



Application #:
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202021-0015
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RECEIVED

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

APR 01 2021

Planning/Zoning
City of Laconia

Name of Applicant: LJC TEC, LLC
Mailing Address: 623 Union Avenue, Laconia, NH 03246
Owner (If same as applicant, write "same"): Same
Mailing Address:
Tax Map/ Lot # (s): 371-220-22 Zoning District (s): Urban Commercial
Street Address: 645 Union Avenue

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)

LJC TEC, LLC

Printed Name Here

Handwritten signature of property owner

Signature of Property Owner(s)

Date

4/1/2021

AGENT(S)

T. R. Selling Engineering, P.C.

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 235 section 48 of the Zoning Ordinance to permit the elimination of the interior landscaped area as described with 235-48(G)(2).

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:
this a private parking lot that is located on two separate pieces of property within the City.
2. If the variance were granted, the spirit of the ordinance would be observed because:
adequate green space coverage is provide for each of the existing two lots.
3. Granting the variance would do substantial justice because:
the elimniating this green space and moving it elsewhere on the property will be equitable because it will allow for safe passage of vehicles including trucks doing sanding and snow plowing of this employee parking lot.
4. If the variance were granted, the values of the surrounding properties would not be diminished because:
these two lots are located in the Urban Commercial zoning district and the proposed use is consistent with abutting commercial uses.
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:
The Cantin Chevrolet business has been in existence since the 1940's, prior to the implementation of the "interior landscaped area" requirement. As such, the safety of the Cantin Chevrolet employees are very important to the owners of the two separate proprieties.
 - ii. The proposed use is a reasonable one because:
the commercial paved parking lot on these two lots is permitted by the Zoning Ordinance.
 - 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.

Supporting Document
LJC TEC, LLC
645 Union Avenue
Laconia, New Hampshire

Request for Variance on Interior Landscape Area for Parking Area

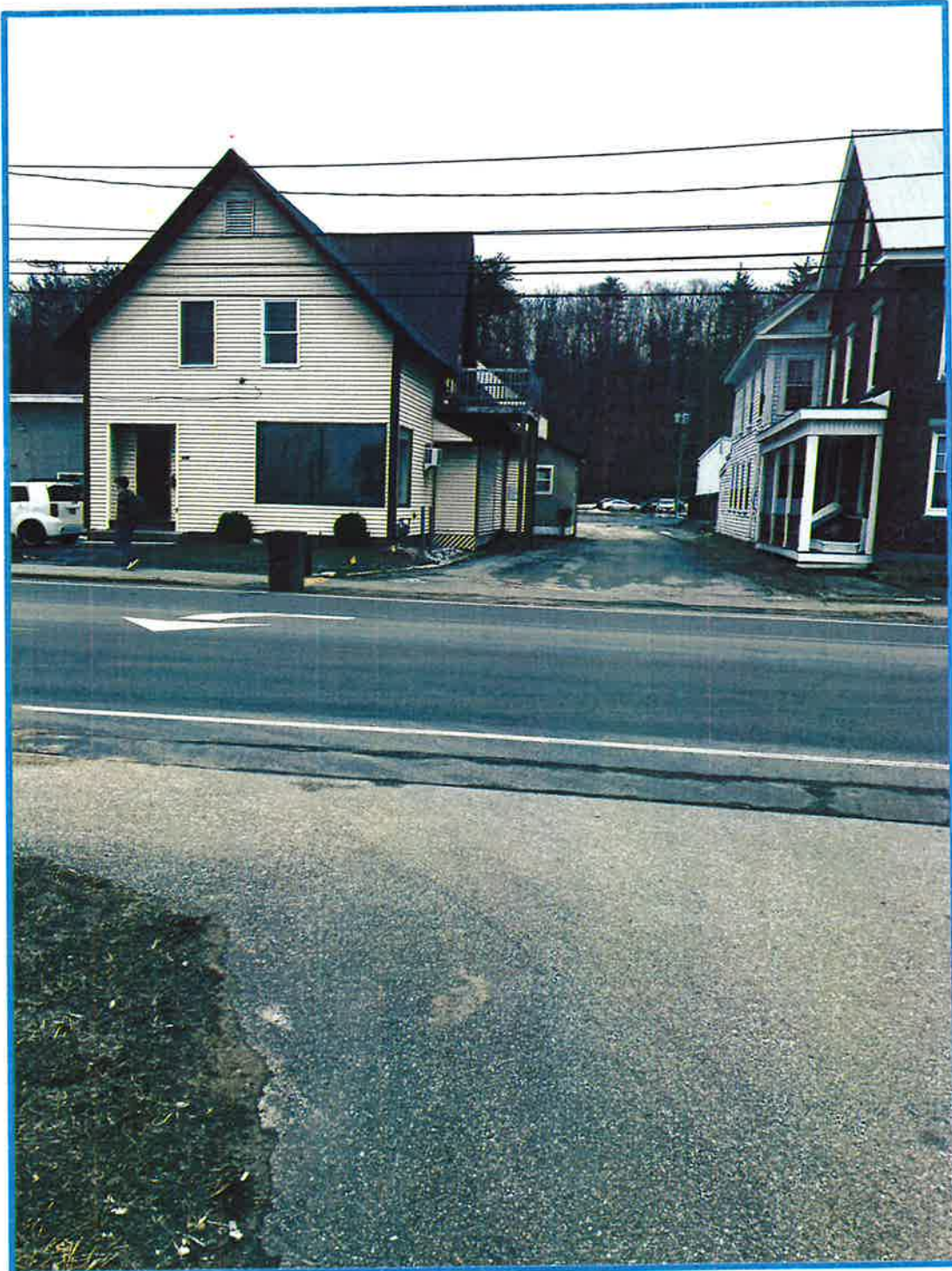
Overview:

This proposal requires a variance of the interior landscape island (area) within a parking lot that extends more than 150 feet under the Zoning Ordinance.

Section 235-48(G)(2): Interior Landscaped Area

1. **The variance will not be contrary to the public interest.** LJC TEC, LLC is proposing a private (for use by only employees of Cantin Chevrolet, Inc.) paved parking lot across two separate lots with frontage on Union Avenue and Mechanic Street.
2. **The spirit of the Ordinance will be observed in granting the variance.** The two separate owners (i.e., LJC TEC, LLC at 645 Union Avenue and Mary L. Cantin 1998 Trust at 60 Mechanic Street) have provided adequate green space as well as at least two street trees along their respective frontages.
3. **Substantial justice will be done in granting the variance.** The applicant's proposal is for the elimination of the 170 sq. ft. of interior landscaped area within the combined paved parking lot across the two existing lots of record. Consequently, moving the equivalent square footage of green space elsewhere on 645 Union Avenue will be equitable because it will allow for safe passage of vehicles including trucks during the winter that may be sanding or plowing the proposed parking lot.
4. **The value of surrounding properties will not be diminished if the variance were granted.** The proposed paved parking lot across two lots is located in the Urban Commercial Zone and its use is consistent with the abutting uses.
5. **Literal enforcement of the Ordinance would result in an unnecessary hardship because:**
 - a. special conditions: The Cantin Chevrolet business dates back to the 1940's, prior to the institution of the "interior landscape area" requirement. The owners of the LJC TEC, LLC and the Mary L. Cantin 1998 Trust include several members of the Cantin family. As such, the safety of the owners, their families, and the Cantin Chevrolet employees are very important to them.
 - b. no fair and substantial relationship exists between the purpose of the Ordinance and its application to the subject property: The proposed commercial paved parking lot is permitted by the Zoning Ordinance.
 - c. the proposed use is reasonable: The property at 645 Union Avenue has been used commercially as a retail shop with four residential units contained within together with paved parking for patrons and tenants.

LJC TEC, LLC
645 Union Avenue & 60 Mechanic Street
Photographs March 25, 2021



View looking southeast at 645 Union Avenue.

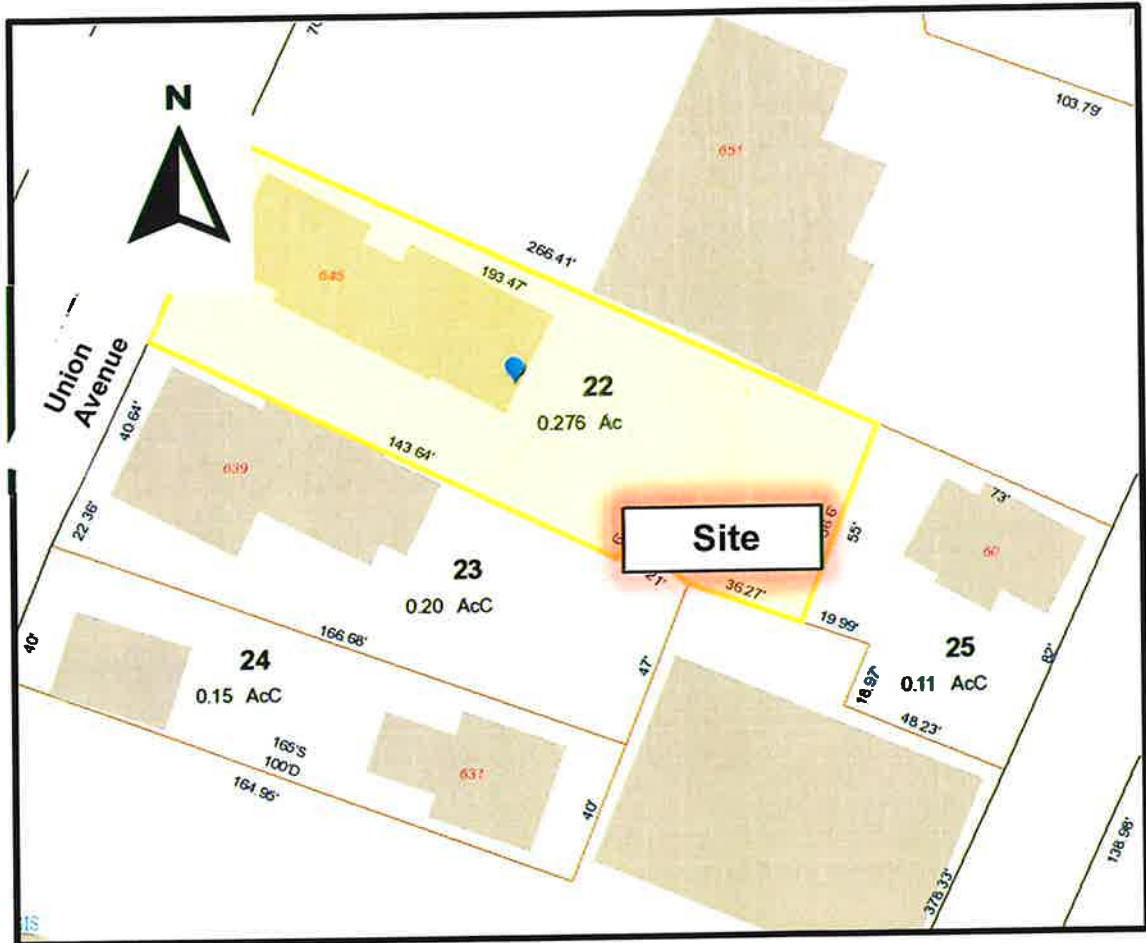
LIC TEC, LLC
645 Union Avenue & 60 Mechanic Street
Photographs March 25, 2021



View looking northwest at 60 Mechanic Street.

LJC TEC, LLC
645 Union Avenue
(TML: 371-220-22)

Tax Map



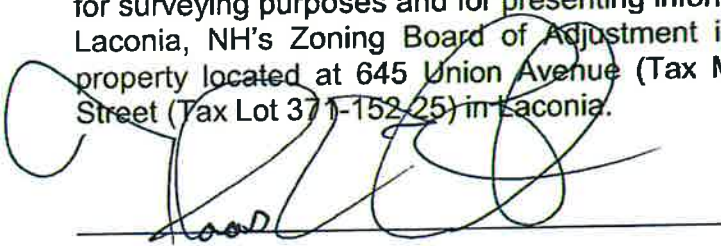
Source Laconia, NH Webpage – Tax Map
(CAI Technologies)

Letter of Authorization

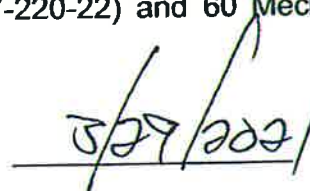
**LJC TEC, LLC
645 Union Avenue
Laconia, NH 03246**

Tax Map No. 377-220-22

I hereby grant authorization to T. R. Selling Engineering, P.C. to enter onto my property for surveying purposes and for presenting information regarding same before the City of Laconia, NH's Zoning Board of Adjustment in matters pertaining to the referenced property located at 645 Union Avenue (Tax Map No. 377-220-22) and 60 Mechanic Street (Tax Lot 371-152-25) in Laconia.



**Thomas E. Cantin
LJC TEC, LLC
623 Union Avenue
Laconia, NH 03246**



Date



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): LJC TEC, LLC

MSL: 371-220-22

Applicant: LJC TEC, LLC

Zone: UC

Zoning Articles Cited: Article VIII Section 235-48(G)(2) Design requirements - Landscaping

Location: 645 Union Ave

Proposal: Application ZO2021-0015VAR. Applicant is requesting a Variance from Article VIII Section 235-48(G)(2) Design requirements - Landscaping to allow for the elimination of the interior landscaped area in the parking lot.

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

Day/Date: 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.