



Application #: PL2021-0009  
 Fees Paid: 125 + 40 postage  
 Check #: 166  
 Receipt #: \_\_\_\_\_

**RECEIVED**

**ZONING BOARD OF ADJUSTMENT  
 SPECIAL EXCEPTION APPLICATION**

**MAR 18 2021**

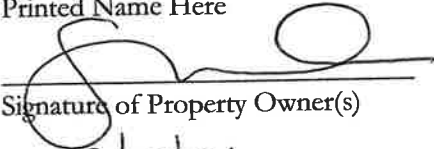
Name of Applicant: Sara McNeal  
 Mailing Address: 322 North St. Laconia NH 03246  
 Owner (If same as applicant, write "same"): same  
 Mailing Address: \_\_\_\_\_  
 Tax Map/ Lot # (s): 307/168/4/3 Zoning District (s): RS  
 Street Address: 322 North St. Laconia NH

Planning/Zoning  
 City of Laconia

**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)  
Sara McNeal  
 Printed Name Here  
  
 Signature of Property Owner(s)  
3/18/21  
 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 Special Exception is requested for the use of accessory apt as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article \_\_\_\_\_ Section \_\_\_\_\_.

Facts in support of granting the Special Exception:

a. The use requested is specifically authorized in this chapter.

yes, authorized by special exception

b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

No, it is a 400 sq ft studio apt and will have no impact on pedestrian safety or traffic.

c. The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets.

No, everything is private septic & well so no impact on public water/sewer.

d. The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services.

No, it is a 400 sq ft studio and will not create excessive demand for fire, police & schools

e. Any special provisions for the use as set forth in this chapter are fulfilled.

There are no special provisions

f. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood.

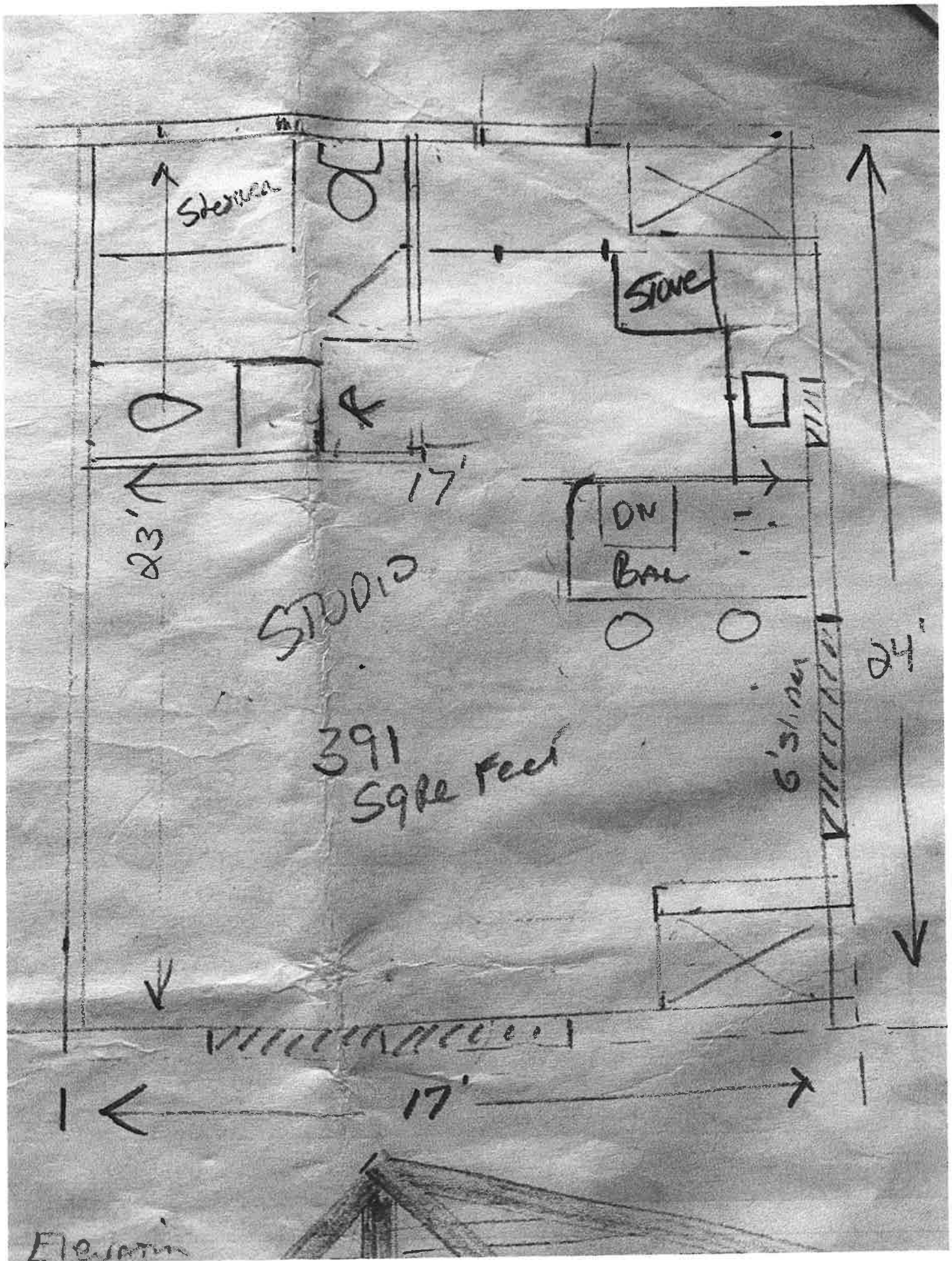
No, it is a 400 sq ft studio apt and will not create hazards to health, safety & public welfare

g. The proposed location is appropriate for the requested use.

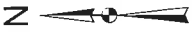
Yes, the proposed location is appropriate for the requested use.

h. The requested use is consistent with the spirit and intent of this chapter and the Master Plan.

Yes, the requested use is consistent with the intent of the Master Plan.



Elevation

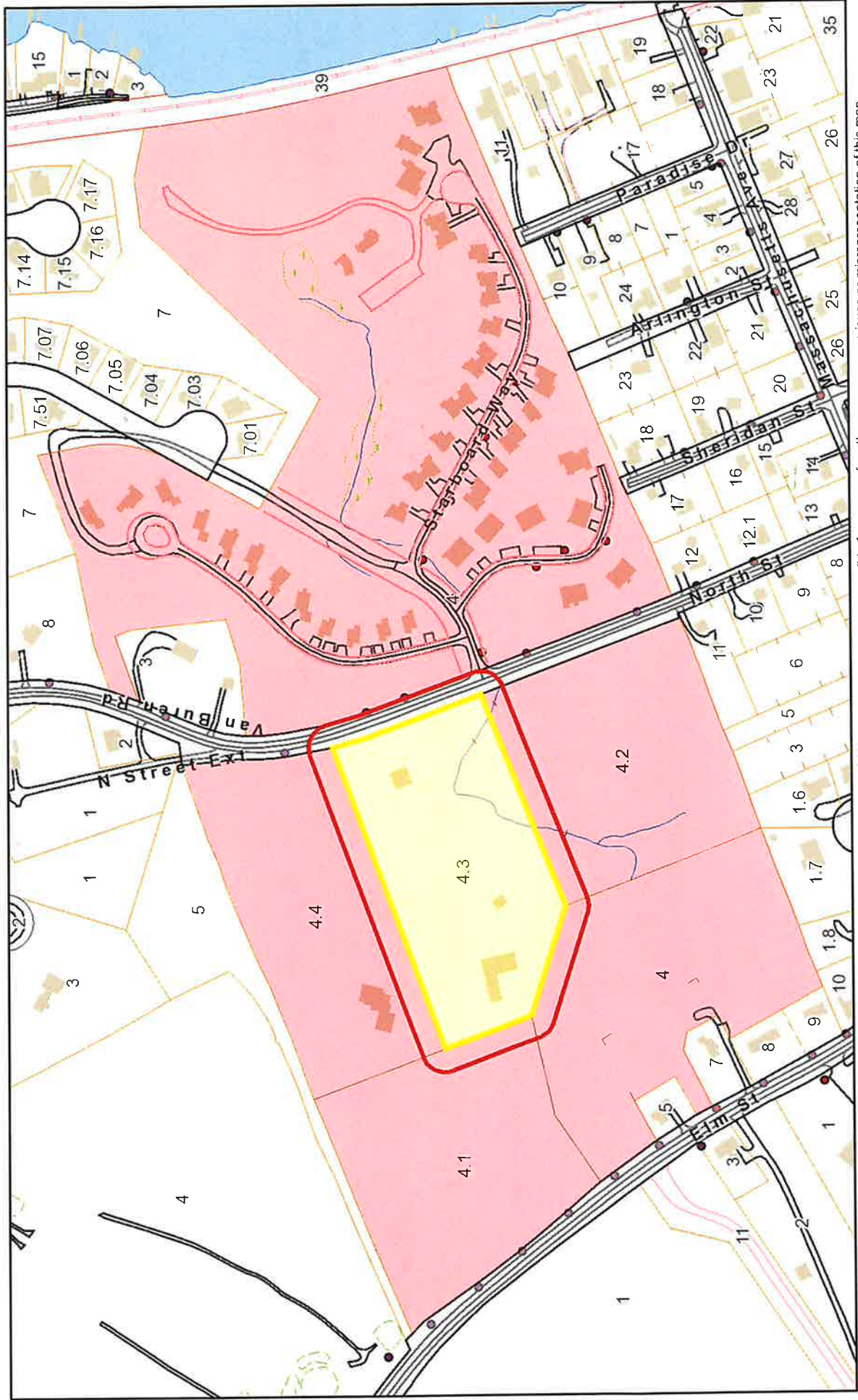


Laconia, NH

1 inch = 300 Feet



March 17, 2021



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.

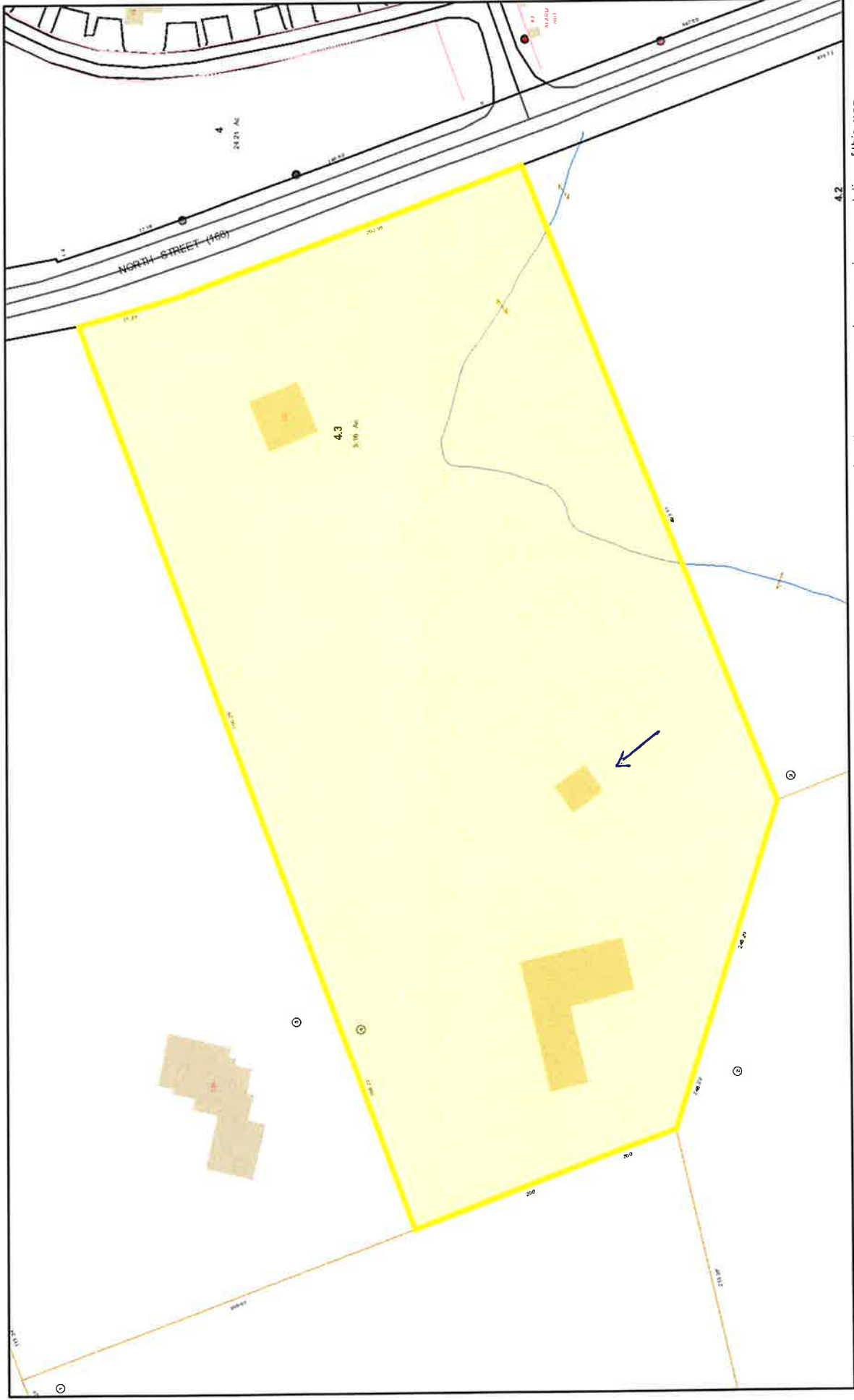


Laconia, NH

1 inch = 100 Feet



March 17, 2021



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# 322 NORTH ST

**Location** 322 NORTH ST

**Mblu** 307/ 168/ 4/ 3/

**Acct#** 12077

**Owner** MCNEAL SARA

**Assessment** \$639,800

105329

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$553,800	\$86,000	\$639,800

## Owner of Record

**Owner** MCNEAL SARA  
**Co-Owner**  
**Address** 322 NORTH ST  
 LACONIA, NH 03246

**Sale Price** \$615,000  
**Certificate**  
**Book & Page** 3363/0649  
**Sale Date** 11/10/2020  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCNEAL SARA	\$615,000		3363/0649	00	11/10/2020
LEADING EDGE EXTERIORS LLC	\$57,000		2917/0366	53	06/17/2014
NORTH ELM REALTY TRUST	\$0		2879/0201	31	10/01/2013
NORTH ELM REALTY TRUST	\$300,000		2361/0736	1L	12/01/2006

## Building Information

### Building 1 : Section 1

**Year Built:** 2017  
**Living Area:** 5,339

Building Attributes	
Field	Description
Style:	Modern/Contemp

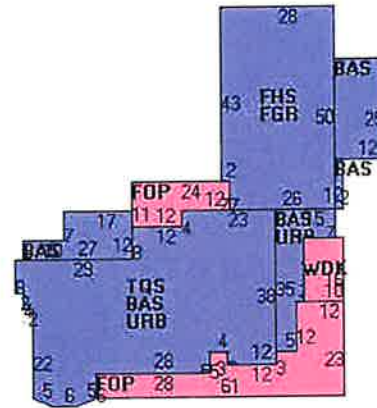
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Radiant
AC Type:	
Total Bedrooms:	4 Bedrooms
Total Bthrms:	5
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Modern
Kitchen Style:	Good
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



([http://images.vgsi.com/photos/LaconiaNHPhotos/\0015\12077\\_15285.jpg](http://images.vgsi.com/photos/LaconiaNHPhotos/\0015\12077_15285.jpg))

### Building Layout



([http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/105329\\_1054](http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/105329_1054))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,021	3,021	
TQS	Three Quarter Story	2,166	1,625	
FHS	Half Story, Finished	1,386	693	
FGR	Garage, Finished	1,386	0	
FOP	Porch, Open, Finished	855	0	
URB	Basement, Unfinished, Raised	2,697	0	
WDK	Deck, Wood	160	0	
		11,671	5,339	

### Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
FPL	FIREPLACE	2.00 UNITS	1

KITH	X KITCHEN	1.00 UNITS	1
SPR1	SPRINKLERS-WET	5015.00 S.F.	1

**Land**

**Land Use**

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

**Land Line Valuation**

**Size (Acres)** 5.16  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$86,000

**Category**

**Outbuildings**

Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #
FGR8	W/APT OR FIN RM			625.00 S.F.	1
FGR5	W/LOFT GOOD			1152.00 S.F.	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$553,800	\$86,000	\$639,800
2019	\$562,300	\$78,500	\$640,800
2018	\$367,100	\$76,300	\$443,400



### 322 NORTH ST

**Location** 322 NORTH ST

**Mblu** 307/ 168/ 4/ 3/

**Acct#** 12077

**Owner** MCNEAL SARA

**Assessment** \$622,100

105329

**Building Count** 1

#### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$536,100	\$86,000	\$622,100

#### Owner of Record

**Owner** MCNEAL SARA  
**Co-Owner**  
**Address** 322 NORTH ST  
 LACONIA, NH 03246

**Sale Price** \$615,000  
**Certificate**  
**Book & Page** 3363/0649  
**Sale Date** 11/10/2020  
**Instrument** 13

#### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
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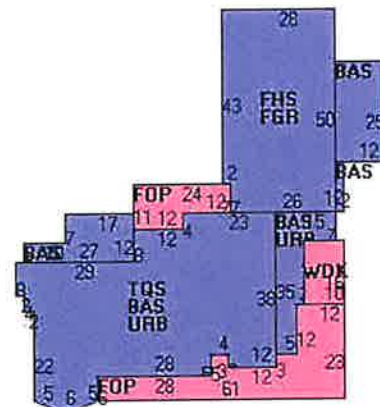
Model	Residential
Grade:	Average +10
Stories:	2
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
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Heat Fuel	Gas
Heat Type:	Radiant
AC Type:	Heat Pump
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



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**Description** SING FAM W/APT  
**Zone** RS  
**Neighborhood** AVERAGE  
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**Depth** 0  
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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 Special Exception. 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): Sara McNeal

MSL: 307-168-4.003

Applicant: Sara McNeal

Zone: RS

Zoning Articles Cited: Article VII Section 235-41(A) Accessory Dwelling Unit

Location: 322 North Street

Proposal: Application ZO2021-0009SE. Applicant is requesting a Special Exception Article VII Section 235-41(A) to allow the installation of a detached Accessory Dwelling Unit.

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

Day/Date: Monday, April 19, 2021

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.



DEPARTMENT OF PLANNING, ZONING & CODE  
ZONING BOARD OF ADJUSTMENT  
☎ 603.527.1264  
☎ 603-524-2167  
ZONING@LACONIANH.GOV

**NOTICE OF ACTION  
MEETING OF APRIL 19, 2021  
CITY OF LACONIA  
ZONING BOARD OF ADJUSTMENT**

**SARA MCNEAL  
322 NORTH ST  
LACONIA, NH 03246**

**RE: 322 North St (307-168-4.003)**

**Application ZO2021-0009SE. Applicant is requesting a Special Exception Article VII Section 235-41(A) to allow the installation of a detached Accessory Dwelling Unit.**

This is to certify that at the meeting held on April 19, 2021 the City of Laconia Zoning Board of Adjustment, at the request of the applicant, continued the application to the May 18, 2021 meeting.

**CERTIFICATION**

I hereby attest that the foregoing is a true and accurate record of the action of the Zoning Board.

  
\_\_\_\_\_  
Dean Trefethen  
Director of Planning & Community Development

4-22-2021  
Date