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OCT 23 2020

Planning/Zoning  
City of Laconia

Application #:  
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2020-0106  
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RECEIVED

OCT 23 2020

Planning/Zoning  
City of Laconia

ZONING BOARD OF ADJUSTMENT  
VARIANCE APPLICATION

Name of Applicant: BARRY BERNARD  
Mailing Address: 958 N. MAIN ST. LACONIA, NH 03246  
Phone: 480-789-0267 E-mail: AZBARRY74@GMAIL.COM  
Owner (If same as applicant, write "same"): SAME  
Mailing Address: 958 N. MAIN ST. LACONIA, NH 03246  
Phone: 480-789-0267 E-mail: AZBARRY74@GMAIL.COM  
Tax Map/ Lot # (s): 404-142-28 Zoning District (s): \_\_\_\_\_  
Street Address: 958 N. MAIN ST. 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.

PROPERTY OWNER(S)

① BARRY BERNARD  
② ELEANOR MACDONOGALL

Printed Name Here

① [Signature]  
② [Signature]

Signature of Property Owner(s)

10/23/20  
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 <sup>235-412</sup> section \_\_\_\_ of the Zoning Ordinance to permit  
MOTORHOME PARKING

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:  
VEHICLE IS REGISTERED, INSPECTED AND INSURED AND USED FOR RECREATION REGULARLY

2. If the variance were granted, the spirit of the ordinance would be observed because:  
VEHICLE IS NOT STORED BUT USED ON THE ROADS.

3. Granting the variance would do substantial justice because:  
① LACK OF BACKYARD SPACE

4. If the variance were granted, the values of the surrounding properties would not be diminished because:  
THE VEHICLE IS A REGULARLY USED MOTOR VEHICLE

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: NO ROOM @ THE REAR OF THE PROPERTY

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:  
THE MOTORHOME IS LEGALLY REGISTERED, INSPECTED AND INSURED IN NH. AND USED ON A REGULAR BASIS. TO REQUIRE STORAGE AS REQUESTED/REQUIRED WOULD IMPACT THE YARD/LAWN/NEIGHBORHOOD

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.



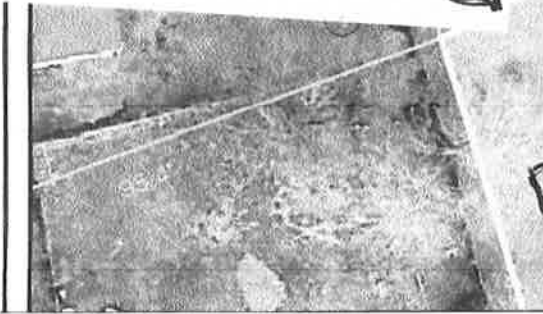
Laconia, NH

1 inch = 30 Feet



October 21, 2020

AS OF 10/23/20  
RAISED BED  
GARDEN



STORAGE  
SHEDS



AS OF 10/23/20

MOTORHOME  
PARKING  
AS OF 10/23/20



**958 MAIN ST**

**Location** 958 MAIN ST

**Mblu** 404/ 142/ 28/ /

**Acct#** 65

**Owner** MACDOUGALL ELEANOR M & BERNARD BARRY

**Assessment** \$198,800

3475

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$151,900	\$46,900	\$198,800

**Owner of Record**

**Owner** MACDOUGALL ELEANOR M & BERNARD BARRY

**Sale Price** \$155,000

**Co-Owner**

**Certificate**

**Address** 958 MAIN ST  
LACONIA, NH 03246

**Book & Page** 2860/0567

**Sale Date** 07/09/2013

**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MACDOUGALL ELEANOR M & BERNARD BARRY	\$155,000		2860/0567	00	07/09/2013
ALDRICH JOHN H & KAREN M	\$0		2186/0918	1A	06/23/2005
ALDRICH JOHN H	\$0		0738/0014		03/02/1978
ALDRICH ELIZABETH P	\$0		/0		03/02/1978

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1969

**Living Area:** 1,784

**Building Photo**

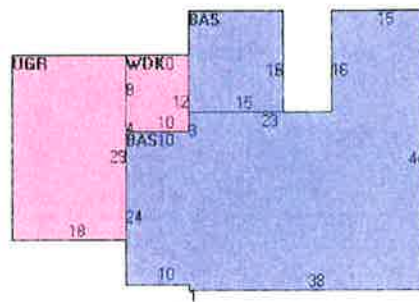
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	Average

Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Wood Laminate
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
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\00\96\23.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/3475\\_4038.jpg](http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/3475_4038.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,784	1,784	
UGR	Garage, Unfinished	522	0	
WDK	Deck, Wood	120	0	
		2,426	1,784	

**Extra Features**

Extra Features			Legend	
Code	Description	Size	Bldg #	
FPL	FIREPLACE	1.00 UNITS		1

**Land**

**Land Use**

**Use Code** 1010  
**Description** SINGLE FAM MDL-01  
**Zone** RS  
**Neighborhood**  
 No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.26  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$46,900

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
4000	\$151,900	\$46,900	\$198,800
2019	\$151,900	\$46,900	\$198,800
2018	\$155,000	\$42,400	\$197,400

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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): Barry Bernard

MSL: 404-142-28

Applicant: Barry Bernard

Zone: RS

Zoning Articles Cited: Article VII Section 235-41L

Location: 958 Main St

Proposal: Application ZO2020-0106VAR. Applicant is requesting a variance from Article VII Section 235-41L Residential Accessory Uses to allow for parking of a motorhome in the driveway.

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.**