



Application #:
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202020-0167
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ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

OCT 23 2020
Planning/Zoning
City of Laconia

Name of Applicant: Anthony & Patti Schaffer
Mailing Address: 978 Weirs Blvd Unit 15
Owner (If same as applicant, write "same"): same
Mailing Address: same
Tax Map/ Lot # (s): 182/248/1/105 015 Zoning District (s): CR
Street Address: 978 Weirs Blvd Unit 15

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)
Anthony & Patti Schaffer
Printed Name Here
Anthony and Patti Schaffer
Digitally signed by Anthony and Patti Schaffer
Date: 2020.10.23 13:38:02 -0400'
Signature of Property Owner(s)
Oct 22, 2020
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)
• 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 VI section 225-26(A) of the Zoning Ordinance to permit reducing the front setback to zero (to be in line with the existing house) in order to allow the construction of a new side entrance and stairs and the reconstruction/expansion of the existing stairs and landings.

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

The house has been at this location since the early 1900s. Nearby properties and dwellings along this roadway have similar building and property accesses within the same proximity.

2. If the variance were granted, the spirit of the ordinance would be observed because:

The spirit of the ordinance would be observed because this would allow an improvement to our home, including improved safety with the installation of an additional egress.

3. Granting the variance would do substantial justice because:

The existing stairs must be replaced for safety reasons. The new side entrance is also a safety concern as there is currently no egress from the middle floor directly to the outside.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

Replacement of what has been there for years. The new entrance walkway will be similarly constructed, will be located a significant distance from all abutting properties, and is not out of character with other properties in the area.

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:

-or-

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.

The age of the dwelling predates the current zoning requirements, and there is no other way to repair the existing unsafe stairway or to enable a middle floor egress. The property is owner-occupied and existing safety issues must be remedied.



Laconia, NH

1 inch = 10 Feet



November 5, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Laconia, NH

1 inch = 80 Feet



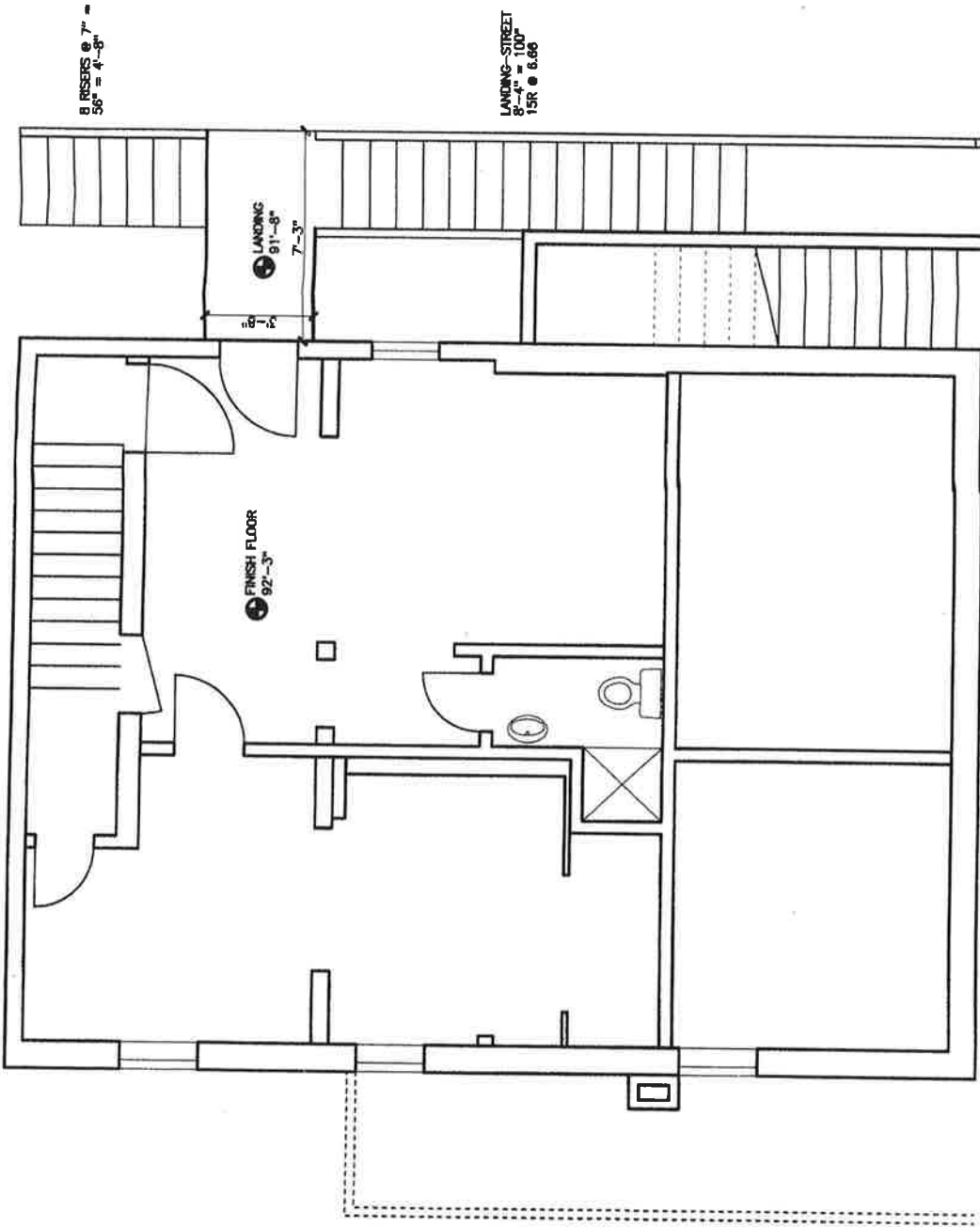
November 5, 2020



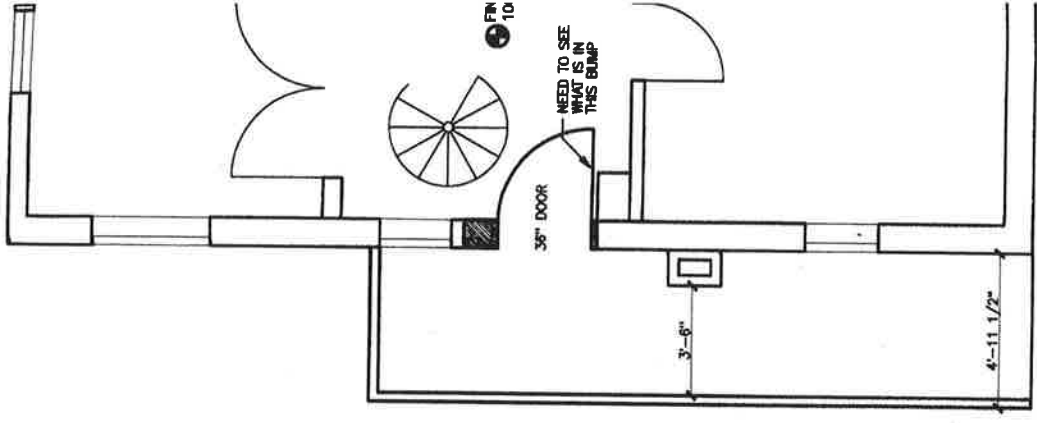
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E F G H



4 PROPOSED LOWER LEVEL
 EX1 1/4" = 1'-0"



5 PROPOSED MI
 EX1 1/4" = 1'-0"

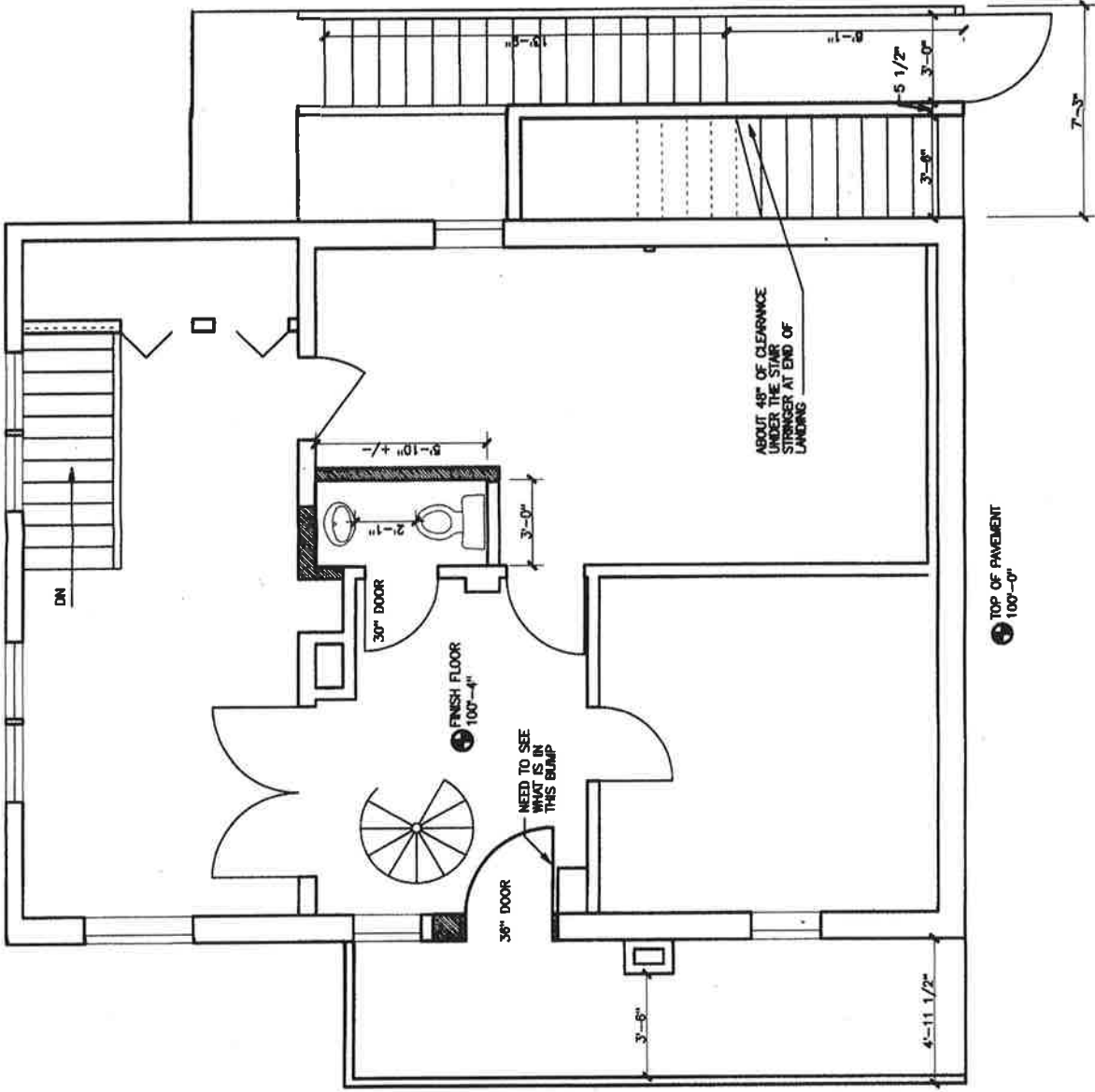
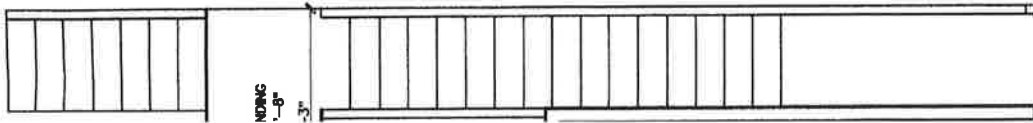
978 Weirs Blvd #15

Not to Scale

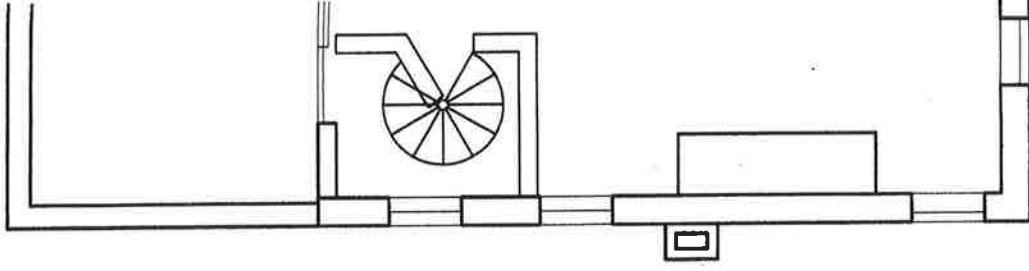
8 RISERS @ 7" =
56" = 4'-8"

LANDING
1'-8"
-3"

LANDING-STREET
8'-4" = 100"
15R @ 6.66



LANDING-STREET
8'-4" = 100"
15R @ 6.66



5
EX1

PROPOSED MID (STREET) LEVEL
1/4" = 1'-0"

TOP OF PAVEMENT
100'-0"

6
EX1

PROPOSED
1/4" = 1'-0"

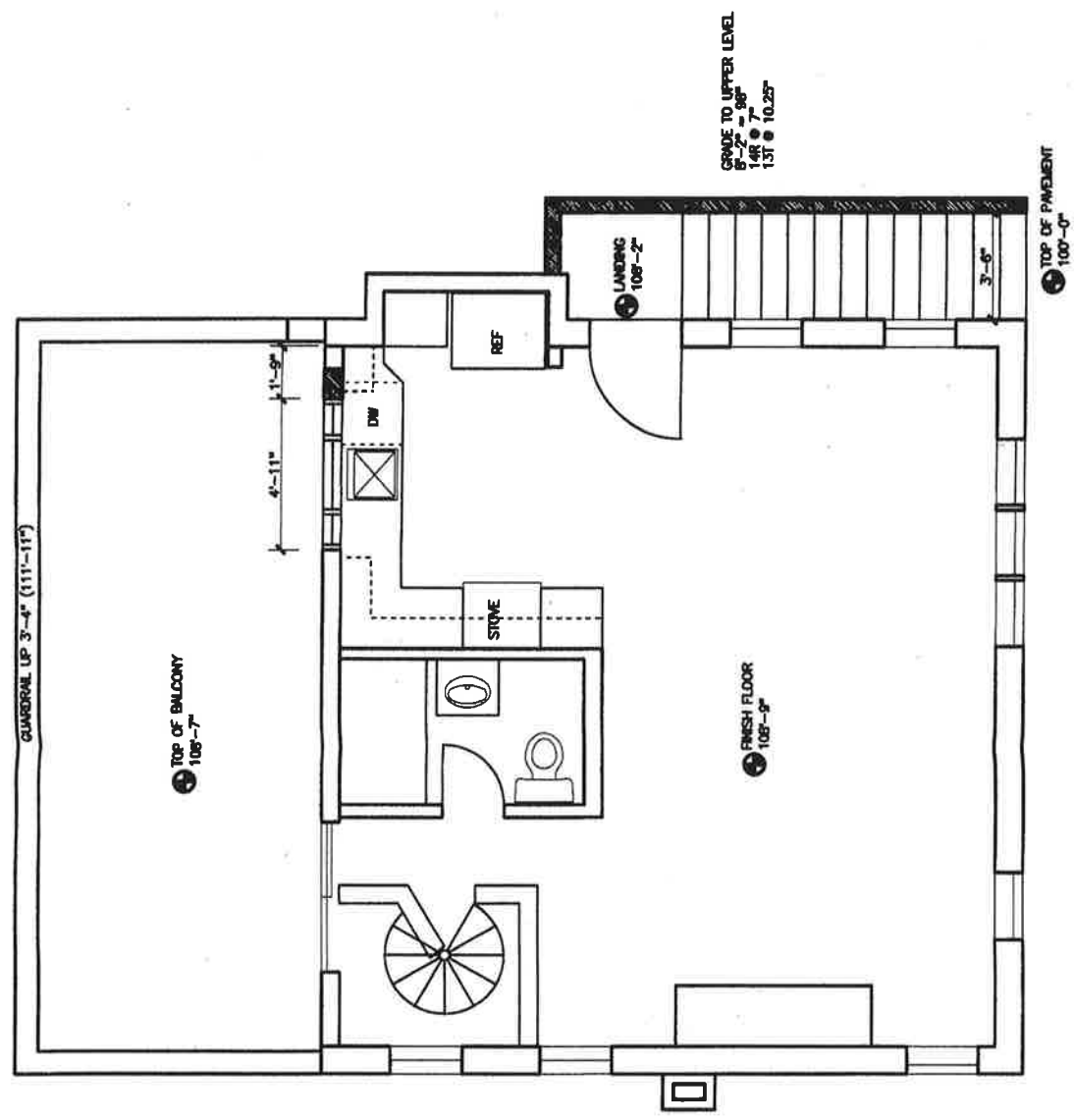
PROPOSED IMPROVEMENTS FOR
PATTI & TONY SCHAI
 978 WEIRS BLVD, #15 LACONIA, NH

FLOOR PLANS
 1/4" = 1'-0"

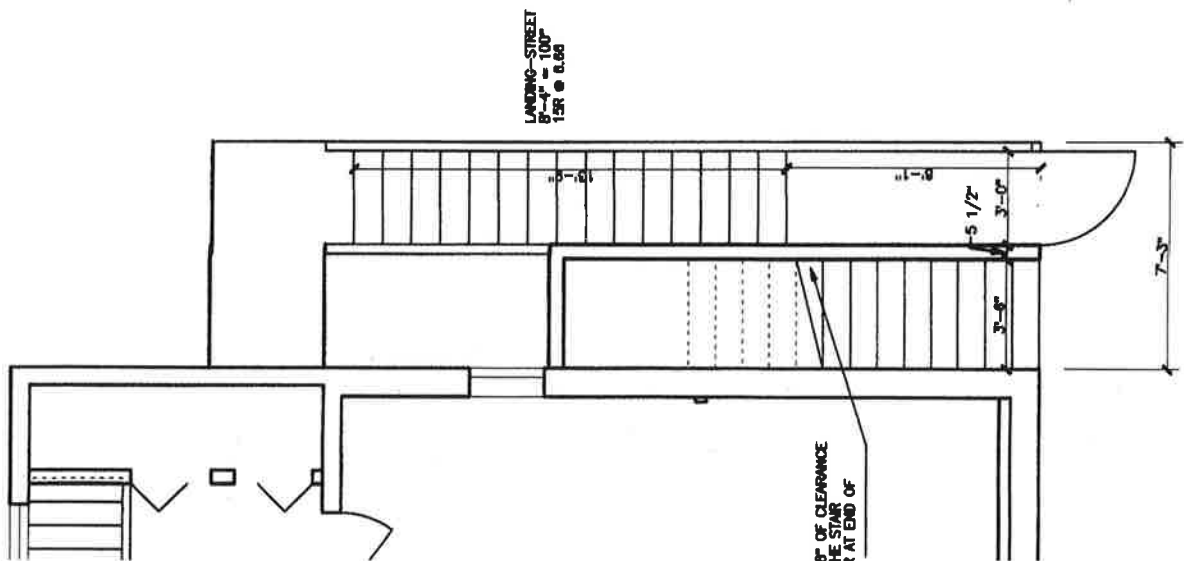
DATE: SEPT. 10, 2020
 FILE: 2048\SCHAFFER\
 EXPLAN 1

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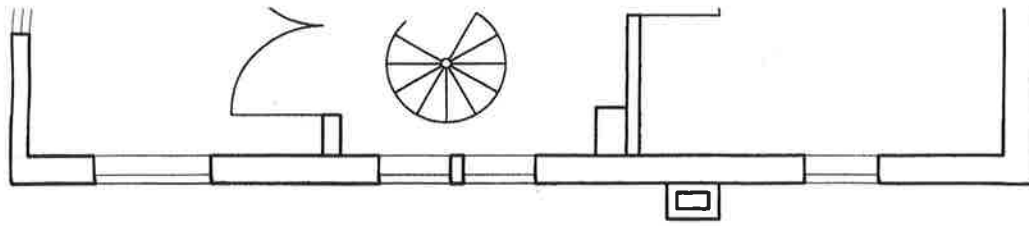
EXPLAN 1



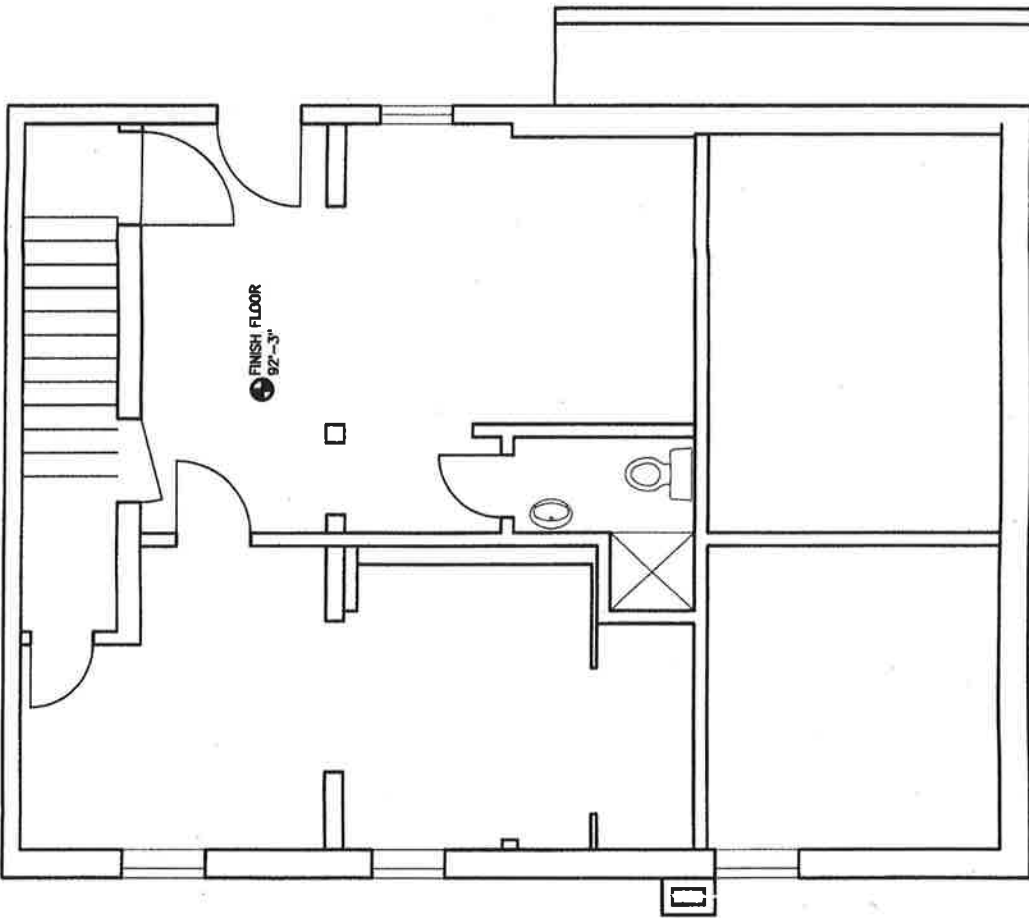
PROPOSED UPPER LEVEL
 1/4" = 1'-0"



E | F | G | H



2
EXISTING
1/4" = 1'-0"
EX1



FINISH FLOOR
92'-3"

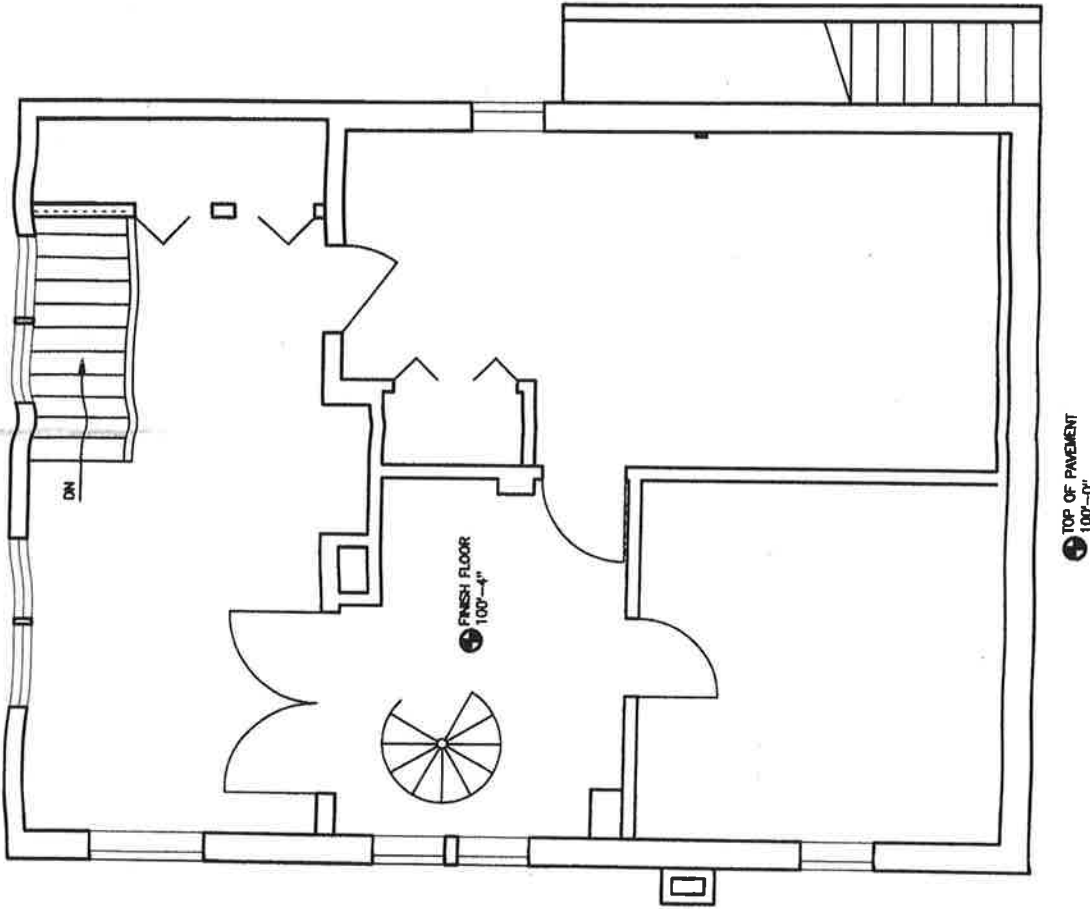
1
EXISTING LOWER LEVEL
1/4" = 1'-0"
EX1

A

B

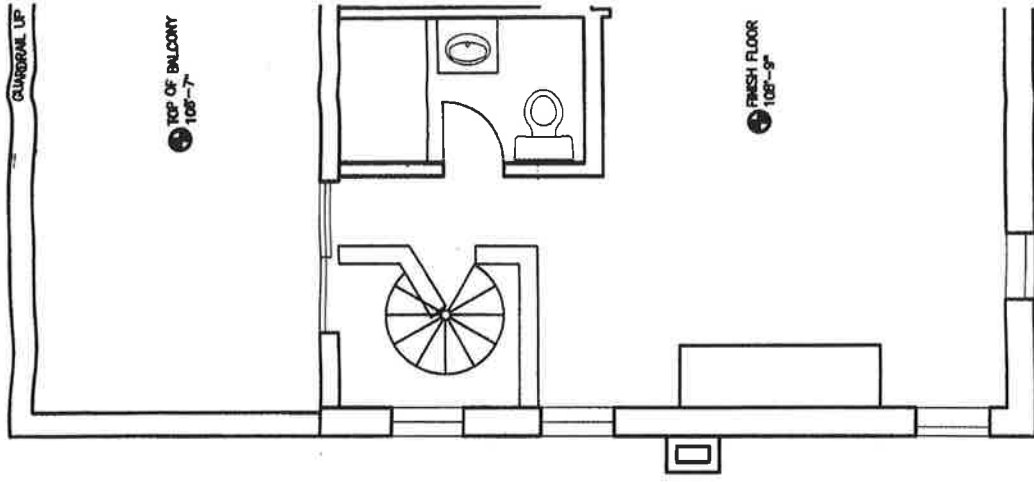
C

D



● TOP OF PAVEMENT
100'-0"

2
EX1
EXISTING MID (STREET) LEVEL
1/4" = 1'-0"



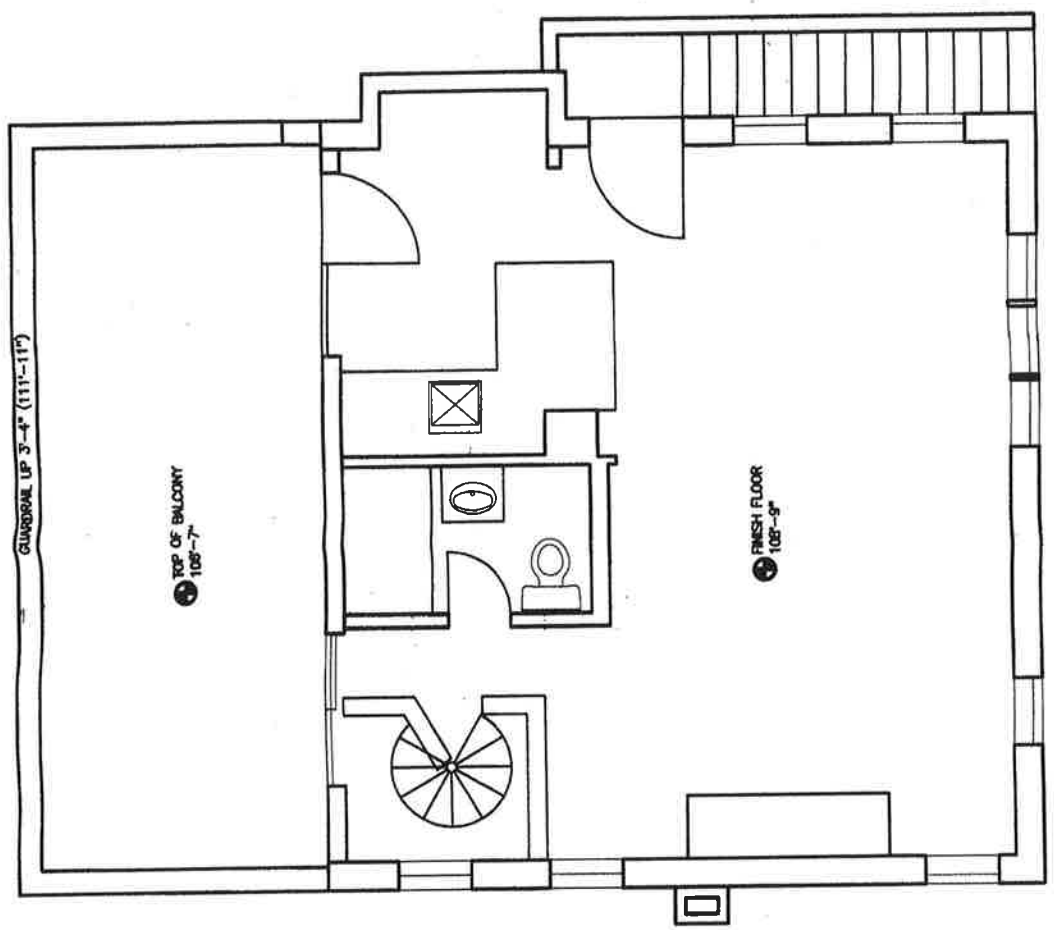
● TOP OF BALCONY
108'-7"

● FINISH FLOOR
108'-9"

3
EX2
EXISTING UPPER LEVEL
1/4" = 1'-0"

LAUER ARCHITECT
118 PAGE HILL RD., GOFFSTOWN,
Tel. 603-497-8441
lauerarchitects@comcast.

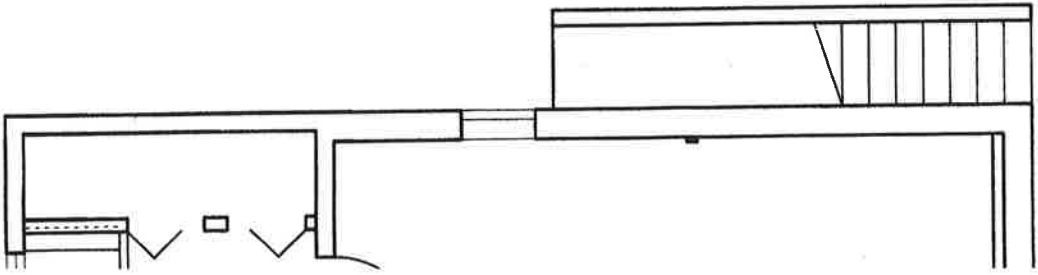
A B C D



TOP OF BALCONY
108'-7"

FINISH FLOOR
108'-9"

3 EXISTING UPPER LEVEL
EX1 1/4" = 1'-0"



978 WEIRS BV #15

Location 978 WEIRS BV #15

Mblu 182/248/1/015/

Acct# 7133

Owner SCHAFFER ANTHONY R & PATTI L

Assessment \$198,400

2764

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$198,400	\$0	\$198,400

Owner of Record

Owner SCHAFFER ANTHONY R & PATTI L

Sale Price \$248,000

Co-Owner

Certificate

Address 978 WEIRS BV #15
LACONIA, NH 03246

Book & Page 3055/0085

Sale Date 08/29/2016

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCHAFFER ANTHONY R & PATTI L	\$248,000		3055/0085	00	08/29/2016
SILVESTRI PAUL R & LYNDAM	\$300,000		2427/0920	01	07/31/2007
FORTE MARK D & DONNA J	\$87,000		1601/0222	00	08/16/2000
TAMKE JOHN B & JOAN	\$0		1576/0147	1N	03/10/2000
TAMKE JOHN B	\$0		0878/0520		08/07/1984

Building Information

Building 1 : Section 1

Year Built: 1900

Living Area: 1,188

Building Photo

Building Attributes	
Field	Description
STYLE	Det Condo
MODEL	Res Condo

Stories:	2 Stories
Grade	Average
Occupancy	1
Interior Wall 1:	Wall Brd/Wood
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heat Fuel:	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Ttl Bedrms:	1 Bedroom
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Usrld 300	
Usrld 301	
Usrld 302	
Usrld 303	
Usrld 304	
Usrld 305	
Grade	Average
Stories:	2.25
Residential Units:	15
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure	Gable/Hip



(http://images.vgsi.com/photos/LaconiaNHPhotos/0000150120.jpg)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/2764_3125)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	588	588
BAS	First Floor	576	576
FAT	Attic, Finished	120	24
FEP	Porch, Enclosed, Finished	216	0
URB	Basement, Unfinished, Raised	792	0
WDK	Deck, Wood	216	0
		2,508	1,188

Roof Cover	Asph/F GlS/Cmp
Comd Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Crd	
Xtra Field 1:	
Remodel Ext:	
Super	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1020
 Description CONDO MDL-05
 Zone CR
 Neighborhood CONDO
 No

Land Line Valuation

Size (Acres) 0
 Frontage 0
 Depth 0
 Assessed Value \$0

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
BSLP	BOATSLIPS COND			1.00 UNITS	1

Valuation History

Valuation Year	Assessment		
	Improvements	Land	Total
4000	\$198,400	\$0	\$198,400
2019	\$198,400	\$0	\$198,400
2018	\$190,200	\$0	\$190,200



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): Anthony & Patti Schaffer

MSL: 182-248-1.015

Applicant: Anthony & Patti Schaffer

Zone: CR

Zoning Articles Cited: Article VI Section 235-35A

Location: 978 Weirs Blvd #15

Proposal: Application ZO2020-0107VAR. Applicant is requesting a variance from Article VI Section 235-35A Front Setback to allow for the construction of a new side entrance and stairs and the reconstruction/expansion of existing stairs and landings.

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. 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.