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JUN 22 2021

Planning/Zoning
City of Laconia

Application #:
Fees Paid:
Check #:
Receipt #:

202021-0030
125 + 70
1945

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Name of Applicant: FRANK PASQUARELLO

Mailing Address: 978 WEIRS BLVD #4 LACONIA | OR WINTER 8 BREWSTER RD ARLINGTON MA 02476

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

Mailing Address: _____

Tax Map/ Lot # (s): 182/248/1.004 Zoning District (s): CR

Street Address: 978 WEIRS #4

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)

FRANK PASQUARELLO
Printed Name Here

[Signature]
Signature of Property Owner(s)

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 VI section 235-35B of the Zoning Ordinance to permit the expansion of the existing deck to match other units

Facts in support of granting the Variance:

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

IT WOULD MATCH OTHER UNITS THAT ALREADY HAD IT ADDED ON.
UNIT #4 IS THE ONLY ONE NOT EXTENDED

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

UNIT #4 WILL CONFORM TO OTHER UNITS THAT DID
THEIR DECKS

3. Granting the variance would do substantial justice because:

JUSTICE WILL NOT BE EFFECTED IN THE NEGATIVE. NO NEGATIVE
PROPERTY VALUES. ALL UNITS WILL NOW BE SAME

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

VALUE WILL NOT BE DIMINISHED. MODIFICATION WILL MAKE ALL
UNITS BE SAME

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:

NO SUBSTANTIAL RELATIONSHIP EXISTS FOR PURPOSE OF THE ORDINANCE
THE USE WILL NOT CHANGE BY PROPOSED IMPROVEMENTS,

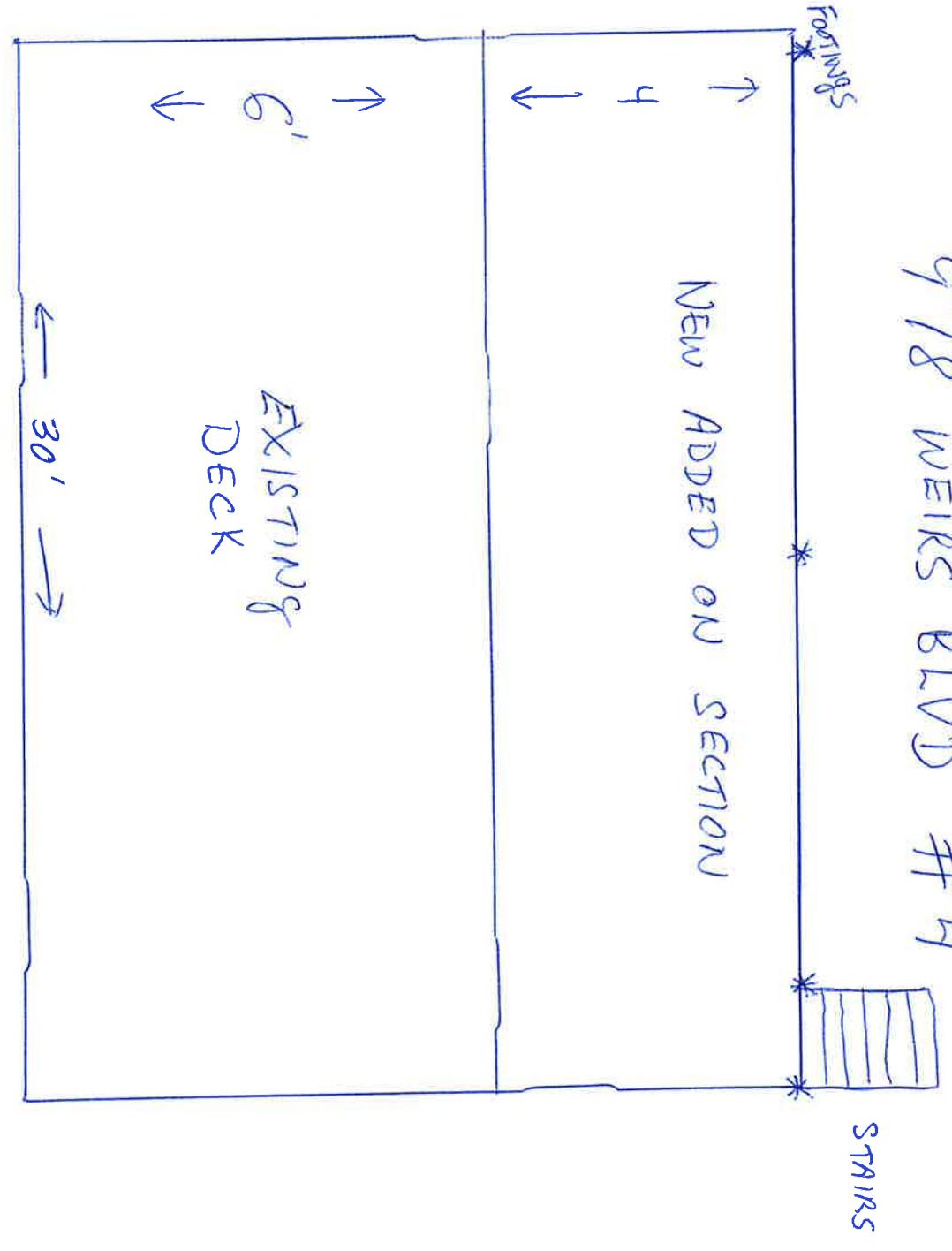
ii. The proposed use is a reasonable one because:

IT WILL MAKE ALL UNITS LOOK SAME AND NOT CHANGE STYLE.
IT WILL BE AESTHETICALLY IMPROVED AND CONSISTENT WITH
ALL UNITS.

-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.

978 WEIRS BLVD #4







Laconia, NH

1 inch = 60 Feet



June 21, 2021

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.

978 WEIRS BV #4

Location 978 WEIRS BV #4

Mblu 182/ 248/ 1/ 004/

Acct# 7123

Owner PASQUARELLO FRANK

Assessment \$218,700

2754

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$218,700	\$0	\$218,700

Owner of Record

Owner PASQUARELLO FRANK

Sale Price \$210,000

Co-Owner

Certificate

Address 8 BREWSTER RD
ARLINGTON , MA 02476

Book & Page 3363/0580

Sale Date 11/10/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PASQUARELLO FRANK	\$210,000		3363/0580	00	11/10/2020
ANDERSON JOSEPH	\$0		0893/0789		02/12/1985
WINDWARD HARBOR CO INC	\$0		0877/0790		08/02/1984

Building Information

Building 1 : Section 1

Year Built: 1964

Living Area: 651

Building Attributes	
Field	Description
Style:	MOTEL CONVERSION
Model	Res Condo
Stories:	1 Story
Grade	Average
Occupancy	1

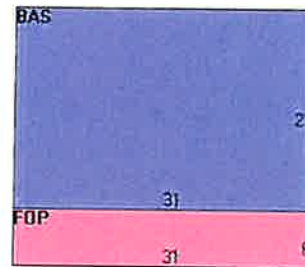
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Ttl Bedrms:	1 Bedroom
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	2.25
Residential Units:	15
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcd Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/A00\01\31\31.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/2754_3115.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	651	651
FOP	Porch, Open, Finished	186	0
		837	651

Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1020
 Description CONDO MDL-05
 Zone CR
 Neighborhood CONDO
 No

Land Line Valuation

Size (Acres) 0
 Frontage 0
 Depth 0
 Assessed Value \$0

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
BSLP	BOATSLIPS COND			1.00 UNITS	1

Valuation History

Valuation Year	Assessment		
	Improvements	Land	Total
2020	\$218,700	\$0	\$218,700
2019	\$201,300	\$0	\$201,300
2018	\$192,300	\$0	\$192,300