

RECEIVED

APR 23 2021

Planning/Zoning
City of Laconia

Application #:
Fees Paid:
Check #:
Receipt #:

202021-0020
125 + 90
723



ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Name of Applicant: ARTHUR BOUDREAU and CAROL BOUDREAU
Mailing Address: 56 WASHINGTON ST. LACONIA N.H.
Owner (If same as applicant, write "same"): SAME
Mailing Address: SAME
Tax Map/ Lot # (s): 351-232-30 Zoning District (s): RG
Street Address: 56 Washington St

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)

AGENT(S)

ARTHUR BOUDREAU

Printed Name Here

Printed Name Here

CAROL BOUDREAU

Signature of Property Owner(s)

Signature of Agent(s)

4/22/2021
Date

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 VI section 235-34 of the Zoning Ordinance to permit Lot Frontage
to allow the subdivision of a lot

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

This would create another buildable lot in Laconia

2. If the variance were granted, the spirit of the ordinance would be observed because:

It would create buildable lot within the city during a housing shortage

3. Granting the variance would do substantial justice because:

It ~~will~~ creates another buildable lot

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

Property values would not be diminished

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:

ii. The proposed use is a reasonable one because:

It creates yet another taxable lot to Laconia that can be developed.

-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.



Laconia, NH

1 inch = 60 Feet



April 22, 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.

QUITCLAIM DEED
Statutory Short Form

THE ROMAN CATHOLIC BISHOP OF MANCHESTER, a corporation sole, having a principal place of business at Manchester, Hillsborough County, New Hampshire, for consideration paid, grants to **ARTHUR L. BOUDREAU and CAROL R. BOUDREAU**, husband and wife, of 56 Washington Street, Laconia, Belknap County, New Hampshire 03246, with QUITCLAIM COVENANTS:

A permanent right-of-way and easement over a certain tract of land, being 20 feet wide and 66 feet long, extending northwesterly from the northwesterly end of Madison Street in Laconia, Belknap County, New Hampshire, and being more particularly bounded and described as follows:

Beginning at the southeasterly corner of the first tract of land conveyed to the Roman Catholic Bishop of Manchester by Ethel E. Fenno by deed dated July 6, 1960, recorded in the Belknap County Registry of Deeds in Book 407, Page 171, which corner marks the northeasterly corner of the second tract of land described in the deed of Helen S. Hutchins to Arthur L. Boudreau and Carol R. Boudreau dated August 13, 1980, recorded in said Registry in Book 792, Page 407;

thence running northwesterly along said Boudreau property 66 feet, more or less, to property of said Boudreau being the first tract of land described in the deed from Hutchins to Boudreau, recorded in said Registry in Book 792, Page 407;

thence turning to the right and running along said Boudreau property northeasterly 20 feet to a point;

thence turning to the right and running parallel to the first line 66 feet, more or less, to the northwesterly end of Madison Street;

thence turning to the right and running 20 feet along the northwesterly end of Madison Street to the point and place of beginning.

This right-of-way and easement is given for the purposes of providing access to and egress from said second tract of land described in the deed from Hutchins to Boudreau, recorded in said

BK155 PG0010

Registry in Book 792, Page 407, and is granted together with the easement to extend utilities, including water, sewer, electricity, telephone, and cable television, from the end of said Madison Street to and for the benefit of said tract of land.

This right-of-way and easement is given SUBJECT TO the condition that the holder of this easement, in the event of the excavation of the easement area for the installation or extension of utilities, shall replace the surface of this easement area to as good a condition as existed prior to such excavation. This right-of-way and easement is also given SUBJECT TO the condition that the holder of this easement shall not, except for temporary construction purposes, block or limit the rights of the Grantor or any of its parishioners to travel over the easement area for the purposes of access to or egress from Madison Street, and for the purposes of parking on the easement area, provided such travel or parking does not unreasonably interfere with the holder's reasonable rights of usage of the easement area. This easement is also given SUBJECT TO the condition that the holder of this easement and any user of this easement shall hold the Grantor and its parishioners harmless from any claim for damages or injuries suffered as a result of the use of this easement unless such damages or injuries result from the action or negligence of the Grantor or its parishioners.

THIS CONVEYANCE IS A NON-CONTRACTUAL TRANSFER (GIFT) AND IS EXEMPT FROM TRANSFER TAX UNDER THE PROVISIONS OF RSA 78-B:2, IX.

DATED this 12 day of October, 1990.

THE ROMAN CATHOLIC BISHOP OF MANCHESTER

By: Msg John E. Molloy
Its: Vicar General
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 12th day of October, 1990, by Messrs. John E. Molloy the duly authorized Vicar General of THE ROMAN CATHOLIC BISHOP OF MANCHESTER, a corporation sole, on behalf thereof.

RECEIVED

Marguerite B. Smith
Notary Public/Justice of the Peace
My Commission Expires: June 30, 1995



1990 OCT 26 PM 3:16 066537
Rachel M. Normandin
OFFICE OF DEEDS
BELKNAP COUNTY
COMMISSIONER REGISTER

BK1155 PG0011

56 WASHINGTON ST

Location 56 WASHINGTON ST

Mblu 351/ 232/ 30/ 1

Acct# 598

Owner BOUDREAU ARTHUR L &
CAROL R

Assessment \$215,900

1293

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$151,200	\$64,700	\$215,900

Owner of Record

Owner BOUDREAU ARTHUR L & CAROL R

Sale Price \$0

Co-Owner

Certificate

Address 56 WASHINGTON ST

Book & Page 0792/0407

LACONIA, NH 03246

Sale Date 08/13/1980

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BOUDREAU ARTHUR L & CAROL R	\$0		0792/0407	08/13/1980
HUTCHINS HELEN S	\$0		0297/0495	10/09/1947

Building Information

Building 1 : Section 1

Year Built: 1860

Living Area: 2,072

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average

Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 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/\00\01\00\81.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/1293_1469.jp)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,712	1,712
FHS	Half Story, Finished	720	360
CAN	Canopy	15	0
FOP	Porch, Open, Finished	18	0
FSP	Porch, Screen, Finished	203	0
UAT	Attic, Unfinished	992	0
UBM	Basement, Unfinished	1,712	0
WDK	Deck, Wood	348	0
		5,720	2,072

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	

HRTH	HEARTH	1.00 UNITS	1
HRTH	HEARTH	1.00 UNITS	1

Land

Land Use

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

Land Line Valuation

Size (Acres) 0.77
Frontage 0
Depth 0
Assessed Value \$64,700

Category

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$151,200	\$64,700	\$215,900
2019	\$151,200	\$59,000	\$210,200
2018	\$148,500	\$57,400	\$205,900



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): Arthur & Carol Boudreau

MSL: 351-232-30

Applicant: Arthur & Carol Boudreau

Zone: RG

Zoning Articles Cited: Article VI Section 235-34 Minimum Lot Frontage

Location: 56 Washington St.

Proposal: Application ZO2021-0020VAR. Applicant is requesting a Variance from Article VI Section 235-34 Minimum Lot Frontage to allow for the subdivision of a 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.