



Application #: 202020-0105  
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ZONING BOARD OF ADJUSTMENT  
 VARIANCE APPLICATION

RECEIVED

OCT 21 2020

Planning/Zoning  
 City of Laconia

Name of Applicant: Lynn & Richard Hapke  
 Mailing Address: 401 Lakeside Avenue Laconia NH 03246  
 Owner (If same as applicant, write "same"): same  
 Mailing Address: \_\_\_\_\_  
 Tax Map/ Lot # (s): 139-127-19 Zoning District (s): CR  
 Street Address: 401 Lakeside Avenue Laconia NH 03246

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Lynn Hapke  
 Printed Name Here

Lynn Hapke  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Date

AGENT(S)

\_\_\_\_\_  
 Printed Name Here

\_\_\_\_\_  
 Signature of Agent(s)

\_\_\_\_\_  
 Date

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

DUE AT SUBMISSION:

**10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS**

A variance is requested from article 7 section 235.35B of the Zoning Ordinance to permit, <sup>construction of a</sup> @ 12' x 12' deck, small 20' x 20' addition, and reconfigure garage for small bonus room, without affecting existing footprint. Garage bonus room would be in upstairs unfinished portion of garage.

1. Granting the variance would not be contrary to the public interest because:  
Allows use of our own property for undersized use.

2. If the variance were granted, the spirit of the ordinance would be observed because:  
Allows use of property for additional living due to undersized use.

3. Granting the variance would do substantial justice because:  
It would allow us to use our property for undersized use.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:  
It would increase our property value, hence better the value of the neighborhood.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

ii. The proposed use is a reasonable one because:  
We own the property & want to increase our living area and it doesn't affect any neighbors, it would be of no burden to any other party. The size of the parcel is <sup>or</sup> a long + narrow lot with existing setbacks that don't allow room to expand.

b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

**401 LAKESIDE AV**

**Location** 401 LAKESIDE AV

**Mblu** 139/ 127/ 19/1 ← Map Block 1 of 1

**Acct#** 3230

**Owner** HAPKE FAMILY 2020 REV TRUST

**Assessment** \$175,900

3159

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$131,300	\$44,600	\$175,900

**Owner of Record**

<b>Owner</b>	HAPKE FAMILY 2020 REV TRUST	<b>Sale Price</b>	\$0
<b>Co-Owner</b>	HAPKE RICHARD F & LYNN M TRUSTEES	<b>Certificate</b>	
<b>Address</b>	53 OLD CENTRE RD DEERFIELD, NH 03037	<b>Book &amp; Page</b>	3311/0511
		<b>Sale Date</b>	05/01/2020
		<b>Instrument</b>	38

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HAPKE FAMILY 2020 REV TRUST	\$0		3311/0511	38	05/01/2020
HAPKE RICHARD & LYNN	\$225,000		3259/0132	53	08/27/2019
DOYON DAVID L & SHARON M	\$190,000		3050/0770	04	08/05/2016
MACINNIS STEVEN P	\$149,000		2717/0883	37	07/21/2011
FEDERAL NATIONAL MORTGAGE ASSOC	\$172,655		2703/0023	51	04/22/2011

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1870  
**Living Area:** 1,176

**Building Photo**

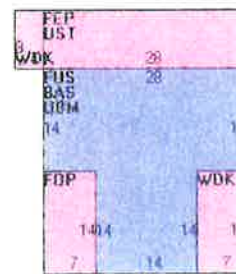
Building Attributes	
Field	Description
Style	Conventional
Model	Residential

Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Wood Laminate
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Old Style
Kitchen Style:	Fair
Num Kitchens	01
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	



(<http://images.vgsi.com/photos/LaconiaNHPhotos/\00\01\69\48.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/3159\\_3643.jpg](http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/3159_3643.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	588	588	
FUS	Upper Story, Finished	588	588	
FEP	Porch, Enclosed, Finished	224	0	
FOP	Porch, Open, Finished	98	0	
UBM	Basement, Unfinished	588	0	
UST	Utility, Storage, Unfinished	224	0	
WDK	Deck, Wood	130	0	
		2,440	1,176	

**Extra Features**

Extra Features		Legend	
No Data for Extra Features			

**Land**

**Land Use**

**Use Code** 1010  
**Description** SINGLE FAM MDL-01  
**Zone** CR  
**Neighborhood** AVERAGE  
 No

**Land Line Valuation**

**Size (Acres)** 0.14  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$44,600

**Category**

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
FGR4	W/LOFT-AVG			624.00 S.F	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
4000	\$131,300	\$44,600	\$175,900
2019	\$130,700	\$44,600	\$175,300
2018	\$128,500	\$43,300	\$171,800

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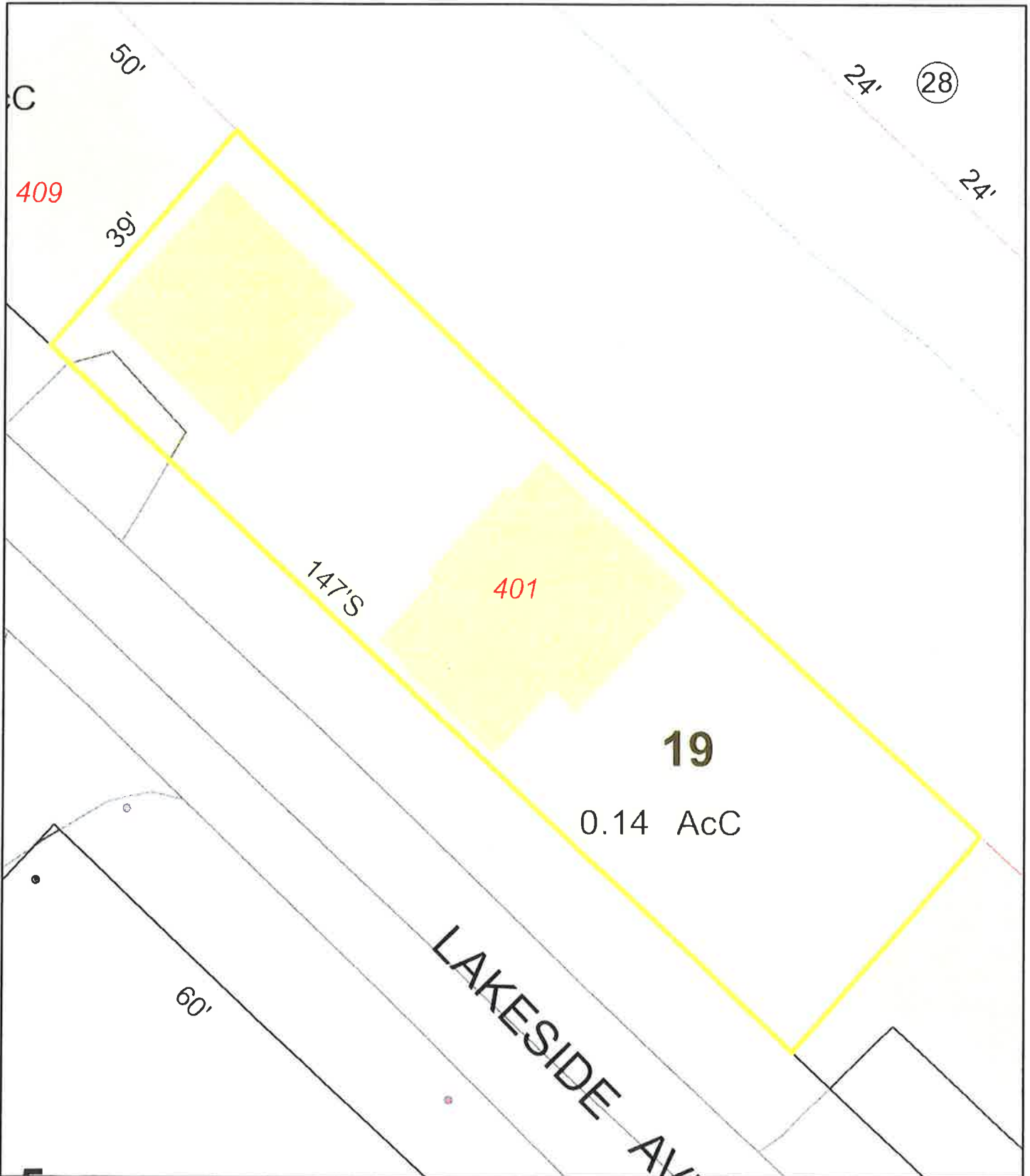


Laconia, NH

1 inch = 20 Feet



October 15, 2020



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Laconia, NH

1 inch = 20 Feet



October 15, 2020



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DEPARTMENT OF PLANNING, ZONING & CODE  
45 BEACON STREET, EAST  
LACONIA, NH 03246  
☎ 603-527-1264

## ABUTTER NOTIFICATION LETTER

### Notice of hearing

The Laconia Zoning Board of Adjustment has received an application for a Variance. As provided by State law (RSA 676:7), the Zoning Board will hold a Public Hearing on the requests. Notification of this hearing is being made to all abutters, agents, lienholders, holders of preservation restrictions, and professionals whose seal appears on any document submitted. The hearing will give opportunity to look at the proposal, ask questions and make comments. The application is also on file for review at the City Hall during regular office hours. Written comments may be submitted to the Zoning Board prior to the hearing at the below address. This is a public meeting and you are invited to attend.

Owner(s): Lynn & Richard Hapke

MSL: 139-127-19

Applicant: Lynn & Richard Hapke

Zone: CR

Zoning Articles Cited: Article VI Section 235-35A and 235-35 B

Location: 401 Lakeside Ave

Proposal: Application ZO2020-0105VAR. Applicant is requesting a variance from Article VI Section 235-35A Front Setback and 235B Side and Rear setback to allow for the construction of a 12x12 deck; 20x20 addition and the reconfiguration of garage with a bonus room.

The hearing will be held at City Hall, Armand A. Bolduc City Council Chamber, 45 Beacon St. East on:

Day/Date: Monday, November 16, 2020

Time: **6:30 PM**

Due to COVID19, the meeting in which this public hearing will be held may be conducted partially or wholly by digital means on-line with ways for the public to participate. Contact the Planning office or the City of Laconia website prior to the meeting for information and instruction.

**The agenda, along with the application, plans, and details are posted online at [www.laconianh.gov](http://www.laconianh.gov). You can also stop by City Hall in the Planning and Community Development Department between 8:30 AM and 4:30 PM to review them.**