



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

202021-0047
\$125 + 60 \$185
#074
RECEIVED

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

AUG 27 2021
Planning/Zoning
City of Laconia

Name of Applicant: Jonathan Ferrante
Mailing Address: 25B Alpine Cir Laconia, NH, 03246
Owner (If same as applicant, write "same"): Same
Mailing Address: Same
Tax Map/ Lot # (s): 432-142-17 Zoning District (s): UC (Urban Commercial)
Street Address: 674-676 Main St. 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)

Jonathan Ferrante
Printed Name Here

[Signature]
Signature of Property Owner(s)

08-15-2021
Date

AGENT(S)

ROBERT HOWIE
Printed Name Here

[Signature]
Signature of Agent(s)

15 AUG 2021
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 ____ section ____ of the Zoning Ordinance to permit change of use outside ~~outside of~~ of required square footage for the conversion of the second floor to two residential units

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:
demand for affordable housing
2. If the variance were granted, the spirit of the ordinance would be observed because:
the required square footage is excessive and unrealistic in 2021
3. Granting the variance would do substantial justice because:
One of largest documented demands of City Population
4. If the variance were granted, the values of the surrounding properties would not be diminished because:
residential units would increase all surrounding properties value
Inability for workers to live in area
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:
Current ordinance is creating hardship on housing and availability for citizens
 - ii. The proposed use is a reasonable one because:
It is best use and most valuable to City and 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.

Yes, current ordinance is negatively affecting City of Laconia Main Street District and tax paying residents

674 MAIN ST

Location 674 MAIN ST

Mblu 432/ 142/ 17/ /

Acct# 1860

Owner CAMPBELL KEVIN 2000 REV TRST/TRSTEE

Assessment \$274,100

4660

Building Count 1

Current Value

Valuation Year	Assessment		
	Improvements	Land	Total
2020	\$225,000	\$49,100	\$274,100

Owner of Record

Owner	CAMPBELL KEVIN 2000 REV TRST/TRSTEE	Sale Price	\$92,000
Co-Owner	CAMPBELL DIANE B 2000 REV TRST/TRSTEE	Certificate	
Address	12 CLEMENT RD MOULTONBORO , NH 03254	Book & Page	1729/0264
		Sale Date	02/22/2002
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CAMPBELL KEVIN 2000 REV TRST/TRSTEE	\$92,000		1729/0264	00	02/22/2002
BROSNAN JOANNA & MICHAEL	\$0		1680/0362	1A	09/04/2001
BROSNAN JOANNA N & TRINDALL LINDA	\$0		1680/0352	1A	09/04/2001
BROSNAN JOANNA/TRINDALL LINDA	\$0		P1999/0357	1H	09/05/1999
SERRECCHIA SALVATORE ESTATE	\$55,000		1329/0651	1L	03/27/1995

Building Information

Building 1 : Section 1

Year Built: 1830
Living Area: 4,290

Building Attributes

Field	Description
Style:	Store
Model	Commercial

Grade	Average
Stories:	3
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Heat Pump
Struct Class	
Bldg Use	STORE/SHOP MDL-96
Total Rooms	
Total Bedrms	02
Total Baths	2.5
1st Floor Use:	325I
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	11.00
% Comn Wall	0.00

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/\00\01\45\07.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/4660_5291.jp)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,598	1,598
FUS	Upper Story, Finished	1,558	1,558
APT	Apartment	1,050	1,050
FAT	Attic, Finished	420	84
FEP	Porch, Enclosed, Finished	98	0
FOP	Porch, Open, Finished	58	0
UBM	Basement, Unfinished	1,510	0
		6,292	4,290

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code	325I	Size (Acres)	0.08
Description	STORE/SHOP MDL-96	Frontage	0
Zone	UC	Depth	0
Neighborhood	DOWNTOWN	Assessed Value	\$49,100
Category	No		

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Valuation Year	Assessment		
	Improvements	Land	Total
2020	\$225,000	\$49,100	\$274,100
2019	\$225,000	\$49,100	\$274,100
2018	\$215,600	\$49,100	\$264,700



Laconia, NH



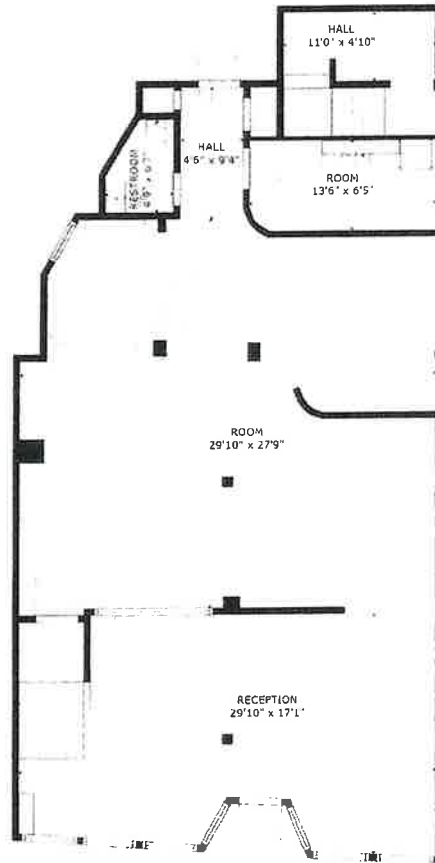
1 inch = 20 Feet

August 27, 2021

www.cai-tech.com



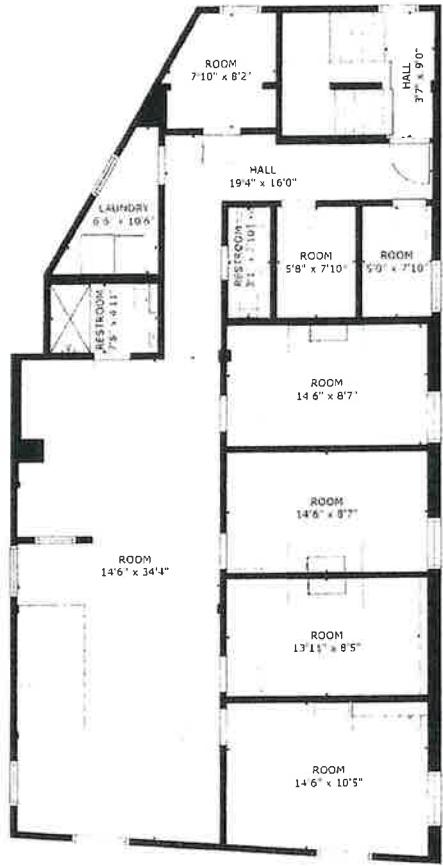
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



GROSS INTERNAL AREA
 FLOOR 1: 1556 sq. ft, FLOOR 2: 1600 sq. ft
 FLOOR 3: 1187 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1 SM: 9 sq. ft
 TOTAL: 4343 sq. ft



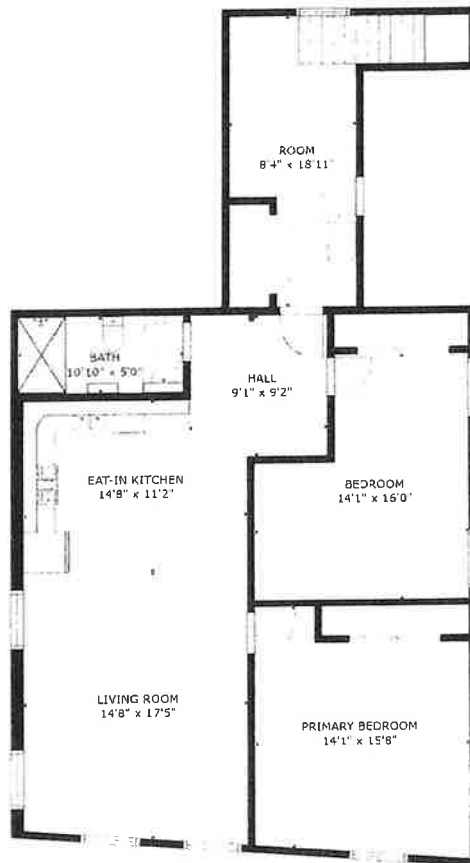
Floor 1
 Existing conditions



GROSS INTERNAL AREA
 FLOOR 1: 1556 sq. ft, FLOOR 2: 1600 sq. ft
 FLOOR 3: 1187 sq. ft, EXCLUDED AREAS
 REDUCED HEADROOM BELOW 1.5M: 9 sq. ft
 TOTAL: 4343 sq. ft



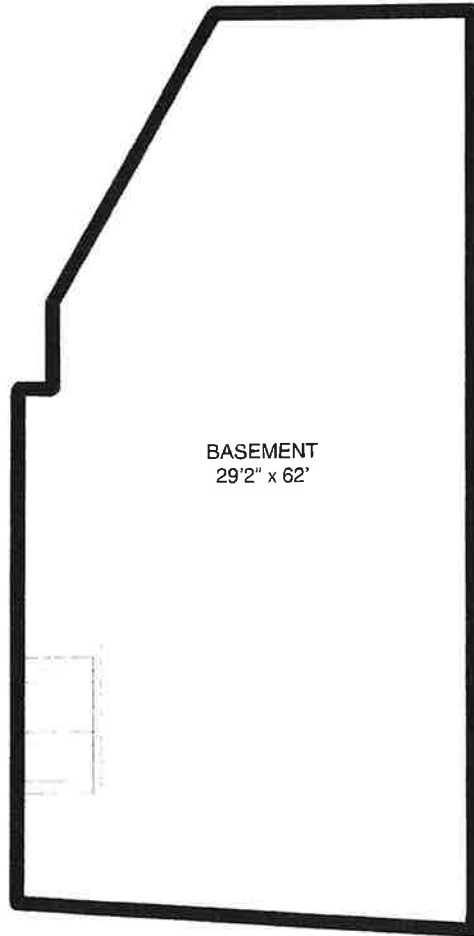
Floor 2
 Existing Conditions



GROSS INTERNAL AREA
 FLOOR 1: 1556 sq. ft, FLOOR 2: 1600 sq. ft
 FLOOR 3: 1187 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 9 sq. ft
 TOTAL: 4343 sq. ft

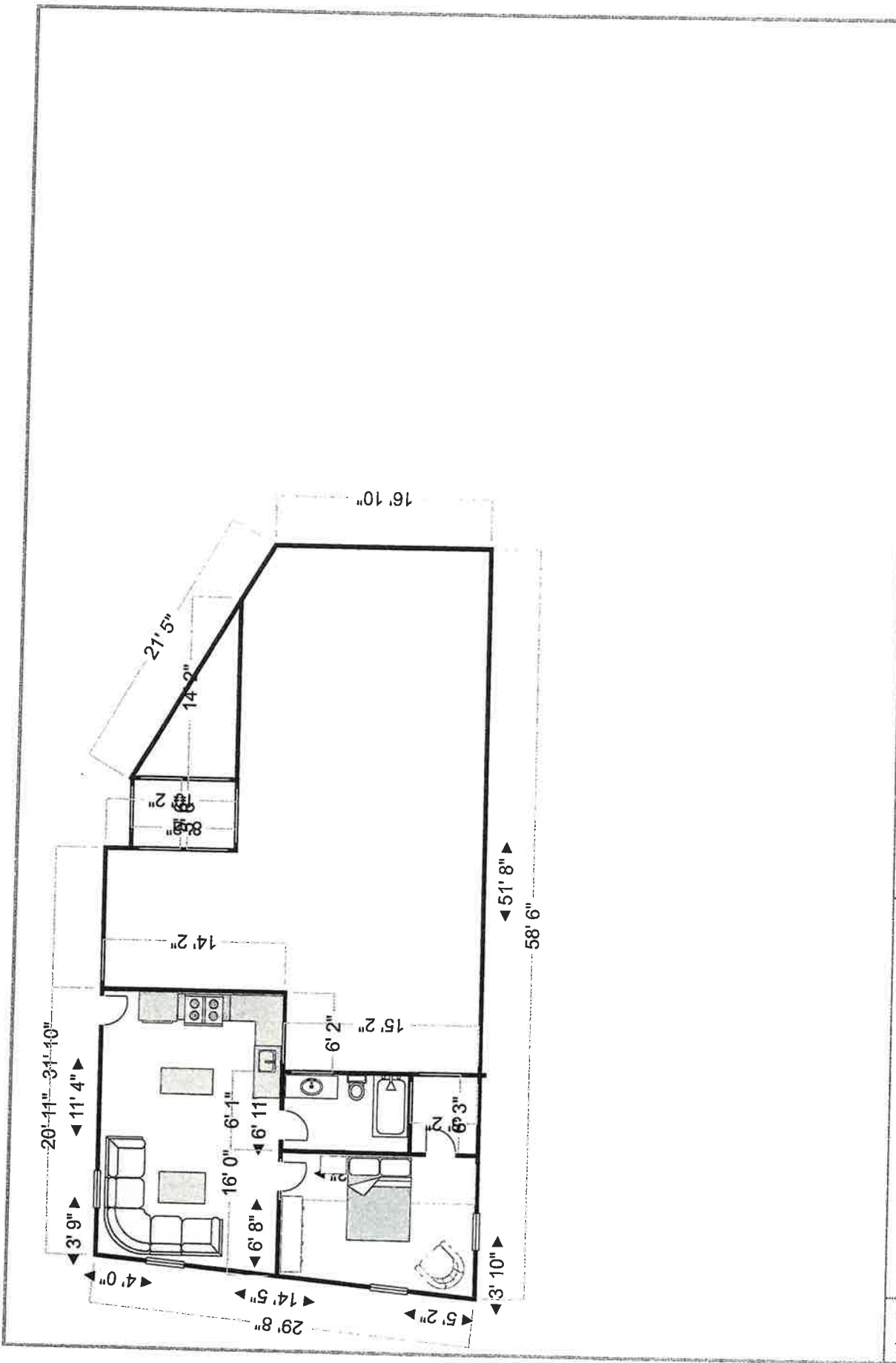


Floor 3
 Existing Conditions



GROSS INTERNAL AREA
FLOOR 1: 1556 sq. ft, FLOOR 2: 1600 sq. ft
FLOOR 3: 1187 sq. ft, EXCLUDED AREAS
REDUCED HEADROOM BELOW 1.5M: 9 sq. ft
TOTAL: 4343 sq. ft





Site:	674 Main St Laconia		Drawing:		Project:		Drawn:		Notes:		Breakthrough Property Services Meredith NH 03253
Title:	2nd Floor Remodel		Scale:	3/32" : 1'0"	Date:	08/04/2021					
<p style="text-align: center;">Proposed Conditions</p> <p style="text-align: center;">①</p>											



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): Jonathan Ferrante

MSL: 432-142-17

Applicant: Jonathan Ferrante

Zone: UC

Zoning Article Cited: VI Section 235-33

Location: 674 Main St.

Proposal: Application ZO2021-0047VAR. Applicant is requesting a variance from Article VI Section 235-33 Maximum Residential Unit Density to permit the conversion of the second floor to two residential units.

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.