



City of Laconia
Zoning Board of Adjustment
Monday, April 15, 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. March 18, 2019 Zoning Board Of Adjustment Minutes (PDF)

Documents:

[MARCH 18, 2019 ZONING BOARD OF ADJUSTMENT MEETING MINUTES.PDF](#)

6. EXTENSIONS
 - 6.I. ZO2017-0008 And ZO2017-0009 135 Endicott St East Extension Requests (PDF)

Documents:

[ZO2017-0008 AND ZO2017-0009 EXTENSION REQUESTS 135 ENDICOTT ST EAST.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. 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.II. 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:

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. ZO2019-0007VAR 12 Thompson Ave Variance (PDF)

Applicant is requesting a variance from Article VI Section 235-35A and B to demolish an existing single family residence and replace with a more conforming single family residence. New residence would encroach approximately ten feet into front setback; one foot into side setback; and seven feet into rear setback.

Documents:

[ZO2019-0007VAR 12 THOMPSON AVE VARIANCE.PDF](#)
[ZO2019-0007VAR 12 THOMPSON AVE SITE PLAN.PDF](#)

8.II. ZO2018-0008VAR 173 Franklin St Variance (PDF)

Applicant is requesting a variance from Article VI Section 235-35 B to renovate and add on to an existing nonconforming single family residence. Addition to the residence would encroach approximately three feet into side setback.

Documents:

[ZO2019-0008VAR 173 FRANKLIN ST VARIANCE.PDF](#)
[ZO2019-0008VAR 173 FRANKLIN ST VARIANCE PLANS.PDF](#)

8.III. ZO2019-0009VAR 33 Walnut St Variance (PDF)

Applicant is requesting a variance from Article VI Section 235-35A and B to remove and replace existing nonconforming deck (12'x14') and add a handicap ramp. Deck protrudes approximately eight feet into setback area; handicap ramp encroaches approximately four feet into the setback area.

Documents:

[ZO2019-0009 33 WALNUT ST VARIANCE.PDF](#)

8.IV. ZO2019-0010VAR 1 Simpson Ave Variance (PDF)

Applicant is requesting a variance from Article VI Section 235-35 A and B to add a 12' x 45' deck and a handicap ramp. Deck is located entirely within setback area; handicap ramp is located entirely within front setback area.

Documents:

[ZO219-0010VAR 1 SIMPSON AVE VARIANCE.PDF](#)

8.V. ZO2019-0011VAR 2075 Parade Rd Variance (PDF)

Applicant is requesting a variance from Section 235 Attachment 2, Table 1 Table of Permitted Uses to allow for a manufacturing (nanodistillery) as an expansion of the current business use.

Documents:

[ZO2019-00011VAR 2075 PARADE RD VARIANCE.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.