



RECEIVED

APR 22 2021

Planning/Zoning  
City of Laconia

Application #:

202021-0017

Fees Paid:

125 - 80 postage

Check #:

1202

Receipt #:

ZONING BOARD OF ADJUSTMENT  
VARIANCE APPLICATION

Name of Applicant: DENNIS P GREENWOOD

Mailing Address: PO BOX 448 RILMANTON NH 03237

Owner (If same as applicant, write "same"): LABKINGSLLC C/O ALL LIAGAT

Mailing Address: 142 S MAIN ST. LACONIA NH 03246

Tax Map/ Lot # (s): 464-142-24 Zoning District (s): COMERCIAL

Street Address: 142 S MAIN ST. REAR OF BUILDING LACONIA NH 03246

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)

LABKINGSLLC C/O ALL LIAGAT

Printed Name Here

[Signature]

Signature of Property Owner(s)

4/21/2021

Date

AGENT(S)

DENNIS P GREENWOOD

Printed Name Here

[Signature]

Signature of Agent(s)

4/20/2021

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 IV section      of the Zoning Ordinance to permit MORE SF OF SIGNAGE

Facts in support of granting the Variance:

- 1. Granting the variance would not be contrary to the public interest because: THIS IS COMERCIAL STORE & GAS STATION WE NEED MORE SIGNAGE TO ADVERTISE
- 2. If the variance were granted, the spirit of the ordinance would be observed because: I AM NOT LOOKING TO CHANGE ZONING RULES BUT THE SPTAGE OF THE STORE
- 3. Granting the variance would do substantial justice because: BECAUSE GREENWOOD IS ON THE RT 107 SIDE OF 142 SOUTH MAIN AND NO SIGNAGE IS ON 107 SIDE
- 4. If the variance were granted, the values of the surrounding properties would not be diminished because: WE ARE TRYING TO CLEAN THE AREA AND TO RUN A CLEAN BUSINESS

- 5. Unnecessary Hardship THE STATE REQUIRES 10" LETTERING
  - 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: THE BUSINESS NAME IN GREENWOOD AUTO
    - 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: WE HAVE TO HAVE A SIGN TO CONDUCT BUSINESS CAR LOT AND STORE IF YOU LOOK AT GAS STATIONS AND STORES AND CAR LOTS THEIR IS MORE SIGAGE THEN <sup>NEED</sup>
    - ii. The proposed use is a reasonable one because: STATS REQUIRED AND LENGTH OF BUSINESS NAME

-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.

STORE CARLOT GAS STATION  
THE SIGN WILL BE MOUNTED  
ON A SHED THAT IS 16' LONG  
5' TALL WILL BE HIDDEN BY CARS  
BEING SOLD I AM TRYING TO WORK  
WITH ZONINGS PLEASE HELP

# 142 MAIN ST

**Location** 142 MAIN ST

**Mblu** 464/ 142/ 24/ /

**Acct#** 6205

**Owner** LA 3 KINGS LLC

**Assessment** \$301,600

536

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$191,900	\$109,700	\$301,600

## Owner of Record

**Owner** LA 3 KINGS LLC  
**Co-Owner** C/O ALI, LIAQAT  
**Address** 142 MAIN ST  
 LACONIA, NH 03246

**Sale Price** \$145,000  
**Certificate**  
**Book & Page** 2626/0481  
**Sale Date** 02/22/2010  
**Instrument** 51

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LA 3 KINGS LLC	\$145,000		2626/0481	51	02/22/2010
CHALOORI VENTURES LLC	\$430,000		2029/0395	00	04/22/2004
KENYON OIL COMPANY INC	\$235,000		1741/0590	1N	04/05/2002
ESGAAS CORP	\$90,000		0933/0835	1N	02/26/1986
ZEITLER ARTHUR M & STEPH	\$0		/0		02/26/1986

## Building Information

### Building 1 : Section 1

**Year Built:** 1935  
**Living Area:** 1,558

Building Attributes	
Field	Description



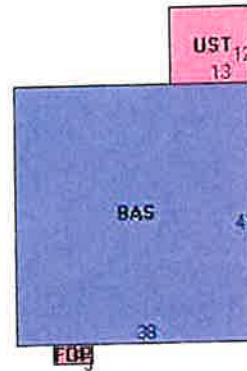
Style:	Conven Mkt
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Tex 111
Exterior Wall 2	Concr/Cinder
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plywood Panel
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	.5
1st Floor Use:	325I
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

### Building Photo



([http://images.vgsi.com/photos/LaconiaNHPhotos/A0015\6205\\_15389.jpg](http://images.vgsi.com/photos/LaconiaNHPhotos/A0015\6205_15389.jpg))

### Building Layout



([http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/536\\_568.jpg](http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/536_568.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,558	1,558	
FOP	Porch, Open, Finished	18	0	
UST	Utility, Storage, Unfinished	168	0	
		1,744	1,558	

### Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
CLR1	COOLER	270.00 S.F.		1

### Land

#### Land Use

Use Code 3331

#### Land Line Valuation

Size (Acres) 0.34

**Description** GAS STATION MDL-96  
**Zone** C  
**Neighborhood** COMM GOOD  
 No

**Frontage** 0  
**Depth** 0  
**Assessed Value** \$109,700

**Category**

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAV1	PAVING-ASPHALT			11000.00 S.F.	1
TNK2	3000-10000 GAL			6000.00 GALS	1
TNK2	3000-10000 GAL			6000.00 GALS	1
TNK2	3000-10000 GAL			6000.00 GALS	1
PMP4	DOUBLE HOSE			2.00 UNITS	1
SHD1	SHED FRAME			160.00 S.F.	1
CNP2	GOOD QUALITY			576.00 S.F.	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$193,100	\$109,700	\$302,800
2019	\$193,100	\$106,100	\$299,200
2018	\$187,700	\$106,100	\$293,800

ZONE \_\_\_\_\_

CHECK # \_\_\_\_\_

RECEIPT# 331391



PERMIT # \_\_\_\_\_

FEE \$ 30

APPLICATION FOR SIGN PERMIT  
45 BEACON STREET EAST  
LACONIA, NH 03246  
(603) 527-1264  
\$30.00 PER SIGN

RECEIVED

APR 15 2021

Planning/Zoning  
City of Laconia

(Fees also apply to modifications to existing signs)

Name of Business: GREENWOOD AUTO Opis Inc & Co

Address of Sign Location: 142 SOUTH MAIN Map \_\_\_\_\_ Street \_\_\_\_\_ Lot \_\_\_\_\_

Applicant: DENNIS GREENWOOD Address: 21 PROVIDENCE Rd Phone 603 231-1841  
LAACONIA NH 03246

Prop. Owner: LASKING LLC Address: 142 South Main St Phone (603) 706-8210

Sign Erector: DENNIS P GREENWOOD Phone 603-231-1841

NOTE: FOR SIGN RESTRICTIONS, CONSULT ARTICLE IX OF ZONING ORDINANCE

Please submit the following with your application:

1. A scale plot plan (master sign plan) showing the location of all signs on site, setbacks from property lines (label distances on plan), and direction from which photographs were taken. Check here if you know a master sign plan is already on file for this property. \_\_\_ You will be asked to update the existing plan with new information.
2. Photographs of all existing signs and new signage. (if a master sign plan was previously submitted, photos of only scaled graphics of proposed signs are needed). Check here if you know that photos of existing signs were submitted previously. \_\_\_
3. Scale drawings of all signs, giving dimensions, including height when installed.
4. Please calculate the "sign frontage" for your property. The definition of Sign Frontage, per Zoning §235-13 is: "The length along the primary floor of a building front or portion of building front, having access on a street." Please indicate sign frontage here \_\_\_\_\_ Ft. Show the sign frontage on your master sign plan.
5. Identify the types of signs, dimensions, and all other requested data, both of existing and proposed signs, in the tables on the following page:

**EXISTING SIGNS**

Sign Type*	Dimensions (length & width)	Sq. Ft. of Existing Sign	Height of Sign (from ground)	Illumination Source	Materials of Sign and Surface	Colors Used
	8 x 8	48 sq ft	16 ft	120V 20AMP BRICK		

Total # of Signs \_\_\_\_\_  
 Total Existing \_\_\_\_\_  
 Sq. Ft. \_\_\_\_\_

**PROPOSED SIGNS**

Sign Type*	Dimensions (length & width)	Sq. Ft. of Proposed Sign	Height of Sign (from ground)	Illumination Source	Materials of Sign and Surface	Colors Used
	4 x 8	32	6-7 ft	Non	Sheet metal	Green white

Total # of Proposed \_\_\_\_\_  
 Total Proposed \_\_\_\_\_  
 Proposed Signs \_\_\_\_\_  
 Sq. Ft. \_\_\_\_\_

\* Choose from these categories: **Portable, Wall, Suspended, Banner, Canopy, Window, Roof Integral, Projecting, Freestanding, Changeable Copy, Marquee, Animated.** (see Article IX, Table IV).

It is the responsibility of the owner or his agent to notify the Planning Dept. when the sign is erected and ready for inspections. The undersigned agrees that all work shall be performed in compliance with foregoing statements and all applicable City and State laws. The owner of the property by signing this application declares that all existing signs have been lawfully permitted by the City of Laconia to the best of his/her knowledge.

APPLICANT/AGENT (signature & print) \_\_\_\_\_ DATE 03/14/2011  
 PROPERTY/OWNER (signature & print) \_\_\_\_\_ DATE \_\_\_\_\_

Permit Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Picture Taken: \_\_\_\_\_ Date: \_\_\_\_\_



*Lacenia Oasis*  
**GAS**  
**DRINK**  
**& FOOD**

**CASH REGULAR**

**GAS 'N' GO** 

**CRUSH**  
**EXPERIENCE**

\$ **7.66**

**SPECIAL OFFER!**

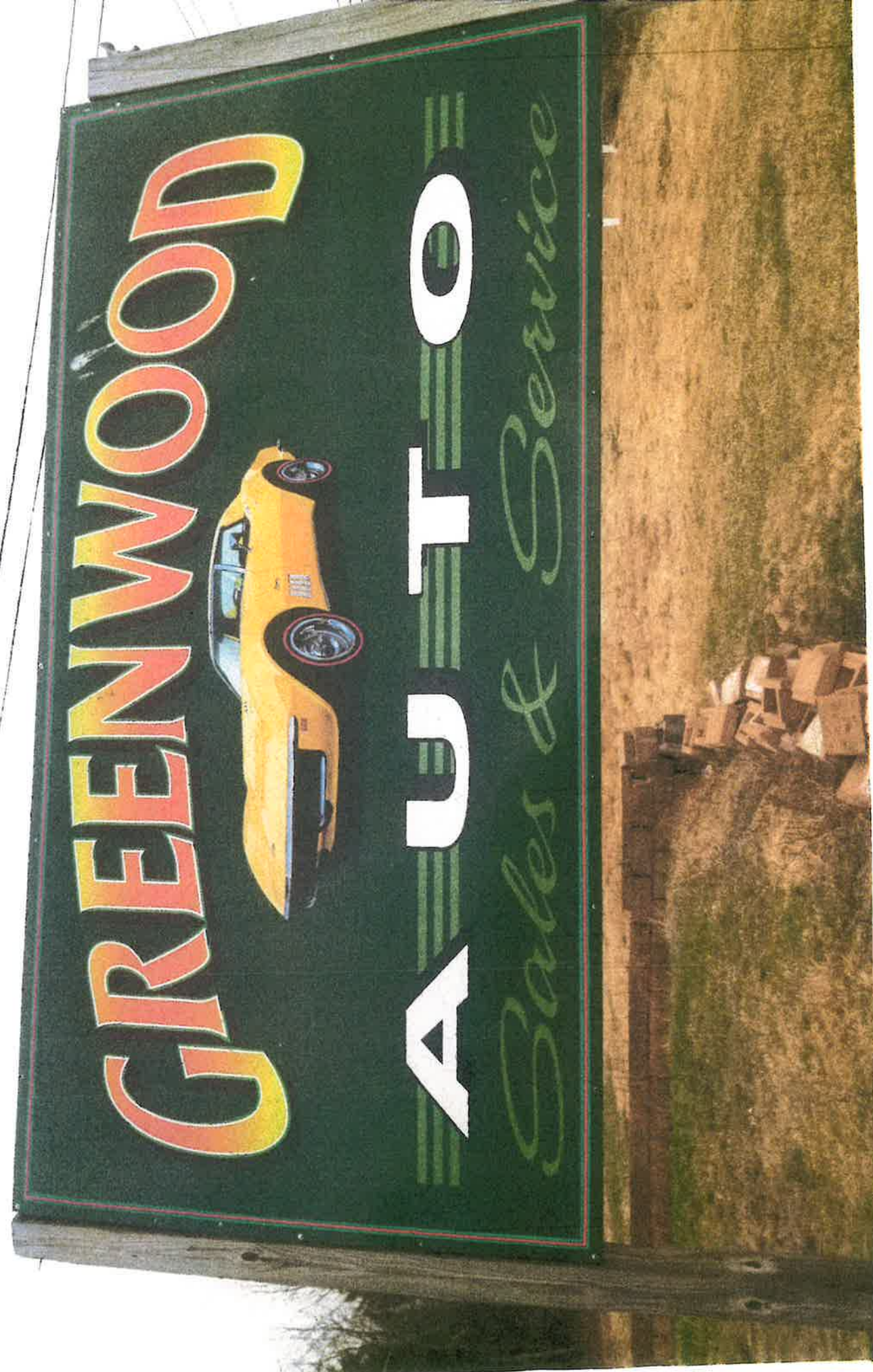
8' x 8'

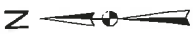
ILLUMINATED



GREENWOOD

4' x 8' NOTE ILLUMINATED



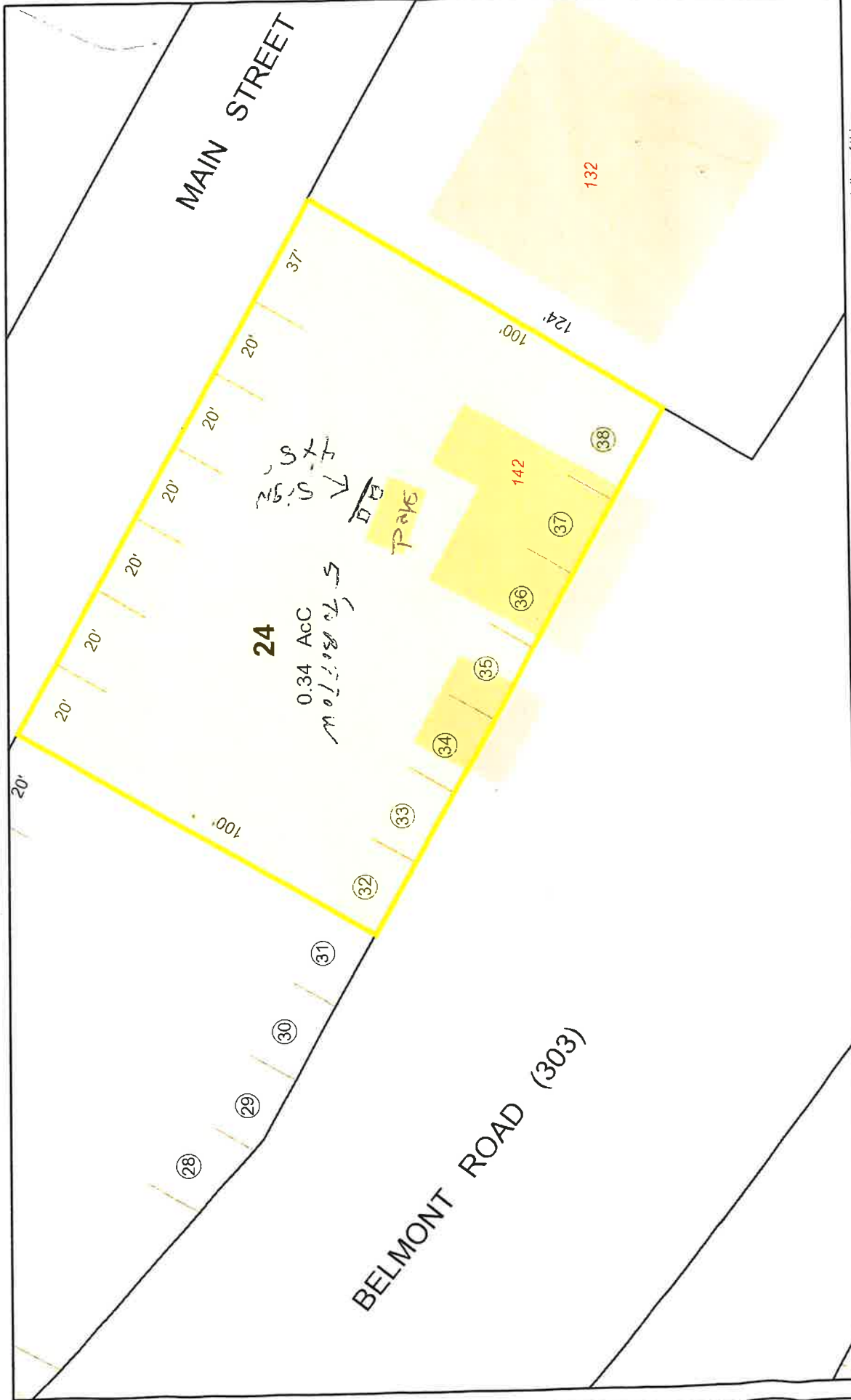


Laconia, NH

1 inch = 34 Feet

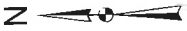


April 12, 2021



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Laconia, NH

1 inch = 30 Feet



April 30, 2021



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