



Application #: 202021-0027
 Fees Paid: 195
 Check #: _____
 Receipt #: _____

RECEIVED

**ZONING BOARD OF ADJUSTMENT
 VARIANCE APPLICATION**

MAY 21 2021

**Planning/Zoning
 City of Laconia**

Name of Applicant: Jerry J Carignan
 Mailing Address: 206A Belvidere St Laconia NH 03246
 Owner (If same as applicant, write "same"): Same
 Mailing Address: Same
 Tax Map/ Lot # (s): 329-21-69 Zoning District (s): RG
 Street Address: 206 Belvidere 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)

Jerry J Carignan
 Printed Name Here

 Printed Name Here

[Signature]
 Signature of Property Owner(s)

 Signature of Agent(s)

5/21/2021
 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 minimum lot frontage to allow for the subdivision of the lot.

Facts in support of granting the Variance:

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

It is of no public impact as the request is for a single lot

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

It increases housing availability to an area where housing is a premium. Increases property values and add aesthetics

3. Granting the variance would do substantial justice because:

Its providing the local area with new residential housing.

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

New structures and landscaping will increase the parcels value and the aesthetics of the neighborhood.

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:

The request is not out of character with the neighborhood as a multi or single family home provides housing, increased aesthetics, and increased property values that are consistent with the surrounding.

ii. The proposed use is a reasonable one because:

The variance makes providing new housing to local residents.

-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.



206 Belvidere St Laconia, NH



May 19, 2021

1 inch = 40 Feet



www.cai-tech.com



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.

206 BELVIDERE ST

Location 206 BELVIDERE ST

Mblu 329/ 21/ 69/ /

Acct# 627

Owner CARIGNAN JERRY J

Assessment \$173,800

1550

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$112,300	\$61,500	\$173,800

Owner of Record

Owner CARIGNAN JERRY J

Sale Price \$0

Co-Owner

Certificate

Address 206 BELVIDERE ST

Book & Page 3045/0582

LACONIA, NH 03246

Sale Date 07/13/2016

Instrument 39

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARIGNAN JERRY J	\$0		3045/0582	39	07/13/2016
CARIGNAN JERRY J & FOSTER SHERIANN	\$135,000		1731/0428	00	03/01/2002
BEAUDOIN STACY L & MARK R	\$54,300		1317/0440	00	11/15/1994
SEAVEY PAUL A & LINDA D	\$0		/0		11/15/1994

Building Information

Building 1 : Section 1

Year Built: 1920

Living Area: 2,071

Building Attributes	
Field	Description
Style:	2 Unit

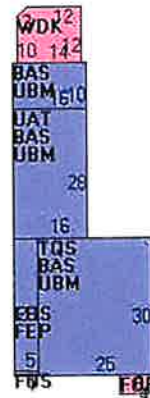
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	Lino/Vinyl
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	02
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/A00\01\58\01.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/1550_1730.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,358	1,358	
TQS	Three Quarter Story	750	563	
FUS	Upper Story, Finished	150	150	
FEP	Porch, Enclosed, Finished	145	0	
FOP	Porch, Open, Finished	24	0	
UAT	Attic, Unfinished	448	0	
UBM	Basement, Unfinished	1,358	0	
WDK	Deck, Wood	166	0	
		4,399	2,071	

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	

Land

Land Use

Use Code 1040
Description TWO FAMILY
Zone RG
Neighborhood AVERAGE
 No

Land Line Valuation

Size (Acres) 0.56
Frontage 0
Depth 0
Assessed Value \$61,500

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
LNT	LEAN-TO			120.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$112,300	\$61,500	\$173,800
2019	\$102,200	\$56,200	\$158,400
2018	\$100,700	\$54,600	\$155,300



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): Jerry Carignan

MSL: 329-21-69

Applicant: Jerry Carignan

Zone: RG

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

Location: 206 Belvidere St.

Proposal: Application ZO2021-0027VAR. 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, 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. 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.