



Application #: 202021-0024
 Fees Paid: 175
 Check #: 752
 Receipt #: _____

RECEIVED
 MAY 19 2021
 Planning/Zoning
 City of Laconia

**ZONING BOARD OF ADJUSTMENT
 VARIANCE APPLICATION**

Name of Applicant: Ryan Dickson
 Mailing Address: 99 McGrath Street Laconia NH 03246
 Owner (If same as applicant, write "same"): same
 Mailing Address: _____
 Tax Map/ Lot # (s): 413/80 Zoning District (s): RG
 Street Address: 99 McGrath Street Laconia NH 03246

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)

Ryan Dickson

Printed Name Here

[Signature]
 Signature of Property Owner(s)

5/18/21
 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

A variance is requested from article 6 section 235-35 of the Zoning Ordinance to permit the construction of a dormer on the north facing side of the home, which falls within the 10 foot required setback from a neighboring property.

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:
Construction of proposed dormer would increase the appearance and value of the home, therefore increasing curb appeal and overall neighborhood curb appeal.

2. If the variance were granted, the spirit of the ordinance would be observed because:
The ordinance is in place to prevent encroachment upon nearby properties and neighborhood congestion - the proposed construction will not further encroach any neighboring properties.

3. Granting the variance would do substantial justice because:
The variance should not negatively affect the general public in any way, but will benefit the applicant by making the space in the home much more useable.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:
Construction of the proposed dormer will only enhance property and neighborhood appearance, and it will not exceed the height or footprint of the existing building.
Proposed dormer will not encroach on neighboring properties.

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 proposed dormer will be constructed within the existing footprint of the home, and will not exceed the current height of the home.

Please note that the home dates to 1940 and predates current zoning. The lot is very small and undersized for the RG Zone.

ii. The proposed use is a reasonable one because:
The purpose of the construction is to merely increase useable living space and headroom in the home, not to alter the use of the property.

-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.



Abutters List Report

Laconia, NH
May 19, 2021

Subject Property:

Parcel Number: 413-150-80
CAMA Number: 413-150-80
Property Address: 99 MCGRATH ST

Mailing Address: DICKSON RYAN S & EMILY J
99 MCGRATH ST
LACONIA, NH 03246

Abutters:

Parcel Number: 405-142-7
CAMA Number: 405-142-7
Property Address: 915 MAIN ST

Mailing Address: LACONIA CITY OF MEMORIAL MIDDLE
SCHOOL/OPECHEE PARK
45 BEACON ST E
LACONIA, NH 03246

Parcel Number: 405-150-15
CAMA Number: 405-150-15
Property Address: 107 MCGRATH ST

Mailing Address: FOLSOM STEVEN R & THERESA D 2019
TRUST FOLSOM STEVEN R & THERESA
TRUSTEES
107 MCGRATH ST
LACONIA, NH 03246

Parcel Number: 412-18-24
CAMA Number: 412-18-24
Property Address: 92 BELKNAP ST

Mailing Address: STEWART SARA M A
92 BELKNAP ST
LACONIA, NH 03246

Parcel Number: 412-18-25
CAMA Number: 412-18-25
Property Address: 96 BELKNAP ST

Mailing Address: HECITA KELLY & DEXTER
96 BELKNAP ST
LACONIA, NH 03246

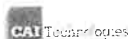
Parcel Number: 413-150-79
CAMA Number: 413-150-79
Property Address: 92 MCGRATH ST

Mailing Address: POND MICHAEL G & SHARON A
92 MCGRATH ST
LACONIA, NH 03246

Parcel Number: 413-150-81
CAMA Number: 413-150-81
Property Address: 95 MCGRATH ST

Mailing Address: DICKSON RYAN S & ADAMS EMILY J
99 MCGRATH ST
LACONIA, NH 03246

Handwritten marks: a star and the letters 'US'



www.cai-tech.com

Data shown on this report 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 report.



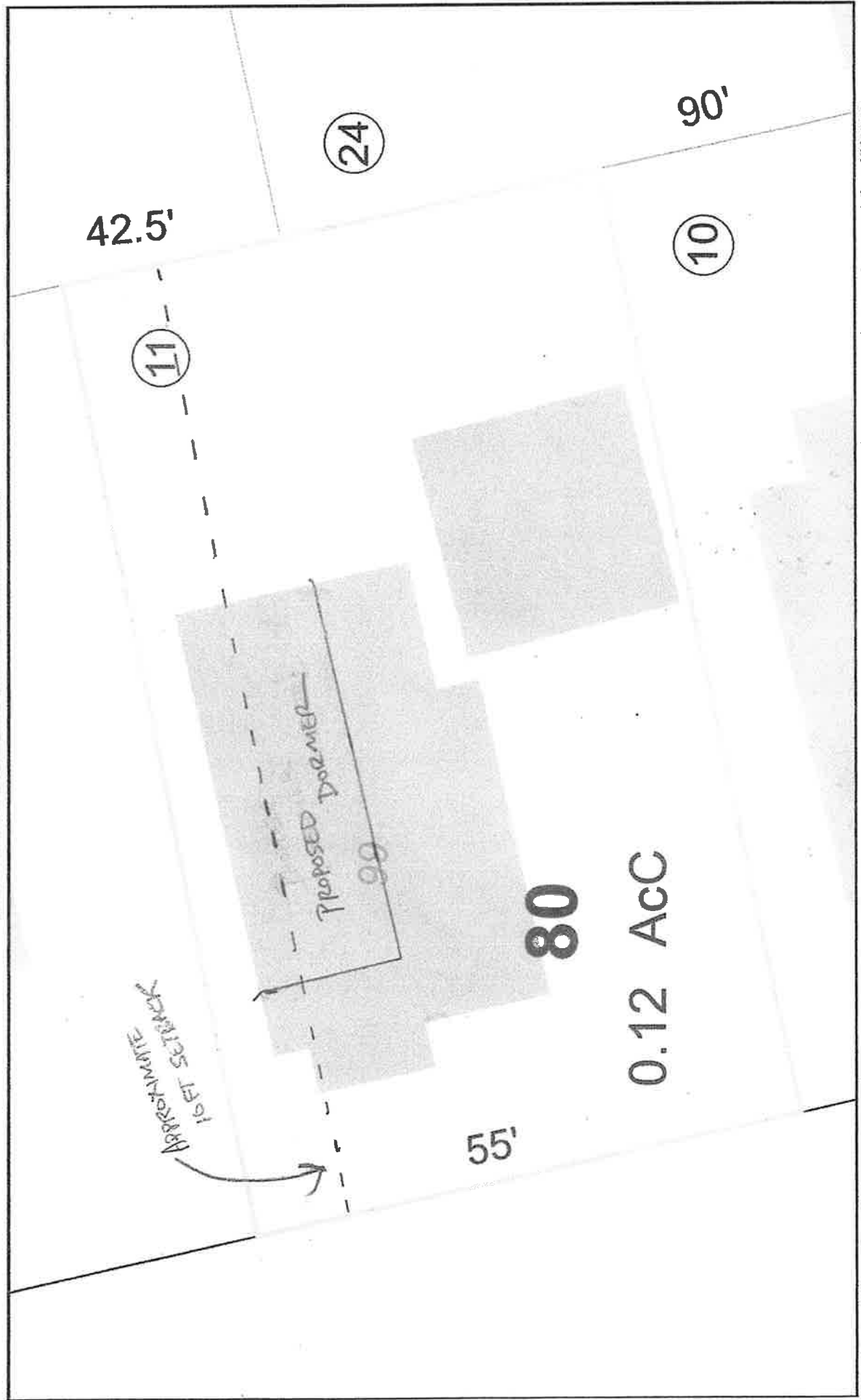
May 19, 2021

Laconia, NH

1 inch = 14 Feet

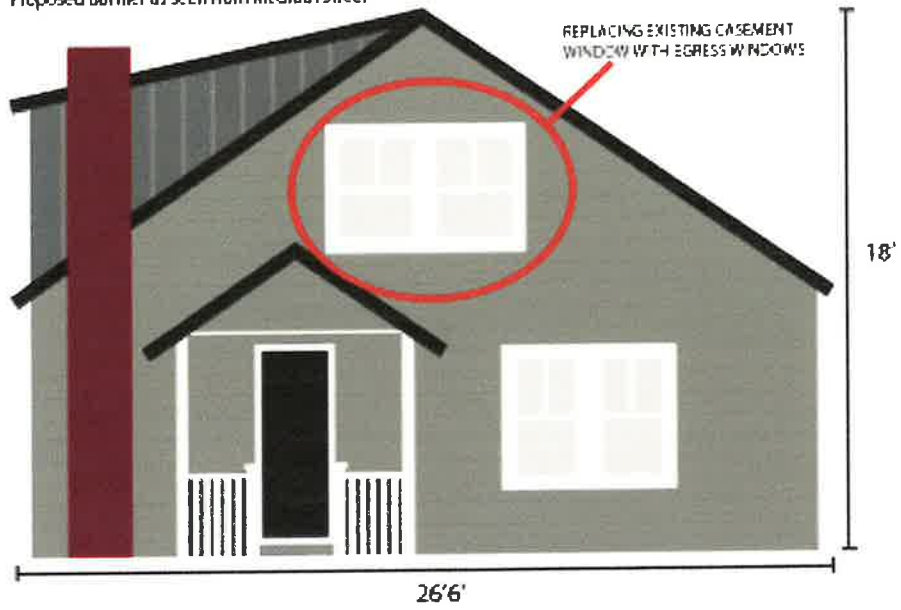


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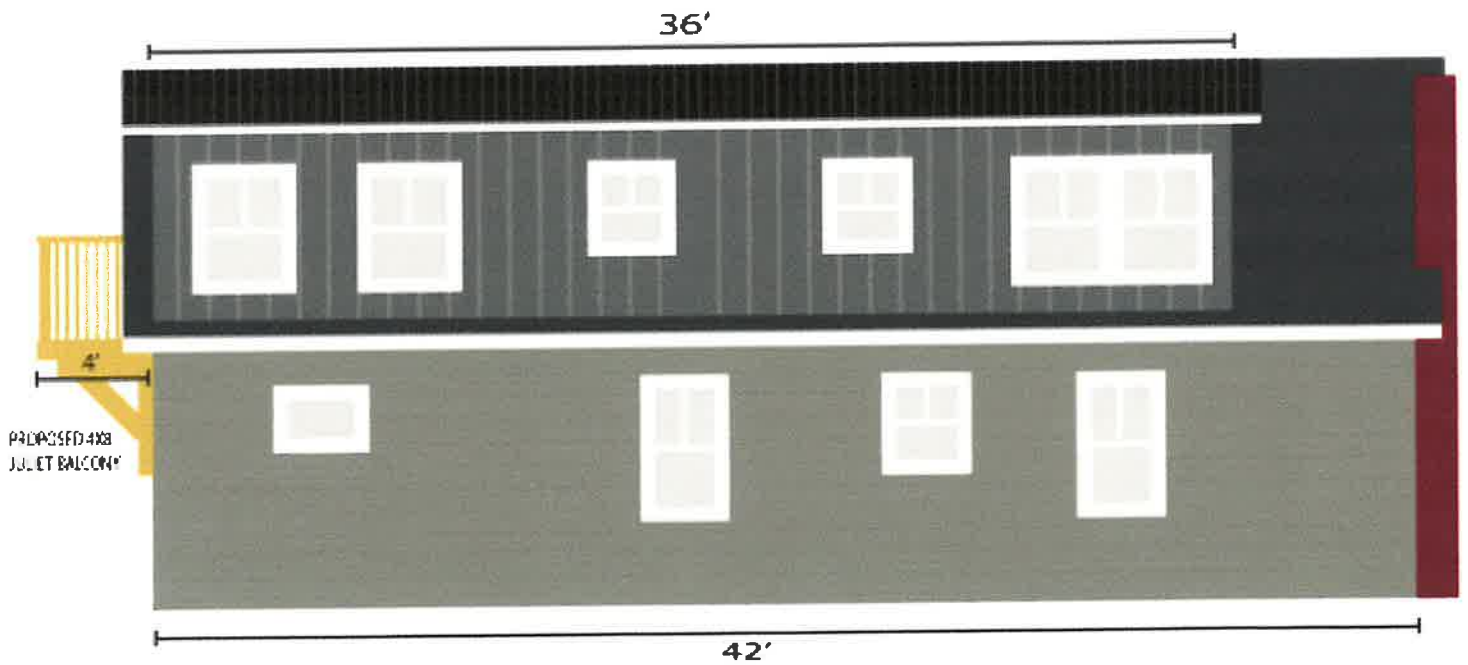


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Proposed dormer as seen from McGrath Street



View from North side of home, illustrating proposed 36' shed dormer and window layout



Location 99 MCGRATH ST

Mblu 413/ 150/ 80/ /

Acct# 4014

Owner DICKSON RYAN S & EMILY J

Assessment \$133,100

3711

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$92,200	\$40,900	\$133,100

Owner of Record

Owner DICKSON RYAN S & EMILY J
Co-Owner
Address 99 MCGRATH ST
 LACONIA, NH 03246

Sale Price \$0
Certificate
Book & Page 3307/0788
Sale Date 04/15/2020
Instrument 46

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DICKSON RYAN S & EMILY J	\$0		3307/0788	46	04/15/2020
DICKSON RYAN S & EMILY J	\$111,000		3173/0698	35	05/29/2018
LACONIA CITY OF	\$3,194		3118/0955	35	07/31/2017
MACRAE ALAN L 2008 TRUST	\$4,000		2502/0502	44	06/20/2008
MACRAE ALAN L	\$0		P2006/0197	1H	05/18/2006

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 1,176

Building Attributes	
Field	Description

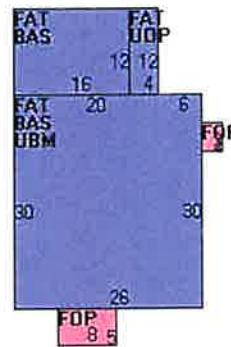
Style:	Bungalow
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plywood Panel
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 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\00\67\58.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/3711_4276.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	972	972	
FAT	Attic, Finished	1,020	204	
FOP	Porch, Open, Finished	52	0	
UBM	Basement, Unfinished	780	0	
UOP	Porch, Open, Unfinished	48	0	
		2,872	1,176	

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
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) 0.12
Frontage 0
Depth 0
Assessed Value \$40,900

Category**Outbuildings**

Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #
FGR1	GARAGE-AVE			400.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$92,200	\$40,900	\$133,100
2019	\$92,200	\$37,400	\$129,600
2018	\$99,400	\$36,300	\$135,700

