



RECEIVED

MAY 20 2021

Planning/Zoning  
City of Laconia

Application #:

PL2021-0025

Fees Paid:

\$225

Check #:

229

Receipt #:

ZONING BOARD OF ADJUSTMENT  
VARIANCE APPLICATION

Name of Applicant: Daniel and Julianne Fallon

Mailing Address: 126 Clinton St Laconia NH 03246

Owner (If same as applicant, write "same"): same

Mailing Address: same

Tax Map/ Lot # (s): 43 Zoning District (s): R6

Street Address: 126 Clinton Street 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.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Julianne Fallon  
Daniel Fallon

Printed Name Here

Julianne Fallon [Signature]

Signature of Property Owner(s)

May 20, 2020

Date

AGENT(S)

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

235-28

A variance is requested from article 2 section \_\_\_ of the Zoning Ordinance to permit The housing of agricultural animals (small scale as pets - 2-3 goats, 5 or 6 Ducks).

Facts in support of granting the Variance:

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

We have a large parcel on a corner lot and the animals would be far from all neighbors. We will have fencing.

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

We have a more rural type lot that would allow for agricultural animals without affecting neighbors

3. Granting the variance would do substantial justice because:

It would allow agricultural use of our property

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

We have a large parcel (9.8 acres) with a substantial yard that is far from all neighbors. The animals would be housed in a barn or shed far from all neighbors

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:

It would have no effect on the general public

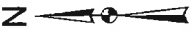
ii. The proposed use is a reasonable one because:

We have a unique property for its large size (9.8 acres). We have enough room to house several animals without it affecting our neighbors. -or- We will be composting the waste for gardening use.

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.

Our property is unique for the RG zone with 9.8 acres on a corner lot. We feel the request is reasonable for small scale hobby agricultural use



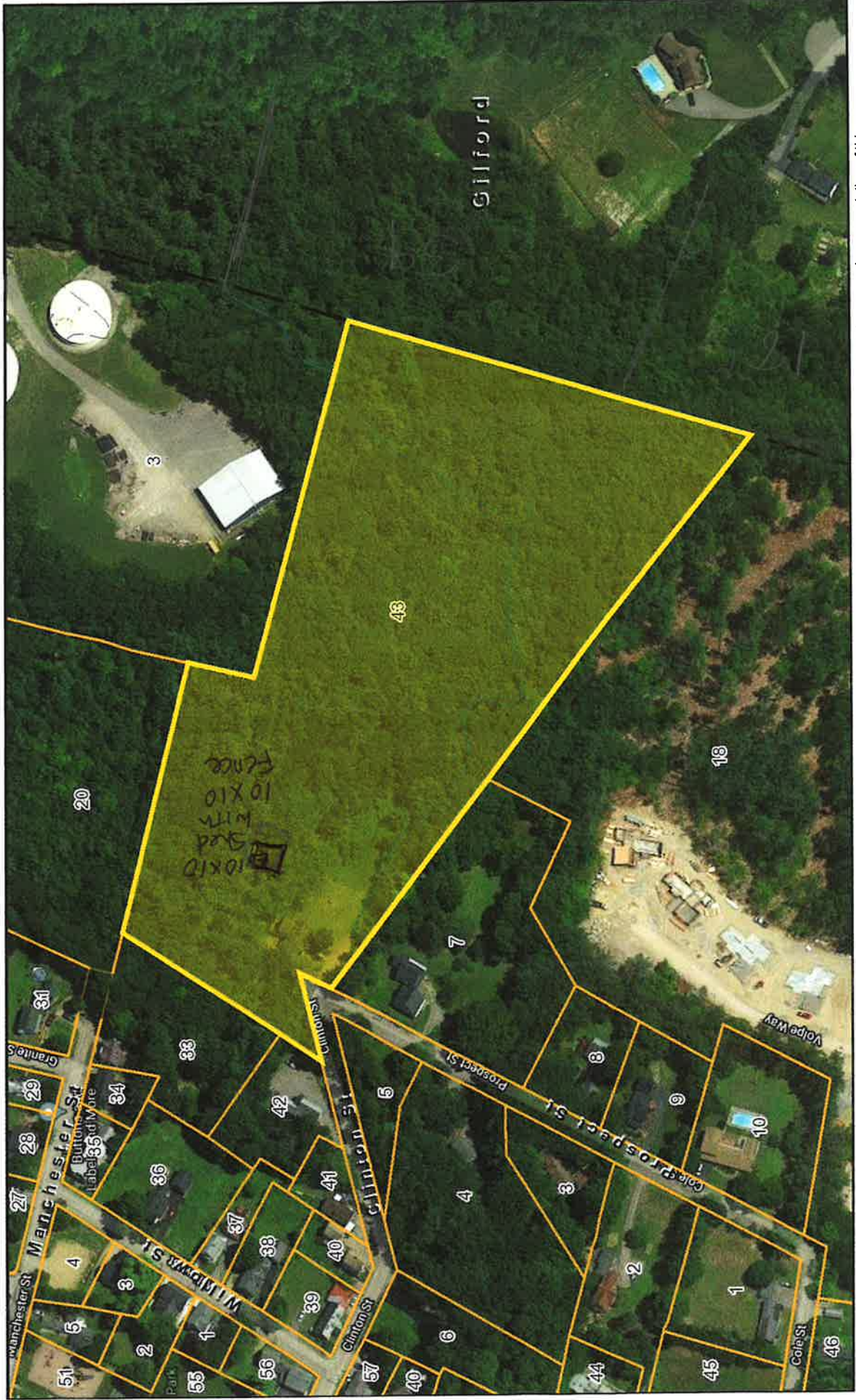


Laconia, NH

1 inch = 200 Feet



February 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.





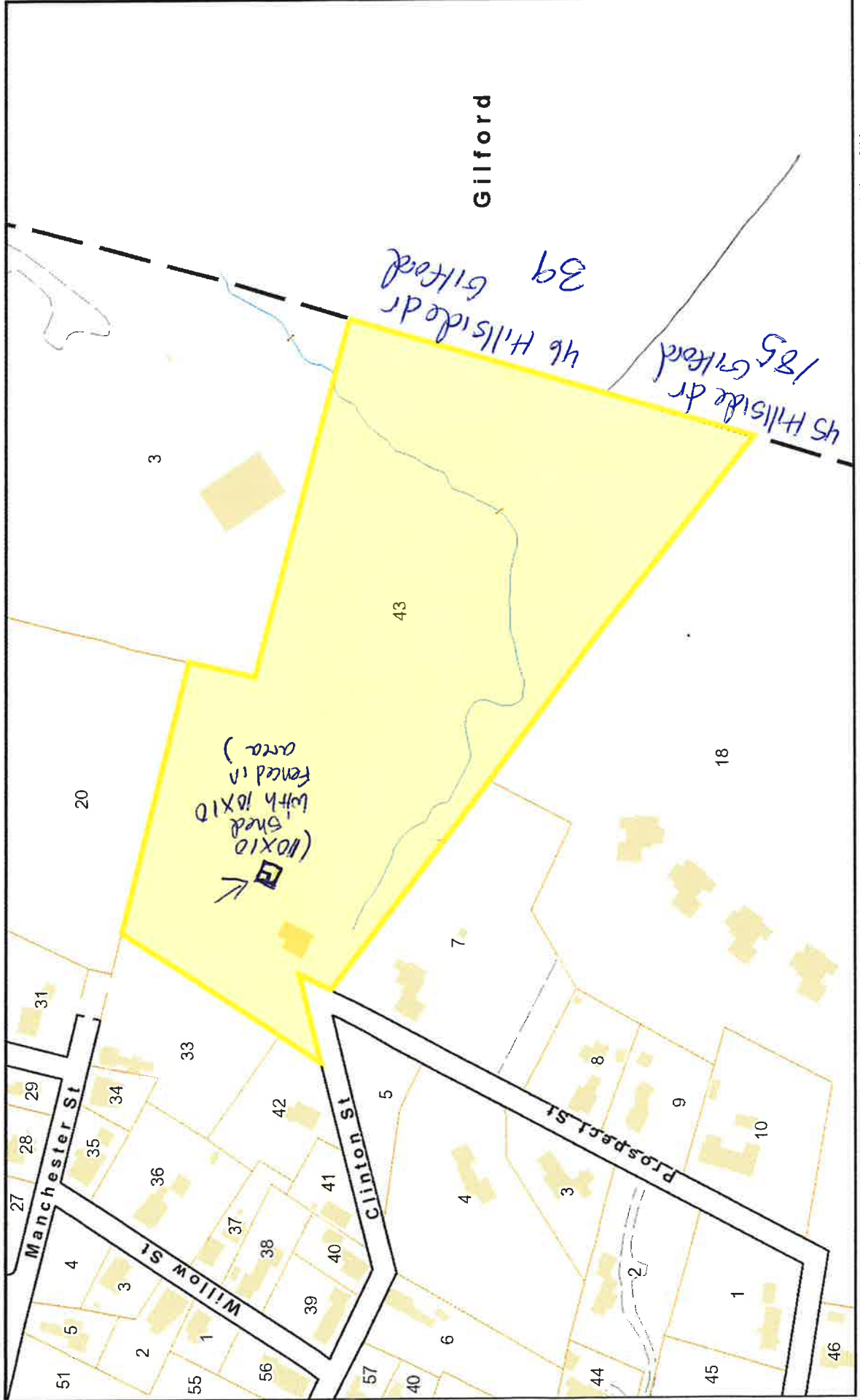
Laconia, NH

1 inch = 200 Feet



**CAI Technologies**  
Precision Mapping. Absolute Accuracy.

February 22, 2021



# 126 CLINTON ST

**Location** 126 CLINTON ST

**Mblu** 368/ 48/ 43/ 1

**Acct#** 794

**Owner** FALLON DANIEL & JULIANNE D

**Assessment** \$285,900

1067

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$173,200	\$112,700	\$285,900

## Owner of Record

**Owner** FALLON DANIEL & JULIANNE D

**Sale Price** \$257,000

**Co-Owner**

**Certificate**

**Address** 126 CLINTON ST  
LACONIA, NH 03246

**Book & Page** 3323/0869

**Sale Date** 06/25/2020

**Instrument** 81

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FALLON DANIEL & JULIANNE D	\$257,000		3323/0869	81	06/25/2020
BURLEIGH EDWIN H ESTATE OF	\$0		0649/0477		04/10/1975
BURLEIGH ANNIE G	\$0		0425/0497		08/08/1962

## Building Information

### Building 1 : Section 1

**Year Built:** 1850

**Living Area:** 1,782

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential

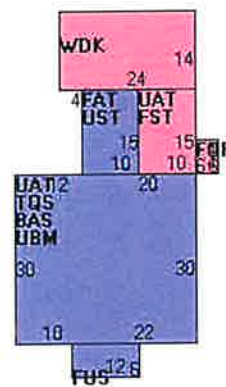
Grade:	Average +10
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 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/\A00\01\29\86.jpg>)

## Building Layout



([http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/1067\\_1105.jpg](http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/1067_1105.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	960	960	
TQS	Three Quarter Story	960	720	
FUS	Upper Story, Finished	72	72	
FAT	Attic, Finished	150	30	
FGR	Garage, Finished	636	0	
FOP	Porch, Open, Finished	96	0	
FST	Utility, Finished	150	0	
UAT	Attic, Unfinished	1,110	0	
UBM	Basement, Unfinished	960	0	
UST	Utility, Storage, Unfinished	150	0	
WDK	Deck, Wood	336	0	
		5,580	1,782	

## Extra Features

**Extra Features**

Code	Description	Size	Bldg #
FPL	FIREPLACE	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)** 9.8  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$112,700

**Category**

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
SHD3	METAL			100.00 S.F.	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$173,200	\$112,700	\$285,900
2019	\$173,200	\$102,900	\$276,100
2018	\$169,700	\$100,000	\$269,700



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): Daniel & Julianne Fallon

MSL: 368-48-43

Applicant: Daniel & Julianne Fallon

Zone: RG

Zoning Articles Cited: Article II Section 235-28 Uses Not Permitted

Location: 126 Clinton St.

Proposal: Application ZO2021-0025VAR. Applicant is requesting a Variance from Article II Section 235-28 Uses Not Permitted to allow for the housing of agricultural animals.

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

Day/Date: TUESDAY, June 15, 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](http://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.