



Application #: 202021-0009SE
 Fees Paid: _____
 Check #: _____
 Receipt #: _____

- Amended -

**ZONING BOARD OF ADJUSTMENT
 SPECIAL EXCEPTION APPLICATION**

RECEIVED

MAY 12 2021

Name of Applicant: Sara McNeal Planning/Zoning
City of Laconia
 Mailing Address: 322 North St, Laconia NH 03246
 Phone: See contact sheet E-mail: _____
 Owner (If same as applicant, write "same"): same
 Mailing Address: same
 Phone: _____ E-mail: _____
 Tax Map/ Lot # (s): 307/168/4.003 Zoning District (s): RD
 Street Address: 322 North St, Laconia NH

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)

Sara McNeal

Printed Name Here

[Signature]

Signature of Property Owner(s)

5/12/21
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 VII Section 235-41A

To allow Accessory Dwelling Unit (693sf) over attached garage.

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 693 sq ft. ADU 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 693 sq ft. ADU 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~~ 693 sq ft. ADU and will not create hazards to health, safety & public welfare

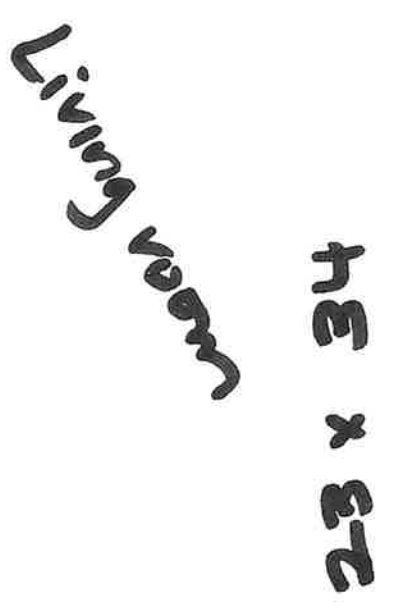
g. The proposed location is appropriate for the requested use.

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.

RDU over garage at 322 North St. Laconia



Fridge





AMENDED
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~~ attached 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 – continued to TUESDAY, MAY 18, 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. 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.