



Application #: 202021-0041  
 Fees Paid: \_\_\_\_\_  
 Check #: 245  
 Receipt #: **RECEIVED**

**ZONING BOARD OF ADJUSTMENT  
 VARIANCE APPLICATION**

**AUG 03 2021**

Name of Applicant: Leisure TIME Rentals LLC Planning/Zoning  
City of Laconia  
 Mailing Address: 45 Watson Road Gilford N.H. 03249  
 Phone: 603-455-7010 E-mail: Rusty Bertholet@yahoo.com  
 Owner (If same as applicant, write "same"): SAME  
 Mailing Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Tax Map/ Lot # (s): 143/72/1 Zoning District (s): C-R  
 Street Address: 28-36 Endicott St East

**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)**

Leisure TIME Rentals LLC

Printed Name Here

Signature of Property Owner(s)

Date 8/2/21

**AGENT(S)**

Rusty Bertholet

Printed Name Here

Signature of Agent(s)

Date 8/2/21

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 VIII section 235-48E(2) of the Zoning Ordinance to permit  
Set Back Distance From parking Lot

Facts in support of granting the Variance:

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

The ASPHALT IS ALREADY EXISTING.

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

pre Existing condition

3. Granting the variance would do substantial justice because:

would allow The separation of the property  
commercial and Residential.

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

The parking Area Has Been There For  
over 30 years.

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:

Existing use to continue the  
way it is.

ii. The proposed use is a reasonable one because:

IT ALLOWS The Existing condition of  
The parking Lot to stay The SAME.

-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.

Location 28-36 ENDICOTT ST E

Mblu 163/ 72/ 1/ 1

Acct# 1554

Owner LEISURE TIME RENTALS LLC

Assessment \$1,511,000

2907

Building Count 3

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,047,600	\$463,400	\$1,511,000

**Owner of Record**

Owner LEISURE TIME RENTALS LLC

Sale Price \$0

Co-Owner

Certificate

Address 45 WATSON RD  
GILFORD, NH 03249

Book & Page 2717/0928

Sale Date 07/21/2011

Instrument 31

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEISURE TIME RENTALS LLC	\$0		2717/0928	31	07/21/2011
LEISURE TIME RENTALS LLC	\$0		2118/0381	1N	12/03/2004
LEISURE TIMES RENTALS LLC	\$0		2103/0997	1E	10/26/2004
LEISURE TIMES RENTALS LLC	\$0		2103/0995	1E	10/26/2004
LEISURE TIME RENTALS LLC	\$0		2103/0992	1E	10/26/2004

**Building Information**

**Building 1 : Section 1**

Year Built: 1979

Living Area: 3,435

Building Attributes	
Field	Description
Style:	Shop Center LO
Model	Commercial
Grade	Average

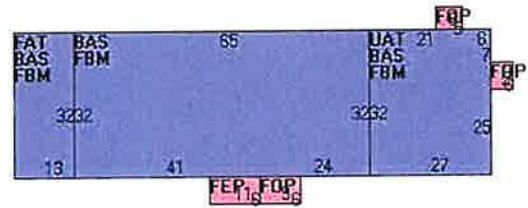
Stories:	1
Occupancy	1.00
Exterior Wall 1	Logs
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	K PINE/A WD
Interior Floor 1	Lino/Vinyl
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Unit/AC
Struct Class	
Bldg Use	SHOPNGMALL
Total Rooms	
Total Bedrms	00
Total Baths	.5
1st Floor Use:	3230
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Corn Wall	0.00

### Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/\00\00\09\69.jpg>)

### Building Layout



FAT[-41]  
UAT[-86]

2005; ADDED SPRINKLERS AND HANDICAPPED BATH TO AI  
18 HOLE MINI GOLF WITH EXTENSIVE WATERS

([http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/2907\\_3351.jpg](http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/2907_3351.jpg))

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3,360	3,360
FAT	Attic, Finished	375	75
FBM	Basement, Finished	3,360	0
FEP	Porch, Enclosed, Finished	66	0
FOP	Porch, Open, Finished	114	0
UAT	Attic, Unfinished	778	0
		8,053	3,435

### Building 2 : Section 1

Year Built: 1989  
Living Area: 6,986

Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Shop Center LO
Model	Commercial
Grade	Average +10
Stories:	1

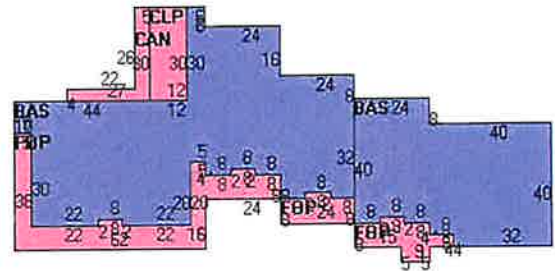
Occupancy	5.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	SHOPNGMALL
Total Rooms	
Total Bedrms	00
Total Baths	1.5
1st Floor Use:	3230
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

### Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/A00\00\09\71.jpg>)

### Building Layout



([http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/2907\\_3352.jp](http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/2907_3352.jp))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,986	6,986
CAN	Canopy	238	0
CLP	Loading Platform, Finished	360	0
FOP	Porch, Open, Finished	1,463	0
		9,047	6,986

### Building 3 : Section 1

**Year Built:** 1989  
**Living Area:** 12,321

Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Shop Center L.O
Model	Commercial
Grade	Average +10
Stories:	2
Occupancy	10.00
Exterior Wall 1	Wood Shingle

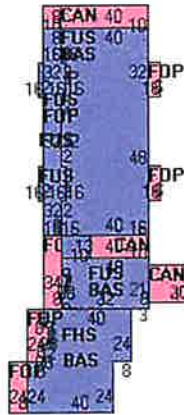
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	SHOPNGMALL
Total Rooms	
Total Bedrms	00
Total Baths	5
1st Floor Use:	3230
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Corn Wall	0.00

### Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/A00\00\09\73.jpg>)

### Building Layout



([http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/2907\\_3353.jp](http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/2907_3353.jp))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,624	6,624
FUS	Upper Story, Finished	5,632	5,632
FHS	Half Story, Finished	130	65
CAN	Canopy	1,140	0
FOP	Porch, Open, Finished	1,776	0
		15,302	12,321

### Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
SPR1	SPRINKLERS-WET	6720.00 S.F.	1

### Land

#### Land Use

Use Code 3230

#### Land Line Valuation

Size (Acres) 5.92

<b>Description</b>	SHOPNGMALL	<b>Frontage</b>	0
<b>Zone</b>	CR	<b>Depth</b>	0
<b>Neighborhood</b>	RESORT GOOD	<b>Assessed Value</b>	\$463,400
	No		

**Category**

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAV1	PAVING-ASPHALT			73367.00 S.F.	1
LT1	LIGHTS-IN W/PL			6.00 UNITS	1
LT2	W/DOUBLE LIGHT			5.00 UNITS	1
LT1	LIGHTS-IN W/PL			15.00 UNITS	1
MG3	MINI GOLF 3			18.00 UNITS	1
MHS	MOBILE HOME ST			12.00 UNITS	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,047,600	\$463,400	\$1,511,000
2019	\$1,047,600	\$441,300	\$1,488,900
2018	\$1,020,900	\$441,300	\$1,462,200