



Application #: 202021-0045
 Fees Paid: _____
 Check #: 265-
 Receipt #: 6799

RECEIVED

**ZONING BOARD OF ADJUSTMENT
 VARIANCE APPLICATION**

AUG 26 2021

Planning/Zoning
 City of Laconia

Name of Applicant: ALAN & SHARON ROUSSEAU
 Mailing Address: 65 DOL MEADOW CT SOUTHINGTON, CT 06489
 Owner (If same as applicant, write "same"): SAME
 Mailing Address: _____
 Tax Map/ Lot # (s): 423-199-23 Zoning District (s): RS
 Street Address: 55 Shore Drive, 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)

Alan Rousseau

Printed Name Here

[Signature]

Signature of Property Owner(s)

8/19/2021

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

235-35A

A variance is requested from article VI section _____ of the Zoning Ordinance to permit the construction of an 8x12 front deck, a portion of which would encroach into the front setback.

Facts in support of granting the Variance:

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

It is an 8'x16' Foot extension of the existing porch. Deck with rail only 4" above grade.

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

See Below

3. Granting the variance would do substantial justice because:

Just trying to improve the look of the home. The house is oddly shaped this would improve look of the neighborhood.

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

We believe this would help improve values. It's a beautiful neighborhood with aesthetic landscapes and this will allow the home to fit in better with new landscaping.

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: The angle of the road impacts the setback.

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:

ii. The proposed use is a reasonable one because:

It's a small square footage impacting the setback. This home was added on to many times leaving an odd shape. We really feel this will help make the home fit into the neighborhood.

-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.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION	
ROUSSEAU ALAN F & SHARON L		1 Level		2 Public Water	1 Paved	2 Light			
65 DOE MEADOW CT				3 Public Sewer					
		SUPPLEMENTAL DATA							
SOUTHINGTON CT 06489		Air Pct ID 128 199 7		ZONE 2 SPOD		WARD 3			
		OWN OCC Y		ZONE 2 %		WARD			
		REVIEW		ZONE 1 RS					
		ZONE 1 % 100							
		GIS ID 423-199-23		Assoc Pld#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
ROUSSEAU ALAN F & SHARON L		3362 0438	11-06-2020	Q		360,000	00
GARDNER FAMILY 2000 TRUST		2980 0909	07-16-2015	U		233,000	38
MCINROY FAMILY TRUST		2960 0042	03-19-2015	U		4,000	44
MCINROY JAMES WILLIAM & CHARLENE L		1791 0575	09-18-2002	U		0	1
MCINROY JAMES WILLIAM & CHARLENE L		1790 0897	09-17-2002	Q		230,000	01
Total							

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
Total			0.00
ASSESSING NEIGHBORHOOD		Description	Amount
Nbhd	Nbhd Name		
0001	Cyclical Group	TIF District	ID Code
	C		

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Description	Amount

LAND LINE VALUATION SECTION													
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	1010	SINGLE FAM M	RS			13,000	SF	3.53	1,15000	6	65	1,450	WA
Parcel Total Land Area [0.30												Total Land Area	

CURRENT ASSESSMENT			
Description	Code	Appraised	Assessed
RESIDENTL	1010	257,600	257,600
RES LAND	1010	84,100	84,100
RESIDENTL	1010	3,400	3,400
Total		345,100	345,100

PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Assessed V	Year
2020	1010	253,800	2018
	1010	84,100	2018
	1010	4,100	2018
Total		342,000	Total

APPAIRED VALUE SUMMARY			
Appraised Bldg. Value (Card)	254,800		
Appraised Xf (B) Value (Bldg)	2,800		
Appraised Ob (B) Value (Bldg)	3,400		
Appraised Land Value (Bldg)	84,100		
Special Land Value	345,100		
Total Appraised Parcel Value	345,100		
Valuation Method			

VISIT / CHANGE HISTORY			
Date	Id	Type	Purpost/Result
07-20-2021	TB	S	MEAS & INSPC
05-20-2009	CM		02 MEASURED
08-07-2003	TS		03 MEAS & INSPC
06-15-1987	99		99 MMC INFO

LOCATION ADJUSTMEN			
Location	Adj	Unit P	Land Value
WQA	1.0000	6.47	84,100
Total Land Value			84,100

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VISION
 This signature acknowledges a visit by a Data Collector or Assessor
 VISIT / CHANGE HISTORY
 APPRAISED VALUE SUMMARY
 LAND LINE VALUATION SECTION
 BUILDING PERMIT RECORD
 ASSESSING NEIGHBORHOOD
 NOTES
 FHS/BAS ON SLAB FOUNDATION
 SOME RADIANT FLR
 SOME C-TILE FLRS
 YELLOW IG
 *BEACH RIGHTS

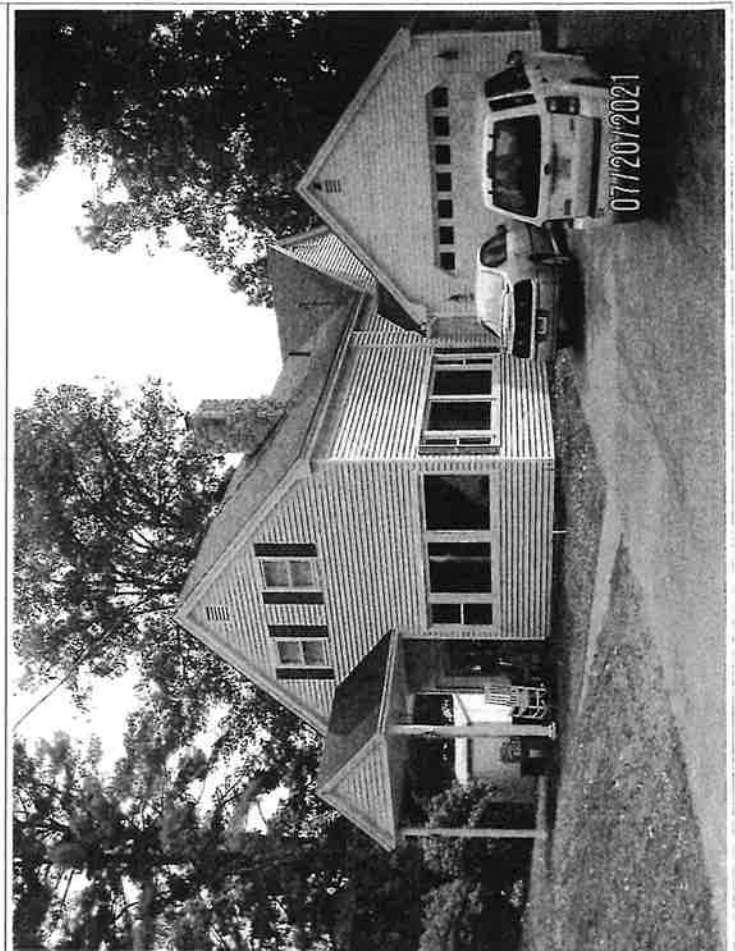
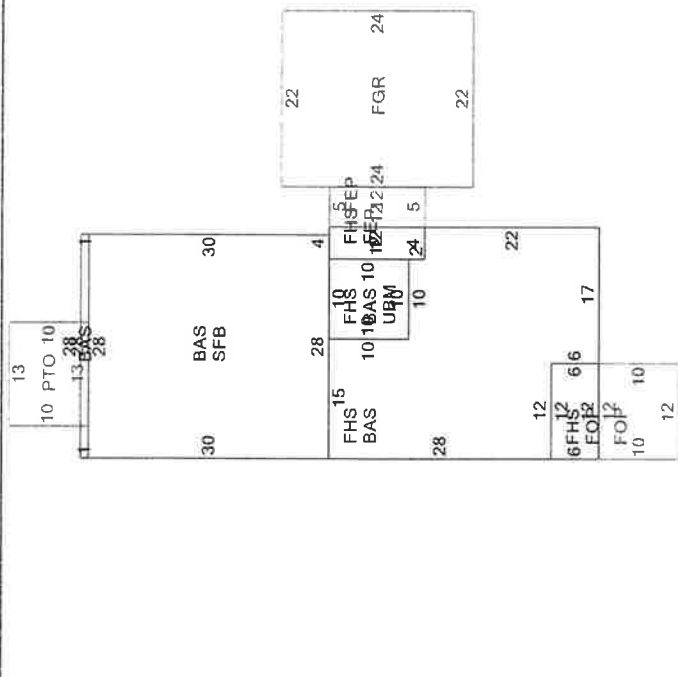
CONSTRUCTION DETAIL

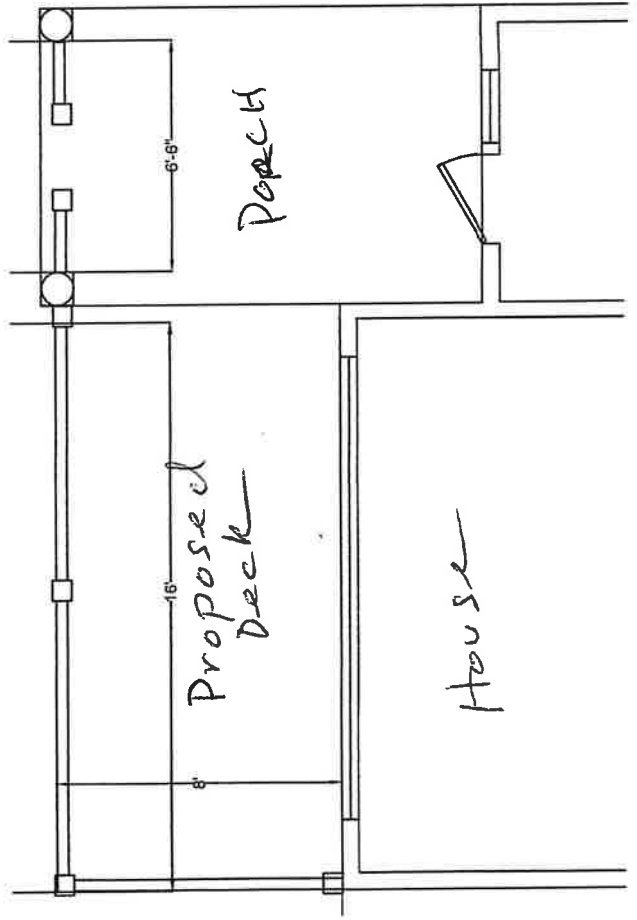
Element	Cd	Description	Element	Cd	Description
Style:	02	Split-Level			
Model:	01	Residential			
Grade:	04	Average +10			
Stories:	1.5	1 1/2 Stories			
Occupancy:	1	Vinyl Siding			
Exterior Wall 1:	25				
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F Gls/Cmp			
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Fir 1:	14	Carpet			
Interior Fir 2:	12	Hardwood			
Heat Fuel:	02	Oil			
Heat Type:	08	Radiant			
AC Type:	01	None			
Total Bedrooms:	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths:	1				
Total Xtra Fixtrs:	2				
Total Rooms:	8	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA	
Parcel Id	Ownr
Adjust Type	Description
Condo Fir	Factor%
Condo Unit	
COST / MARKET VALUATION	
Building Value New	318,549
Year Built	1954
Effective Year Built	2000
Depreciation Code	GD
Remodel Rating	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1.000
Condition	
Condition %	80
Percent Good	254,800
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAT2	PATIO-GOOD	L	492	11.00	2001	A		50		0.00	2,700
SHD1	SHED FRAME	L	120	12.00	2002	A		50		0.00	700
FPL2	FIREPLACE S	B	1	3500.00	1999			80		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	1,734	1,734	1,734	98.47	170,750	
FEP	Porch, Enclosed, Finished	0	108	76	69.30	7,484	
FGR	Garage, Finished	0	528	211	39.35	20,778	
FHS	Half Story, Finished	493	986	493	49.24	48,547	
FOP	Porch, Open, Finished	0	192	38	19.49	3,742	
PTO	Patio	0	130	7	5.30	689	
SFB	Base, Semi-Finished	0	840	504	59.08	49,630	
UBM	Basement, Unfinished	0	100	20	19.69	1,969	
Ttl Gross Liv / Lease Area					2,227	4,618	3,083
							303,589







PS 25' / 10' / 15'

arousscau108@gmail.com



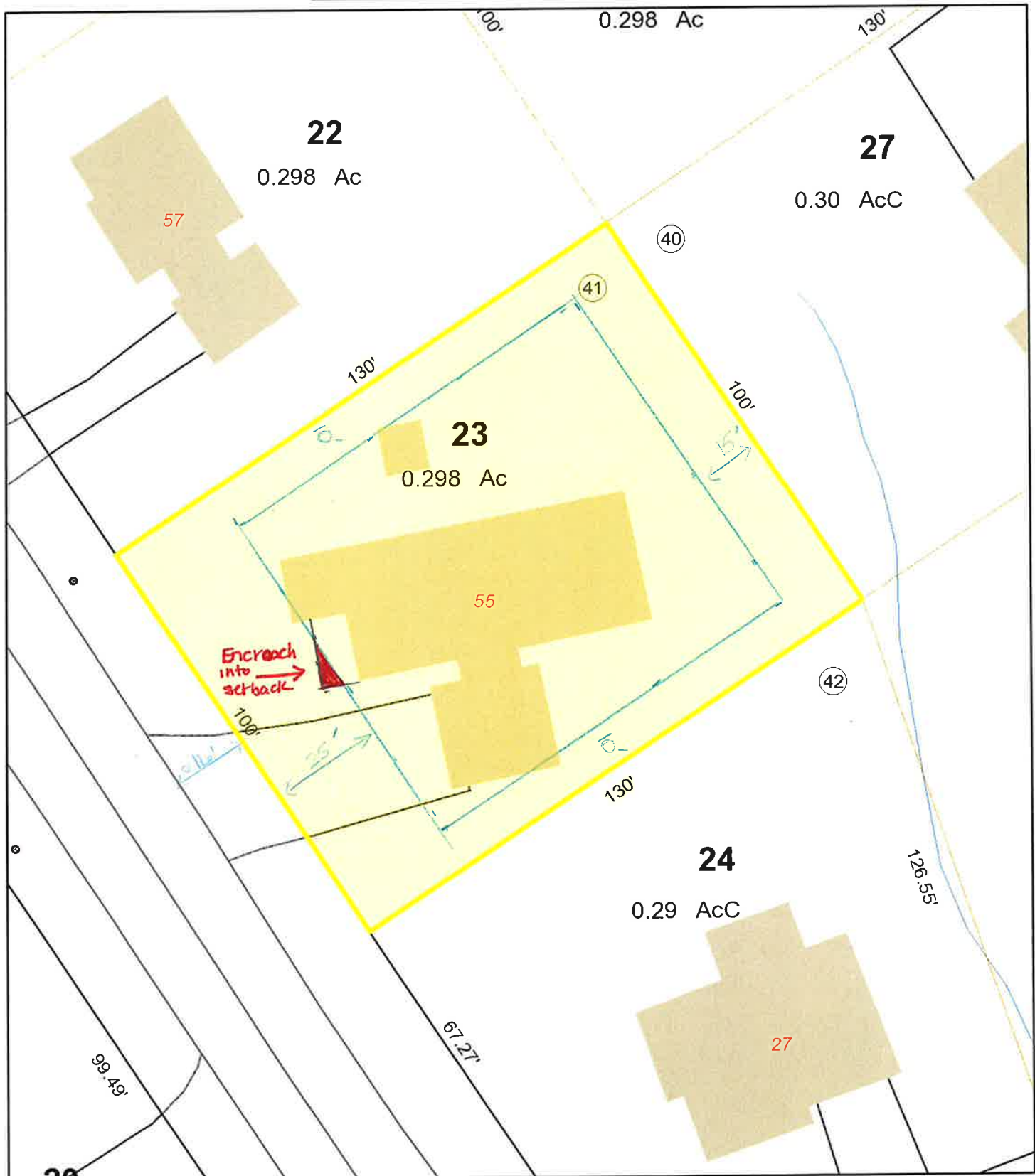
Laconia, NH

1 inch = 30 Feet



August 9, 2021

www.cai-tech.com



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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): Alan F & Sharon L Rousseau

MSL: 423-199-23

Applicant: Alan F & Sharon L Rousseau

Zone: RS

Zoning Article Cited: VI Section 235-35A

Location: 55 Shore Drive

Proposal: Application ZO2021-0045VAR. Applicant is requesting a variance from Article VI Section 235-35A Front Setback to permit the construction of an 8x16 front deck a portion of which would encroach into the front setback.

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

Day/Date: Monday, September 20, 2021

Time: **6:30 PM**

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.