



Application #: 202021-0049
 Fees Paid: _____
 Check #: 235
 Receipt #: 1001
RECEIVED

**ZONING BOARD OF ADJUSTMENT
 VARIANCE APPLICATION**

AUG 27 2021

Planning/Zoning
 City of Laconia

Name of Applicant: Weirs Little Bridge Crossing, LLC
 Mailing Address: 84 Summit Ave Laconia, NH 03246
 Owner (If same as applicant, write "same"): Richard Kamsi + Glen Robertson
 Mailing Address: 84 Summit Ave Laconia NH 03246
 Tax Map/ Lot # (s): 139/37/24/1 Zoning District (s): CR
 Street Address: 27 Canterbury Ave

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)

Richard Kamsi Glen Robertson
 Printed Name Here

[Signatures]
 Signature of Property Owner(s)

8/17/2021 8/17/2021
 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

A variance is requested from article 6 section 235-35A of the Zoning Ordinance to permit The construction of a second floor deck

Facts in support of granting the Variance:

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

No Impact.

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

Improving existing non-condensing lot while transforming multi unit building standard

3. Granting the variance would do substantial justice because:

It would provide lake view, seating area greatly raises in a tight area while providing an emergency 2nd floor egress.

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

The value of this property and others would increase.

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:

Pre-existing - non condensing lot - without boxes - no action is capable of being performed, .07 acres.

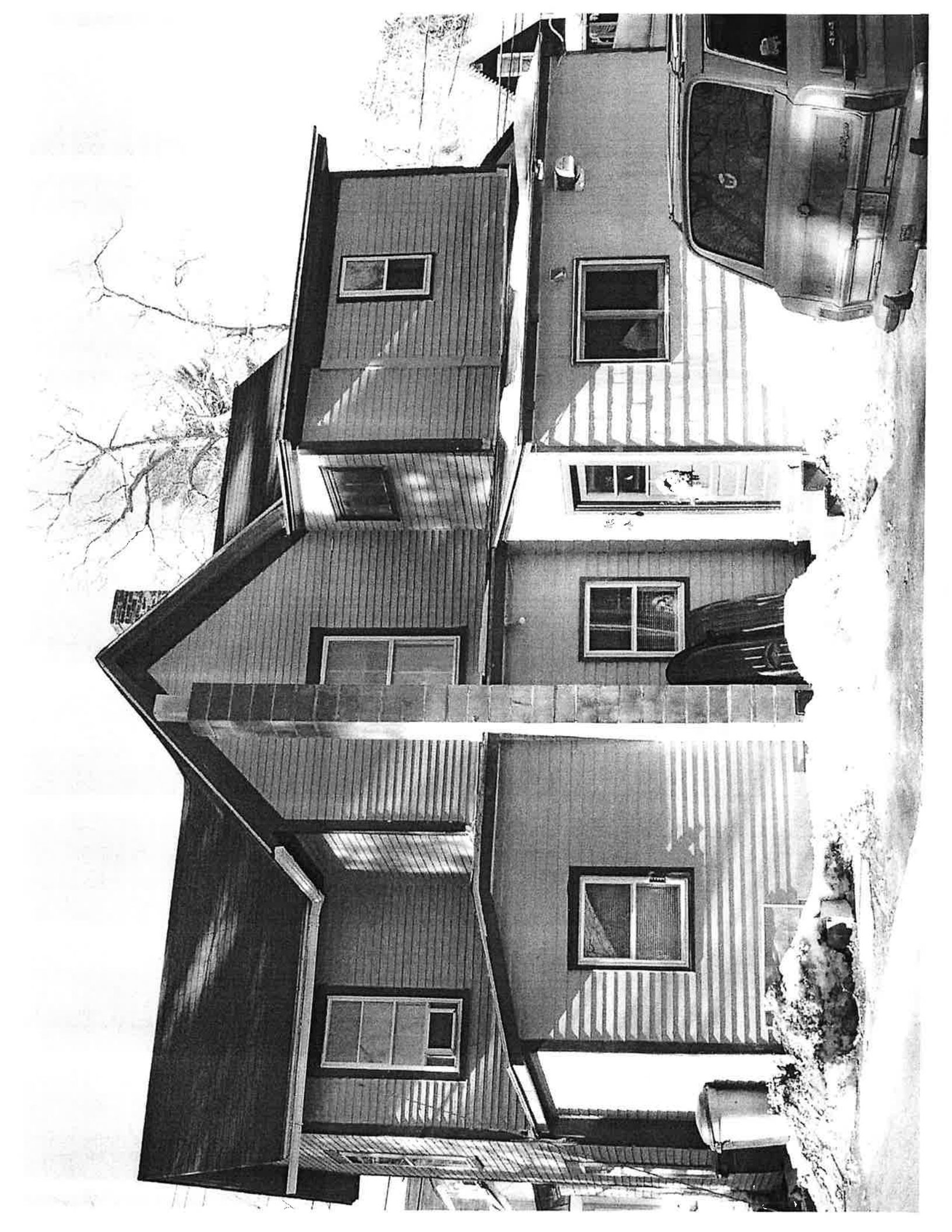
ii. The proposed use is a reasonable one because:

It solves many needs to increase value + allow property to contain its egress requirement.

-or-

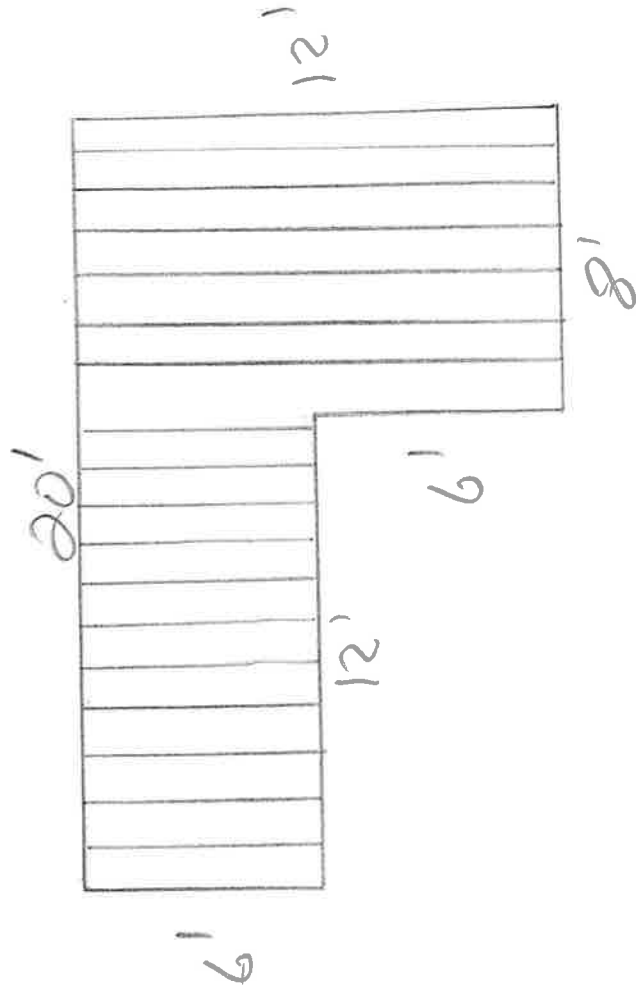
b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

NA





168^{5A} Proposes Roof Deck on REAR of House



2X8 PT construction Attaches to original Roof Rafters
4X4 PT construction Attaches to original outside wall supports

3' Railing Height

Access Through 6' sliding Door From living Room



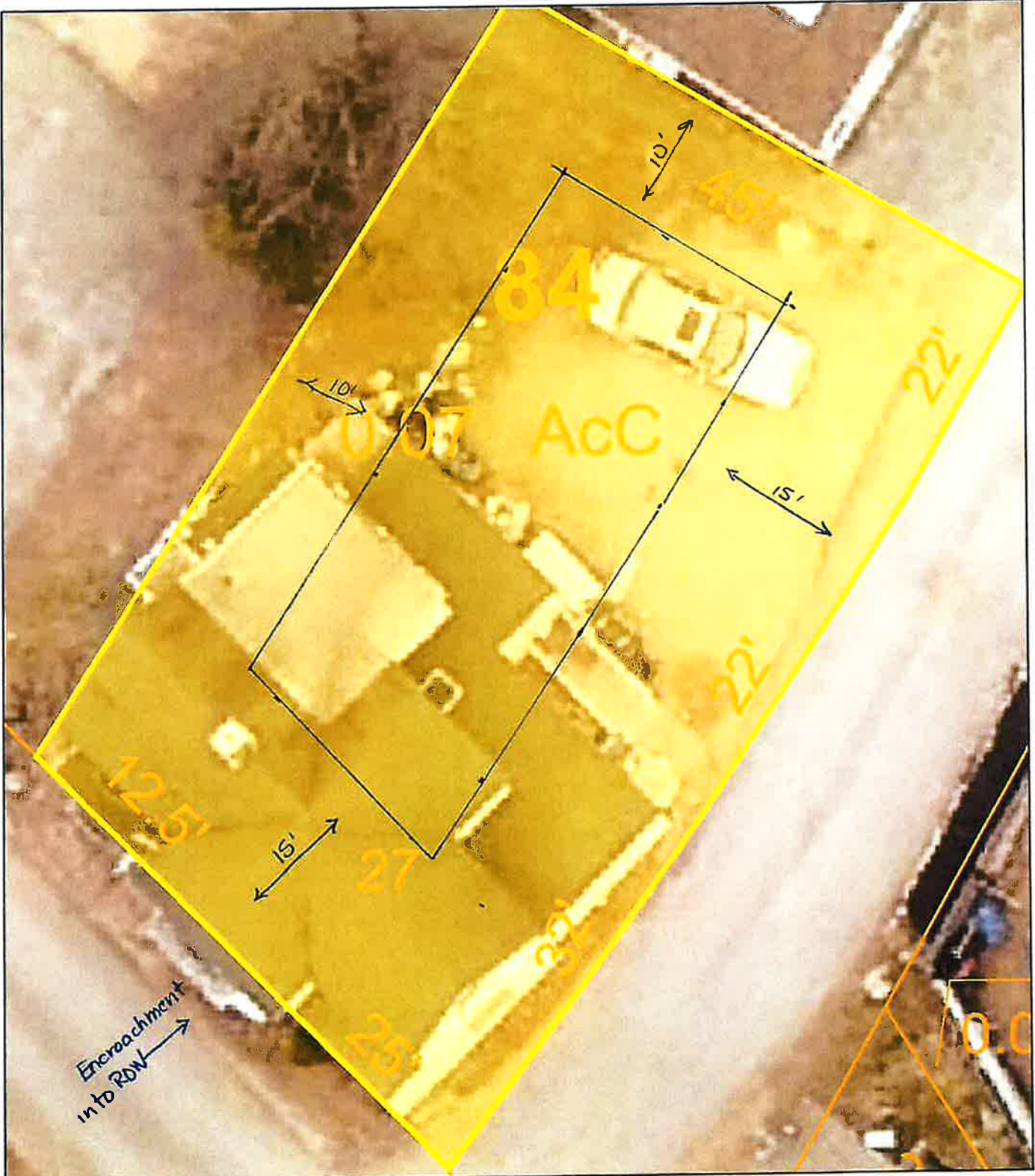
Laconia, NH



August 13, 2021

1 inch = 10 Feet

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.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		
WEIRS LITTLE BRIDGE LLC	1 Level	3 Public Sewer 2 Public Water	1 Paved	2 Light	Description EXEMPT EXM LAND	Code 9030 9030	Appraised 83,200 69,200	Assessed 83,200 69,200
84 SUMMIT AV	AIT Prcl ID 92D 37 3 OWNOCC Y	SUPPLEMENTAL DATA ZONE 2 ZONE 2 % WARD WARD 1		Assoc Pld#	Total 152,400 152,400			
LACONIA NH 03246	REVIEW ZONE 1 CR ZONE 1 % 100				VISION			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WEIRS LITTLE BRIDGE LLC	3435	497	07-27-2021	U	I	120,300	35	Year	Code	Assessed V	Year	Code	Assessed
LACONIA CITY OF	3343	0141	09-03-2020	U	I	2,400	35	2020	1040	1040	2018	1040	81,900
FLANNERY PAUL	2703	0550	04-25-2011	U	I	86,000	13		1040	1040	2018	1040	69,200
EVANS WILLIAM E 2008 TRUST	2652	0789	07-23-2010	U	I	80,000	37						
FEDERAL NATIONAL MORTGAGE ASSOC	2639	0841	05-12-2010	U	I	183,623	51						
Total						160,300		Total	152,200	Total	151,100		

EXEMPTIONS
 Description Amount
 Total 0.00

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbhd	Cyclical Group	Description	Amount
0001	B		

NOTES
 NC= CHECK FOR NEW OWNER 2022
 AREA PER TAXMAP
 NO BEACH RIGHTS
 AREA PER DEED

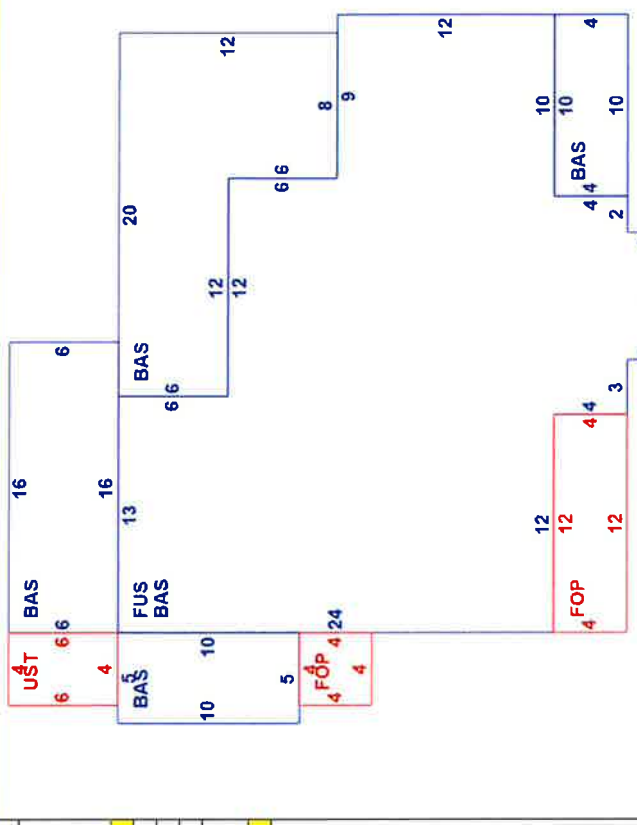
BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
		05-26-2021	REVIEWED
		07-29-2013	30 EXTERIOR INSPECTION
		07-18-2012	30 EXTERIOR INSPECTION
		12-07-2010	20 CHG FM OTHER
		10-08-2010	40 HEARING APPT NO CHA
		09-03-2010	14 INSPECTED
		07-20-2010	33 RES FIELD REVIEW

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY															
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value				
1	903R MUNICIPAL MDL	CR			3,049	SF	10.08	1.00000	5	1.00	MG	2.250		1.0000	69,200				
Total Card Land Units														0.07	AC	Parcel Total Land Area	0.07	Total Land Value	69,200

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
09	2 Unit		
01	Residential		
03	Average		
2	2 Stories		
2	Vinyl Siding		
25	Exterior Wall 1		
03	Exterior Wall 2		
03	Roof Structure:		
02	Roof Cover		
02	Interior Wall 1		
05	Interior Wall 2		
06	Interior Fir 1		
12	Interior Fir 2		
03	Heat Fuel		
04	Heat Type:		
01	AC Type:		
04	Total Bedrooms		
2	Total Bthrms:		
0	Total Half Baths		
8	Total Xtra Fixtrs		
02	Total Rooms:		
02	Bath Style:		
	Kitchen Style:		
	Building Value New		137,580
	Year Built		1916
	Effective Year Built		1980
	Depreciation Code		AV
	Remodel Rating		40
	Year Remodelled		0
	Depreciation %		0
	Functional Obsol		0
	External Obsol		1,000
	Trend Factor		NC
	Condition %		0
	Condition %		60
	RCNLD		82,500
	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
FLU	STOVE FLUE	B	1	1200.00	1979		60	0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,052	1,052	1,052	72.12	75,870
FOP	Porch, Open, Finished	0	64	13	14.65	938
FUS	Upper Story, Finished	698	698	698	72.12	50,340
UST	Utility, Storage, Unfinished	0	24	6	18.03	433
Ttl Gross Liv / Lease Area		1,750	1,838	1,769		127,581





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): Weirs Little Bridge LLC

MSL: 139-37-84

Applicant: Weirs Little Bridge LLC

Zone: CR

Zoning Article Cited: VI Section 235-35A

Location: 27 Centenary Ave

Proposal: Application ZO2021-0049VAR. Applicant is requesting a variance from Article VI Section 235-35A Front Setback to permit the construction of a second story deck.

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.