottage.

Documents:

[ZO2020-0096VAR 144 LAKE ST UNIT 14 VARIANCE APPLICATION.PDF](#)

9.IV. ZO2020-0097VAR 68 Franklin St Variance Application (PDF)

Application ZO2020-0088VAR. Applicant is requesting a variance from Article IV Section 235-35A Front Setback to allow a front farmers porch to be built in place of the existing stoop.

Documents:

[ZO2020-0097VAR 68 FRANKLIN ST VARIANCE APPLICATION.PDF](#)

9.V. ZO2020-0098SE 39 Linny Lane Special Exception Application (PDF)

Application ZO2020-0096SE Applicant requests a Special Exception from Article VII Section 235-41 (A) to create an Accessory Dwelling Unit.

Documents:

[ZO2020-0098SE 39 LINNY LANE SPECIAL EXCEPTION APPLICATION 10-19-2020.PDF](#)

9.VI. ZO2020-0099SE 34 Pine St Special Exception Application (PDF)

Application ZO2020-0099SE. Applicant is requesting a special exception from Article V Section 235-26 Uses Permitted by Special Exception to allow the conversion of the residence from a two family to multifamily.

Documents:

[ZO2020-0099SE 34 PINE ST SPECIAL EXCEPTION APPLICATION.PDF](#)

10. OTHER BUSINESS

10.I. 2021 DRAFT Zoning Board Of Adjustment Calendar (PDF)

Documents:

[2021 ZBA MEETING SCHEDULE.PDF](#)

11. 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.