



City of Laconia
Zoning Board of Adjustment
TUESDAY, January 19, 2021 - 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 (PDF)

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).

When: Jan 19, 2021 06:30 PM Eastern Time (US and Canada)

Topic: Zoning Board of Adjustment

Please copy the link below to join the webinar:

[https://us02web.zoom.us/j/87153705155?](https://us02web.zoom.us/j/87153705155?pwd=eHAYdmp1N3E1MmJEZFZySXdKekkrUT09)

[pwd=eHAYdmp1N3E1MmJEZFZySXdKekkrUT09](https://us02web.zoom.us/j/87153705155?pwd=eHAYdmp1N3E1MmJEZFZySXdKekkrUT09)

Webinar ID: 871 5370 5155

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Listen Only: Call : 1-312-626-6799 or 1-646-558-8656 or 1-301-715-8592

Webinar ID: 871 5370 5155

Passcode: 497415

Using this option ONLY allows you to Listen to the Meeting With NO Opportunity to Participate.

For problems, please call 603-524-3877 ext. 249 or email zoning@laconianh.gov

To view this meeting: YouTube under the City of Laconia

<https://www.youtube.com/laconianh>

Due to technical difficulties, we are temporarily suspending live transmission of City meetings on

Channel 26. There are incompatibilities between Zoom virtual meeting platform and the Atlantic

Broadband platform. Live transmissions of City meetings on Channel 26 will resume as soon as

COVID-19 emergency restrictions are lifted and in-person meetings resume.

2. CALL TO ORDER

3. ROLL CALL

4. RECORDING SECRETARY

5. STAFF IN ATTENDANCE

6. ELECTION OF OFFICERS

7. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

7.I. Zoning Board Of Adjustment Minutes December 21, 2020 (PDF)

Documents:

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

8. EXTENSIONS

9. 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.

9.I. ZO2020-0106VAR 108 Academy St Variance Application (PDF)

Application ZO2020-0106VAR. Applicant is requesting a variance from Article VI Section 235-35B Side Setback to allow for the conversion of approximately 600 SF of unfinished attic space to living space.

Documents:

[ZO2020-0106VAR 108 ACADEMY ST VARIANCE APPLICATION.PDF](#)

9.II. ZO2020-0107VAR Province St Variance Application (PDF)

Application ZO2020-0107VAR. Applicant is requesting a variance from Article VI Section 235-33 Maximum Residential Unit Density to allow for 9 units per acre in the RG Zone to allow for the construction of a 90 unit market priced apartment complex.

Documents:

[ZO2020-0107VAR PROVINCE ST VARIANCE APPLICATION.PDF](#)

9.III. ZO2020-0108SE Province St Special Exception Application (PDF)

Application ZO2020-0108SE. Applicant is requesting a Special Exception per Article V Section 235-26 Uses Permitted by Special Exception for a multifamily dwelling to allow for the construction of a 90 unit market priced apartment complex.

Documents:

[ZO2020-0108SE PROVINCE ST SPECIAL EXCEPTION APPLICATION.PDF](#)

9.IV. ZO2020-0110VAR 58 Edgewater Ave Variance Application (PDF)

Application ZO2020-0110VAR. Applicant is requesting a variance from Article VI Section 235-35B to allow for the addition of a 24' x 24' garage.

Documents:

[ZO2020-0110VAR 58 EDGEWATER AVE VARIANCE APPLICATION.PDF](#)

10. 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.

10.I. ZO2020-0114VAR 5 Parsonage Dr. Variance Application (PDF)

Application ZO2020-0114VAR. Applicant is requesting a variance from Article VI Section 235-35B to allow for the construction of a 28' x 35' steel garage.

Documents:

[5 PARSONAGE DR VAR APP 1-21-2021.PDF](#)

10.II. ZO2020-0115VAR 32 Pearl St Variance Application (PDF)

Application ZO2020-0115VAR. Applicant is requesting a variance from Article VI Section 235-35B to allow for the replacement of a 16' x 16' deck with a 16' x 16' bedroom addition.

Documents:

[32 PEARL ST VAR APP 1-19-2021.PDF](#)

10.III. ZO2020-0116VAR 20 Winnicoash St Variance Application (PDF)

Application ZO2020-0116VAR. Applicant is requesting a variance from Article VI Section 235-35A&B to allow for the addition of a second-floor bedroom on existing garage and a covered front porch.

Documents:

[20 WINNICOASH ST VAR APP 1-19-2021.PDF](#)

11. OTHER BUSINESS

11.I. Re-Hearing Request ZO2020-0109VAR 256 Gilford Ave (PDF)

Documents:

[256 GILFORD AVE REQ FOR REHEAR 1-21-2021.PDF](#)

12. 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.