



Application #: 202021-0011
 Fees Paid: _____
 Check #: 125+6070
 Receipt #: 331388

**ZONING BOARD OF ADJUSTMENT
 SPECIAL EXCEPTION APPLICATION**

Name of Applicant: Stephanie Edmunds
 Mailing Address: 130 Mechanic Street
 Owner (If same as applicant, write "same"): "Same"
 Mailing Address: _____
 Tax Map/ Lot # (s): 371-152-31 Zoning District (s): _____
 Street Address: 130 Mechanic Street Laconia NH 03246

RECEIVED
MAR 23 2021
 Planning Zoning
 City of Laconia UC

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)
Stephanie Edmunds
 Printed Name Here

 Signature of Property Owner(s)
2-14-2021
 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 an ADU as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article VII Section 235-41A

Facts in support of granting the Special Exception:

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

Yes

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

No. The main driveway is used for the ADU, up to two cars

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. The ADU runs off the main house.

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

NO

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

Yes

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. This ADU was already built when I purchased the property

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

Yes. Lake Port is growing quickly

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

Yes

130 MECHANIC ST

Location 130 MECHANIC ST

➔ Mblu 371/ 152/ 31/ /

Acct# 6174

Owner EDMUNDS STEPHANIE M

Assessment \$159,300

1928

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$117,300 | \$42,000 | \$159,300 |

Owner of Record

Owner EDMUNDS STEPHANIE M

Sale Price \$166,000

Co-Owner

Certificate

Address 130 MECHANIC ST
LACONIA, NH 03246

Book & Page 3131/0896

Sale Date 10/02/2017

Instrument 01

Ownership History

| Ownership History | | | | | |
|-------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| EDMUNDS STEPHANIE M | \$166,000 | | 3131/0896 | 01 | 10/02/2017 |
| CONVERSE KELSEY | \$47,066 | | 3093/0114 | 37 | 03/10/2017 |
| TD BANK NA | \$26,858 | | 2969/0102 | 51 | 05/15/2015 |
| FERESHETIAN STEVEN | \$0 | | 2801/0642 | 39 | 10/01/2012 |
| FERESHETIAN STEVEN & JEANETTE | \$35,000 | | 1621/0780 | 1N | 12/18/2000 |

Building Information

Building 1 : Section 1

Year Built: 1910

Living Area: 1,252

| Building Attributes | |
|---------------------|-------------|
| Field | Description |

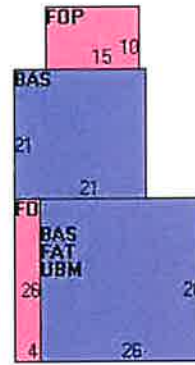
| | |
|--------------------|----------------|
| Style: | Conventional |
| Model | Residential |
| Grade: | Average |
| Stories: | 1 1/4 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Wood Laminate |
| Interior Flr 2 | Carpet |
| Heat Fuel | Gas |
| Heat Type: | Forced Air-Duc |
| AC Type: | None |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 6 Rooms |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Num Kitchens | 01 |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/A00\01\63\17.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/1928_2118.jpg)

| Building Sub-Areas (sq ft) | | | Legend | |
|----------------------------|-----------------------|------------|-------------|--|
| Code | Description | Gross Area | Living Area | |
| BAS | First Floor | 1,117 | 1,117 | |
| FAT | Attic, Finished | 676 | 135 | |
| FOP | Porch, Open, Finished | 254 | 0 | |
| UBM | Basement, Unfinished | 676 | 0 | |
| | | 2,723 | 1,252 | |

Extra Features

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

Land

Land Use

Land Line Valuation

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

Size (Acres) 0.14
Frontage 0
Depth 0
Assessed Value \$42,000

Category

Outbuildings

| Outbuildings | | | | | Legend |
|--------------|----------------|----------|-----------------|-------------|--------|
| Code | Description | Sub Code | Sub Description | Size | Bldg # |
| BRN3 | 1 STORY W/LOFT | | | 396.00 S.F. | 1 |

Valuation History

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$117,300 | \$42,000 | \$159,300 |
| 2019 | \$117,300 | \$38,400 | \$155,700 |
| 2018 | \$115,200 | \$37,300 | \$152,500 |

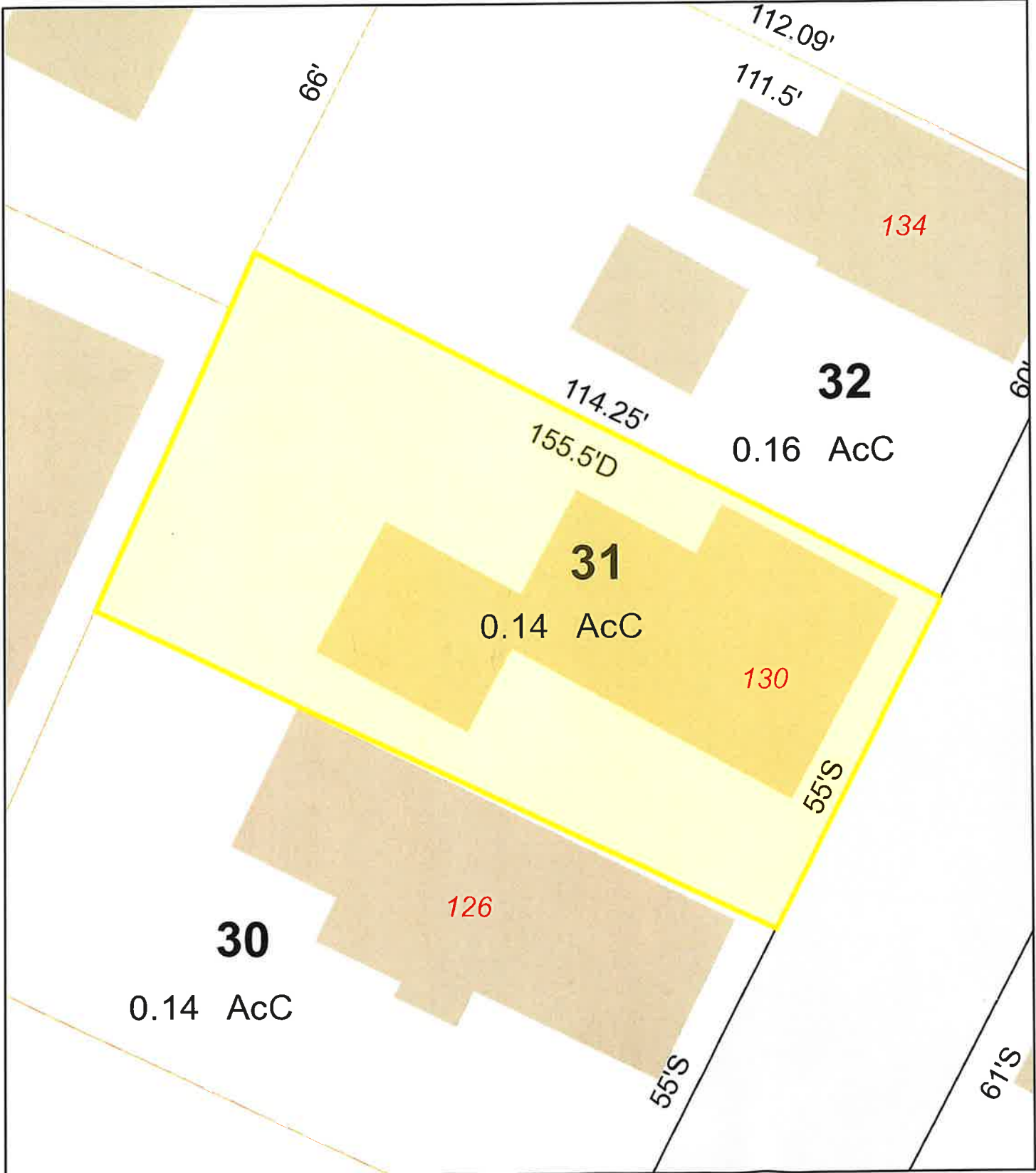


Laconia, NH

1 inch = 20 Feet



February 9, 2021



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Laconia, NH

1 inch = 20 Feet



February 9, 2021

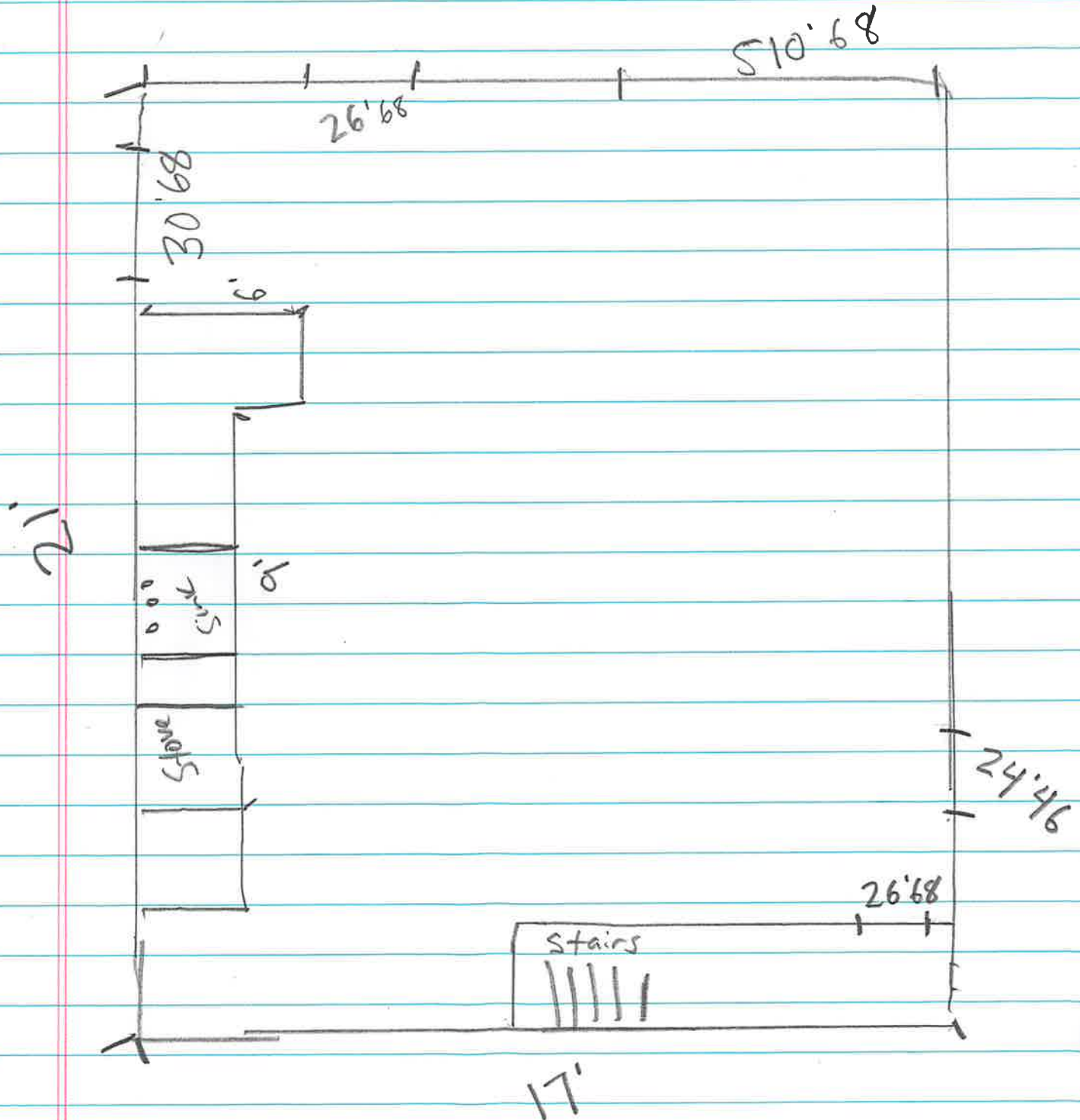


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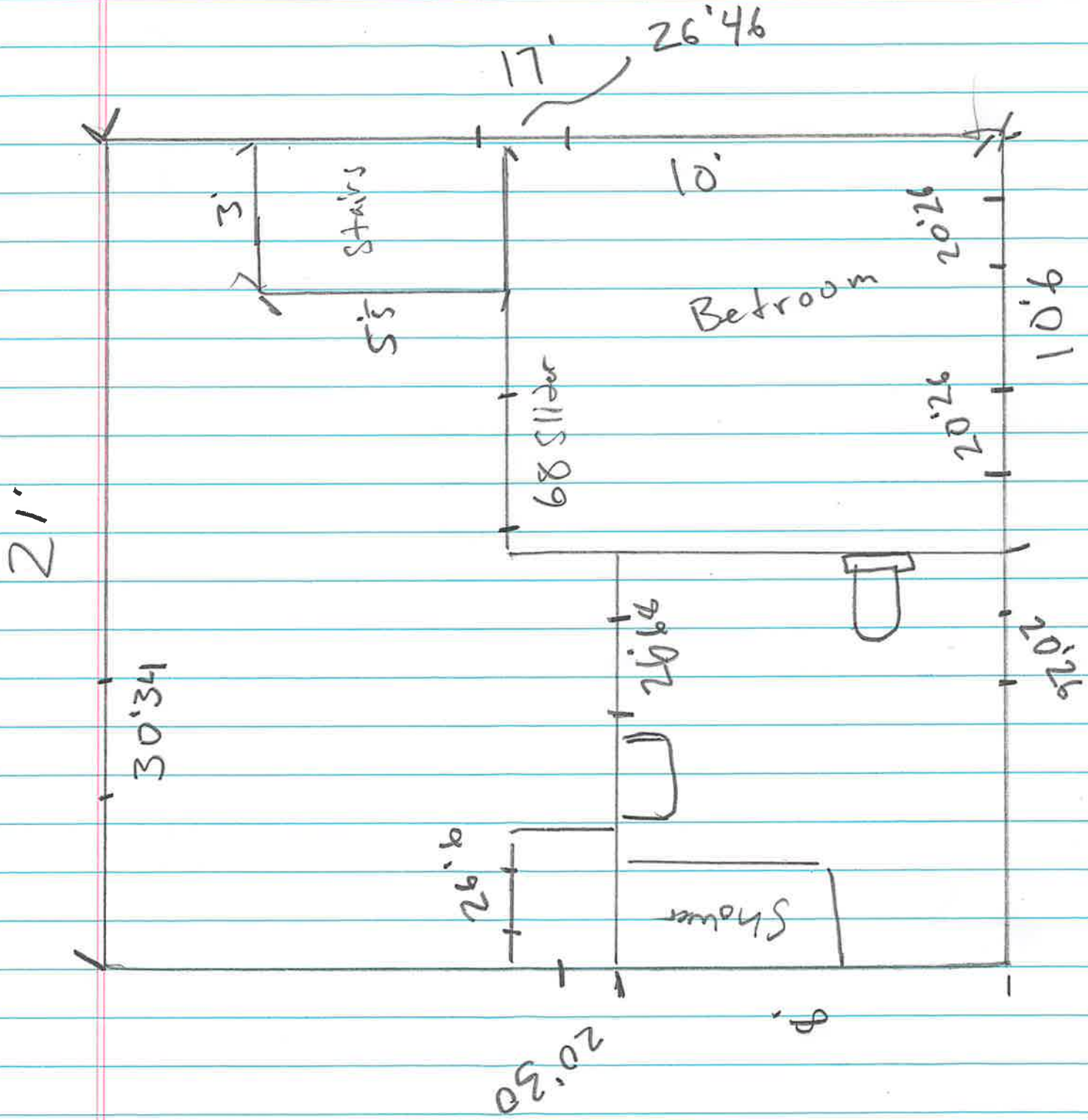
357 sf
(714)

2nd Floor

Main house



2nd Floor





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): Stephanie Edmunds

MSL: 371-152-31

Applicant: Stephanie Edmunds

Zone: UC

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

Location: 130 Mechanic St

Proposal: Application ZO2021-0011SE. Applicant is requesting a Special Exception Article VII Section 235-41(A) to allow the installation of an 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, 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.