



City of Laconia
Zoning Board of Adjustment
Monday, March 18, 2019 - 6:30 PM
City Hall in the Armand A. Bolduc 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. February 19, 2019 ZBA Minutes (PDF)

Documents:

[FEBRUARY 19, 2019 ZBA MINUTES.PDF](#)

6. EXTENSIONS
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. ZO2018-0035 SE 111 Church 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](#)

7.II. ZO2018-0036VAR 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](#)

7.III. ZO2019-0001VAR 29 Sweetbrier Way Variance (PDF)

Applicant requests a Variance from Article V Section 235-36 and Attachment 3 Table II to allow additional lot coverage over previously approved 20%. Former PUD (Planned Urban Development) regulations allowed 20% lot coverage; current regulations allow 40% lot coverage.

Documents:

[ZO2019-0001VAR 29 SWEETBRIER WAY VARIANCE LOT COVERAGE.PDF](#)

7.IV. ZO2019-0002VAR 10 Sweetbrier Way Variance (PDF)

Applicant requests a Variance from Article V Section 235-36 and Attachment 3 Table II to allow additional lot coverage over previously approved 20%. Former PUD (Planned Urban Development) regulations allowed 20% lot coverage; current regulations allow 40% lot coverage.

Documents:

[ZO2019-0002VAR 10 SWEETBRIER WAY VARIANCE LOT COVERAGE.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. ZO2019-0003VAR 430 Leighton Ave Variance (PDF)

Applicant requests a Variance to enclose a portion of an existing porch that is partially located within the 50' shoreland protection buffer.

Documents:

[ZO2019-0003VAR 430 LEIGHTON DR.PDF](#)

8.II. ZO2019-0004VAR 674 Elm St, Mallard Cove Condo Association (PDF)

Applicant requests a Variance to increase buildable area (lot coverage) from 20% to 24% to allow for future decks/porches; possible future parking spaces for 4-8 vehicles.

Documents:

[ZO2019-0004VAR 674 ELM ST MALLARD COVE CONDO ASSOCIATION.PDF](#)

8.II.i. ZO2019-0004VAR Mallard Cove Plan Attachment (PDF)

Documents:

[MALLARD COVE PLAN.PDF](#)

8.III. ZO2019-0005VAR 791 North Main St Variance (PDF)

Applicant requests a Variance to allow the creation of an elementary school in the Professional zone.

Documents:

[ZO2019-0005VAR 791 NORTH MAIN ST VARIANCE.PDF](#)

8.IV. ZO2019-0006SE 73 Gilford 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:

[ZO2019-0006SE 73 GILFORD AVE SPECIAL EXCEPTION.PDF](#)

9. OTHER BUSINESS

- 9.I. Re-Hearing Request ZO2018-0034SE 77 Opechee St Special Exception (PDF)
Motion for Re-hearing ZO2018-0034SE 77 Opechee St

Documents:

[MOTION FOR RE-HEARING 77 OPECHEE ST SPECIAL EXCEPTION.PDF](#)

- 9.II. Presentation By Staff

Presentation by Staff on Downtown Zoning and Performance Zoning

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.