



Application #: 202021-0016
 Fees Paid: 125 + 100
 Check #: CC: 648383
 Receipt #:

RECEIVED

APR 06 2021

Planning/Zoning
City of Laconia

**ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION**

Name of Applicant: Stephen Luke Jr
 Mailing Address: 55 Dartmouth St
 Owner (If same as applicant, write "same"): Same
 Mailing Address: 55 Dartmouth St
 Tax Map/ Lot # (s): 424-59-42 Zoning District (s): RG
 Street Address: 53 Dartmouth 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)

Stephen Luke Jr
Printed Name Here

Printed Name Here

[Signature]
Signature of Property Owner(s)

Signature of Agent(s)

04/06/21
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/LaconiaNFI/>)
- 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 235-33 Density of the Zoning Ordinance to permit allow for density.
.34 acres I would like to add a 3rd unit for income due to
disability.

Facts in support of granting the Variance:

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

I am constructing a single bedroom apartment all building
will be internal (interior).

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

I will pull the proper permits within and wild to those
permits

3. Granting the variance would do substantial justice because:

creates housing for the community

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

It will be an interior construction the neighborhood will
not be affected

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:

There's plenty of parking in lot there will be no effect to the
community.

ii. The proposed use is a reasonable one because:

creates housing and income to the community

-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.

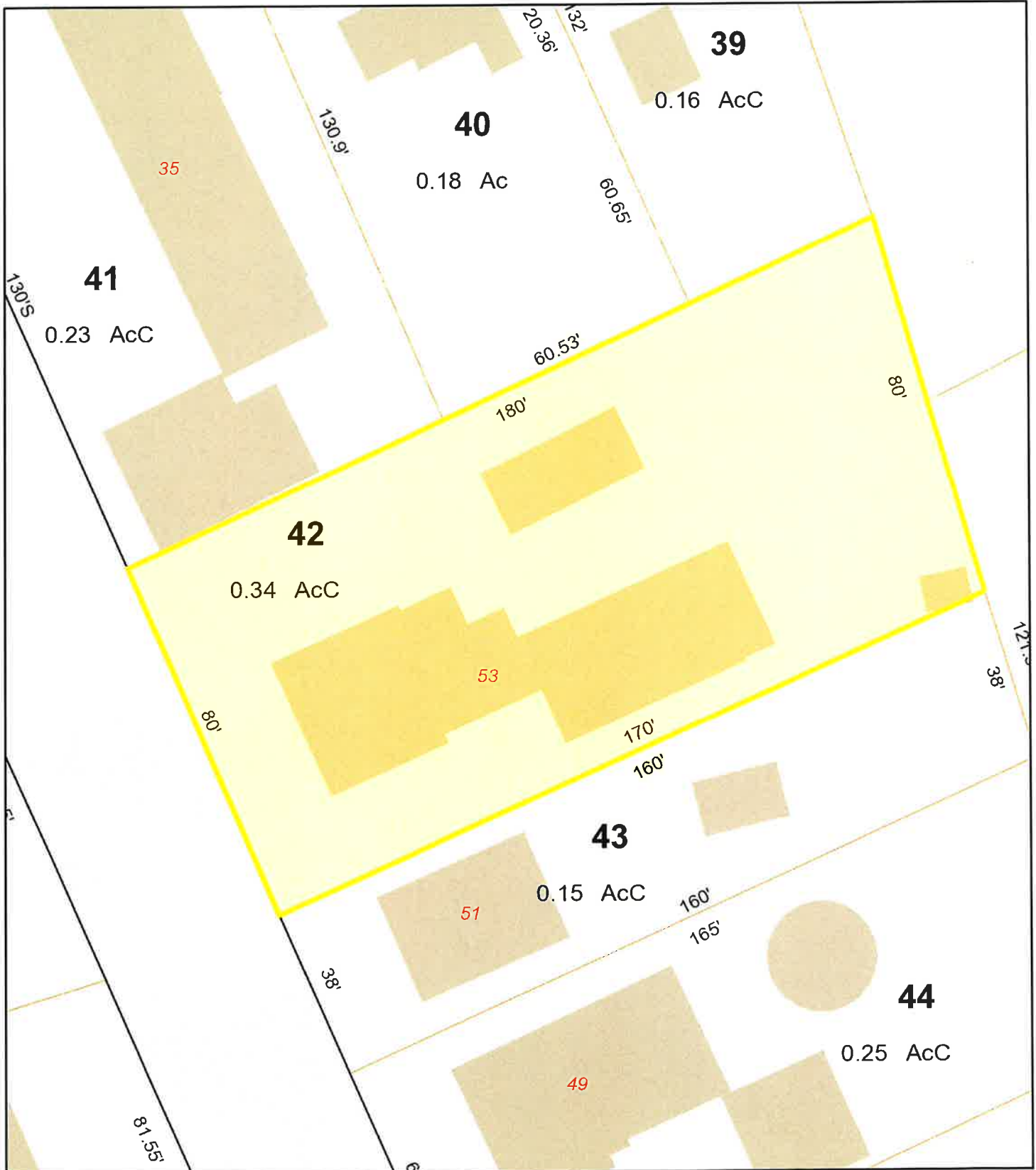


Laconia, NH

1 inch = 30 Feet



April 6, 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.

6 units/acre

6 x .34 = 2.04 units

53 DARTMOUTH ST

Location 53 DARTMOUTH ST

Mblu 424/ 59/ 42/ 1

Acct# 553

Owner LUCE STEPHEN HUTCHINSON JR

Assessment \$228,800

4530

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$174,600 | \$54,200 | \$228,800 |

Owner of Record

Owner LUCE STEPHEN HUTCHINSON JR
Co-Owner
Address 53 DARTMOUTH ST
 LACONIA, NH 03246

Sale Price \$249,000
Certificate
Book & Page 3359/0403
Sale Date 10/28/2020
Instrument 00

Ownership History

| Ownership History | | | | | |
|----------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| LUCE STEPHEN HUTCHINSON JR | \$249,000 | | 3359/0403 | 00 | 10/28/2020 |
| LENNON CARRIE F | \$0 | | 2360/0538 | | 11/28/2006 |
| LENNON BRIAN D | \$155,600 | | 1692/0468 | 00 | 10/19/2001 |
| TAYLOR CHRISTOPHER N | \$128,000 | | 1547/0208 | 01 | 08/20/1999 |
| BOLDUC ARMAND A & JANET L | \$0 | | 0447/0158 | | 10/15/1964 |

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 2,798

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

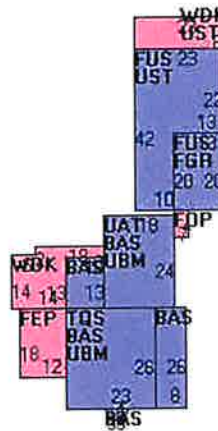
| | |
|--------------------|----------------|
| Style: | 2 Unit |
| Model | Residential |
| Grade: | Average +10 |
| Stories: | 2 Stories |
| Occupancy | 2 |
| Exterior Wall 1 | Aluminum Sidng |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Plywood Panel |
| Interior Wall 2 | |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | Unit/AC |
| Total Bedrooms: | 5 Bedrooms |
| Total Bthrms: | 3 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 10 Rooms |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Num Kitchens | 02 |
| Cndtn, | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/\00\00\97\34.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/4530_5154.jp)

| Building Sub-Areas (sq ft) | | | Legend | |
|----------------------------|------------------------------|------------|-------------|--|
| Code | Description | Gross Area | Living Area | |
| BAS | First Floor | 1,383 | 1,383 | |
| FUS | Upper Story, Finished | 966 | 966 | |
| TQS | Three Quarter Story | 598 | 449 | |
| FEP | Porch, Enclosed, Finished | 216 | 0 | |
| FGR | Garage, Finished | 260 | 0 | |
| FOP | Porch, Open, Finished | 28 | 0 | |
| UAT | Attic, Unfinished | 432 | 0 | |
| UBM | Basement, Unfinished | 1,030 | 0 | |
| UST | Utility, Storage, Unfinished | 890 | 0 | |
| WDK | Deck, Wood | 426 | 0 | |
| | | 6,229 | 2,798 | |

Extra Features

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 1040
Description TWO FAMILY
Zone RG
Neighborhood AVERAGE
 No

Land Line Valuation

Size (Acres) 0.34
Frontage 0
Depth 0
Assessed Value \$54,200

Category**Outbuildings**

| Outbuildings | | | | | Legend |
|--------------|---------------|----------|-----------------|------------|--------|
| Code | Description | Sub Code | Sub Description | Size | Bldg # |
| FN9 | W/O TOP RL-8' | | | 50.00 L.F. | 1 |

Valuation History

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$174,600 | \$54,200 | \$228,800 |
| 2019 | \$158,800 | \$49,500 | \$208,300 |
| 2018 | \$156,600 | \$48,100 | \$204,700 |



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): Stephen Luce Jr.

MSL: 424-59-42

Applicant: Stephen Luce Jr.

Zone: RG

Zoning Articles Cited: Article VI Section 235-33 Density

Location: 53 Dartmouth St.

Proposal: Application ZO2021-0016VAR. Applicant is requesting a Variance from Article VI Section 235-33 Density to allow for three living units.

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.