



Application #: 202021-0005
 Fees Paid: 125 + 50 postage
 Check #: CC# 641885
 Receipt #: _____

**ZONING BOARD OF ADJUSTMENT
 VARIANCE APPLICATION**

RECEIVED

Name of Applicant: Joseph & Kelly Gagnon
 Mailing Address: 57 Eastman Rd
 Phone: 455-1056 E-mail: Kagagnon@yahoo.com
 Owner (If same as applicant, write "same"): Same
 Mailing Address: _____
 Phone: _____ E-mail: _____
 Tax Map/ Lot # (s): 292-285-1 Zoning District (s): RR1
 Street Address: 57 Eastman Rd

MAR 02 2021
Planning/Zoning
City of Laconia

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.

PROPERTY OWNER(S)

AGENT(S)

Joseph & Kelly Gagnon
 Printed Name Here

 Printed Name Here

Kelly Gagnon
 Signature of Property Owner(s)

 Signature of Agent(s)

3/2/21
 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/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 235-35A of the Zoning Ordinance to permit the construction of a living space over existing deck. Front of proposed living space encroaches approximately 10' into front setback.

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because: Because it's not affecting anyone else.

2. If the variance were granted, the spirit of the ordinance would be observed because: Giving us more inside living space.

3. Granting the variance would do substantial justice because: We would like to expand our living space.

4. If the variance were granted, the values of the surrounding properties would not be diminished because: It's going on an existing piece of property.

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: The new addition would be built on a deck that is already there.

-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 = 40 Feet



March 2, 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.

57 EASTMAN RD

Location 57 EASTMAN RD

Mblu 292/ 285/ 1/ 1

Acct# 3436

Owner GAGNON JOSEPH R & KELLY A

Assessment \$249,100

6791

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$186,900	\$62,200	\$249,100

Owner of Record

Owner GAGNON JOSEPH R & KELLY A

Sale Price \$0

Co-Owner

Certificate

Address 57 EASTMAN RD
LACONIA, NH 03246

Book & Page 1699/0468

Sale Date 11/13/2001

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAGNON JOSEPH R & KELLY A	\$0		1699/0468	1A	11/13/2001
GAGNON JOSEPH R	\$109,000		1562/0004	01	11/22/1999
DOYLE NANCY D	\$83,300		1466/0379	00	04/30/1998
AVERILL ROBERT L/VIRGINIA	\$69,900		1284/0043	00	01/01/1994
LANGAN JAMES L & MARGARET	\$0		/0		01/01/1994

Building Information

Building 1 : Section 1

Year Built: 1957

Living Area: 1,880

Building Attributes	
Field	Description

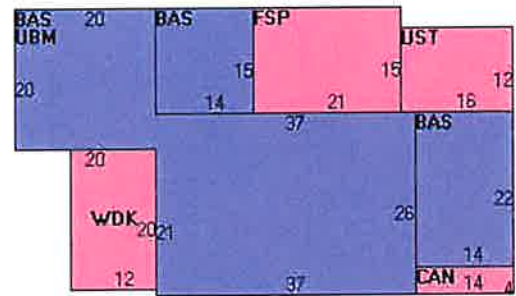
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Lino/Vinyl
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	2
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Fair
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/A00\00\53\29.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/6791_7491.jp)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,880	1,880	
CAN	Canopy	56	0	
FSP	Porch, Screen, Finished	315	0	
UBM	Basement, Unfinished	1,362	0	
UST	Utility, Storage, Unfinished	192	0	
WDK	Deck, Wood	240	0	
		4,045	1,880	

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
JTUB	JET TUB	1.00 UNITS		1

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone RR1
Neighborhood AVERAGE
 No

Category**Land Line Valuation**

Size (Acres) 1.01
Frontage 0
Depth 0
Assessed Value \$62,200

Outbuildings

Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #
SPL2	VINYL/PLASTIC			792.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$186,900	\$62,200	\$249,100
2019	\$182,300	\$56,800	\$239,100
2018	\$164,900	\$55,200	\$220,100



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): Joseph & Kelly Gagnon

MSL: 292-285-1

Applicant: Joseph & Kelly Gagnon

Zone: RR1

Zoning Articles Cited: Article VII Section 235-35(A) Front Setback

Location: 57 Eastman Rd

Proposal: Application ZO2021-0005VAR. Applicant is requesting a Variance from Article VI Section 235-35(A) to allow the construction of an 11' x 16' living space over an existing 11' x 16' deck. Existing deck encroaches approximately 10' into the front setback area.

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

Day/Date: Monday, April 19, 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.