



RECEIVED

NOV 05 2021

Planning/Zoning
City of Laconia

Application #: 202021-0059
Fees Paid: _____
Check #: 153
Receipt #: 134

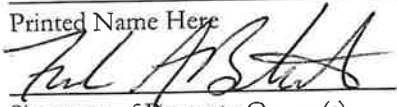
ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

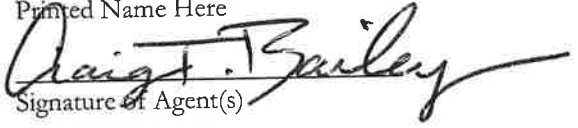
Name of Applicant: FRANK BETCHART
Mailing Address: 60 RIDGE RD. CONCORD, NH 03301
Owner (If same as applicant, write "same"): F&N BETCHART FAMILY TRUST
Mailing Address: 60 RIDGE RD. CONCORD, NH 03301
Tax Map/ Lot # (s): MAP 21 LOT 14 Zoning District (s): RR1 & SP-OD
Street Address: 522 LEIGHTON AVE. NORTH, LACONIA NH

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 BETCHART, TRUSTEE
Printed Name Here

Signature of Property Owner(s)
11/5/2021
Date

AGENT(S)
CRAIG T. BAILEY, PE, LLS
Printed Name Here

Signature of Agent(s)
11/02/2021
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

Article VI Sec 235-35A and

A variance is requested from article 235 section 19 of the Zoning Ordinance to permit THE RE-DEVELOPMENT OF A STRUCTURE LOCATED IN THE SP OVERLAY DISTRICT, AND WITHIN THE 50-FOOT WATERFRONT BUFFER

Facts in support of granting the Variance:

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

THE PROPOSED STRUCTURAL RE-DEVELOPMENT MAKES THE STRUCTURE MORE-NEARLY CONFORMING, THEREFORE THIS IS PRECISELY IN THE PUBLICS INTEREST.

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

THE PROPOSED STRUCTURE WOULD BE BUILT FURTHER AWAY FROM THE EDGE OF THE LAKE.

3. Granting the variance would do substantial justice because:

NON-CONFORMING LOTS ARE VERY DIFFICULT TO DEVELOP, AND THIS APPLICANT IS PROPOSING A MODERN HOME THAT MORE NEARLY CONFORMS TO THE ORDINANCE.

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

MODERN HOMES BUILT ON TRADITIONAL LAKE FRONT LOTS WILL TYPICALLY IMPROVE THE NEIGHBORHOOD PROPERTY VALUES, AND OF COURSE THE ADDITIONAL TAX REVENUE DIRECTLY IMPROVES THE SURROUNDING PROPERTIES AND COMMUNITY AS A WHOLE.

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:

THE NON-CONFORMITY OF THIS PRE-EXISTING LOT CAUSES THE APPLICANT TO PROPOSE THE RE-DEVELOPMENT IN SUCH A MANNER THAT PORTIONS OF THE SHORELAND BUFFER ARE IMPACTED, AS WELL AS THE FRONT PROPERTY LINE SETBACK. NEITHER ORDINANCE CAN BE WHOLLY MET, SO A REASONABLE COMPROMISE HAS BEEN SUGGESTED.

ii. The proposed use is a reasonable one because:

THIS PRE-EXISTING, NON CONFORMING LOT OF RECORD HAS HISTORICALLY HAD A RESIDENTIAL STRUCTURE, WITH ACCESSORY STRUCTURES FOR DECADES. THE OWNERS SIMPLY DESIRE TO RE-DEVELOP THE STRUCTURE INTO MODERN STANDARDS.

-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.

THE LOT IS SIGNIFICANTLY SMALLER THAN THE ZONE'S MINIMUM LOT SIZE, THEREFORE AN UNREASONABLY SMALL STRUCTURE WOULD NEED TO BE BUILT TO STAY IN STRICT CONFORMANCE - A STRUCTURE WHICH WOULD BE SMALLER THAN THE EXISTING, NON-CORFORMING STRUCTURE THAT CURRENTLY STANDS ON THE LOT.

522 LEIGHTON AV N

Location 522 LEIGHTON AV N

Mblu 21/ 253/ 14/ 1

Acct# 4183

Owner BETCHART F & N FAMILY TRUST

Assessment \$602,200

3365

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$85,900	\$516,300	\$602,200

Owner of Record

Owner	BETCHART F & N FAMILY TRUST	Sale Price	\$4,000
Co-Owner	BETCHART FRANK A & NANCY S TRUSTEES	Certificate	
Address	60 RIDGE RD CONCORD, NH 03301	Book & Page	2924/0737
		Sale Date	08/04/2014
		Instrument	44

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BETCHART F & N FAMILY TRUST	\$4,000		2924/0737	44	08/04/2014
BETCHART FRANK A & NANCY S	\$428,000		2708/1000	13	05/27/2011
MORIN RICHARD E & MARILYN	\$125,000		1230/0724	1A	11/01/1992
MORIN ERNEST E &	\$0		/0		11/01/1992

Building Information

Building 1 : Section 1

Year Built: 1952
Living Area: 682

Building Attributes

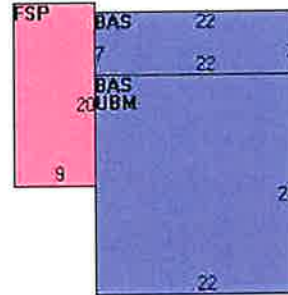
Field	Description
Style:	Camp Year Rnd

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/\00\01\51\85.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/3365_3924.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	682	682	
FSP	Porch, Screen, Finished	180	0	
UBM	Basement, Unfinished	528	0	
		1,390	682	

Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	K PINE/A WD
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
FLU	STOVE FLUE	1.00 UNITS	1

Land

Land Use

Use Code 1013

Land Line Valuation

Size (Acres) 0.49

Zone: RRI
 Neighborhood: SQUAMNORTH
 No

Depth: 0
 Assessed Value: \$516,300

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
FGR1	GARAGE-AVE			400.00 S.F.	1
WDK	WOOD DECK			30.00 S.F.	1
DCK1	DOCKS-RES TYPE			90.00 S.F.	1
PAT2	PATIO-GOOD			135.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$85,900	\$516,300	\$602,200
2020	\$85,900	\$433,700	\$519,600
2019	\$85,900	\$392,400	\$478,300

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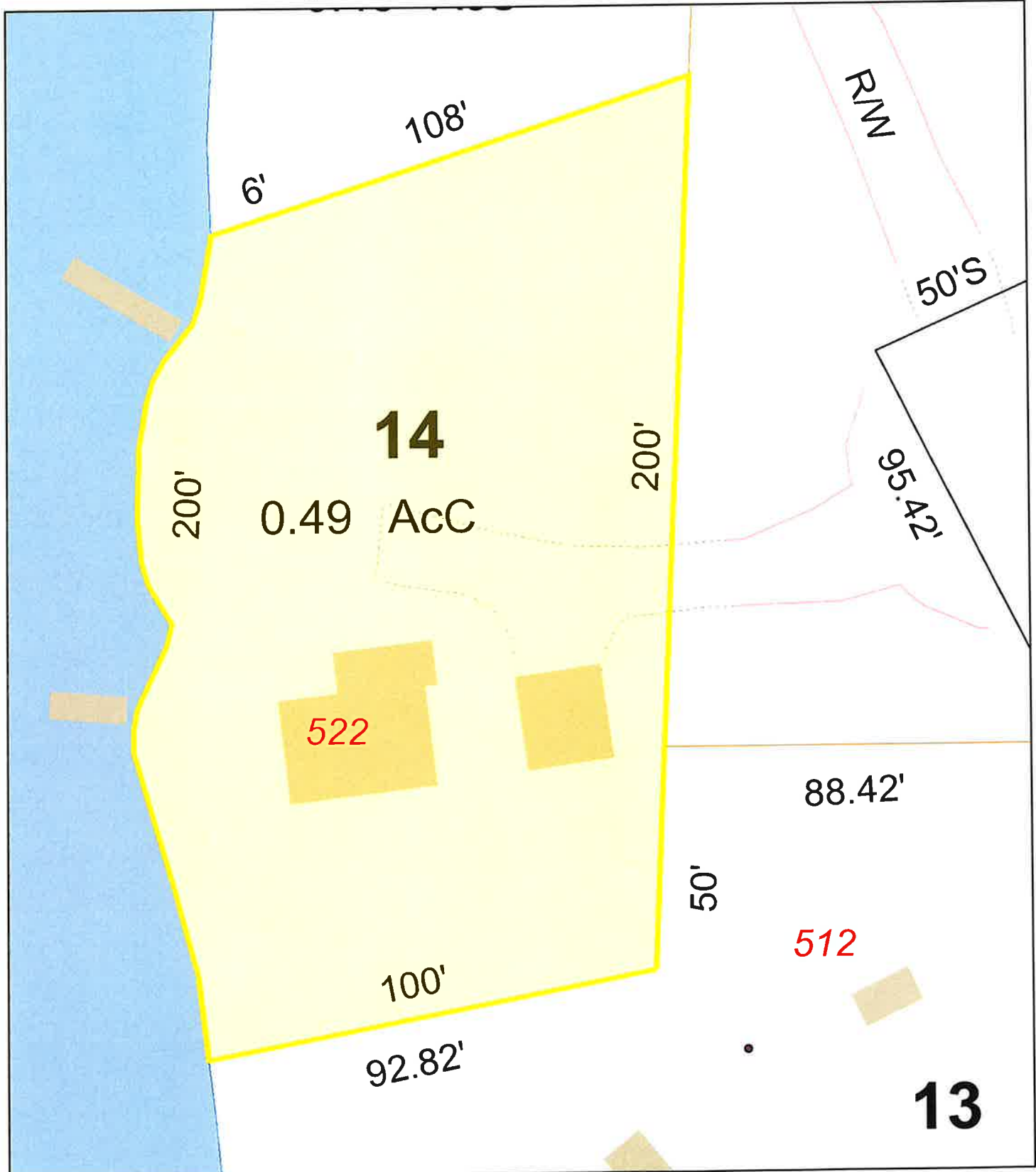
Laconia, NH

1 inch = 30 Feet



December 1, 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 - AMENDED

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): F&N Betchart Family Trust

MSL: 21-253-14

Applicant: Frank Betchart

Zone: RR1

Zoning Articles Cited: Article IV Section 235-19 and Article VI Section 235-35A

Location: 522 Leighton Ave North

Proposal: Application ZO2021-0059VAR. Applicant is requesting a variance from Article IV Section 235-19 Shoreland Protection and Article VI Section 235-35A Front Setback to allow for the demolition and redevelopment of a structure.

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

Day/Date: TUESDAY, January 18, 2022

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.



DEPARTMENT OF PLANNING, ZONING & CODE
ZONING BOARD OF ADJUSTMENT
☎ 603.527.1264
☎ 603-524-2167
ZONING@LACONIANH.GOV

**NOTICE OF ACTION
MEETING OF DECEMBER 20, 2021
CITY OF LACONIA
ZONING BOARD OF ADJUSTMENT**

**Frank Betchart
60 Ridge Rd
Concord, NH 03301**

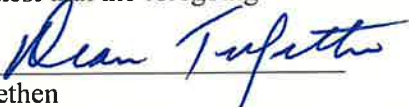
RE: 522 Leighton Ave N (21-253-14)

Application ZO2021-0059VAR. Applicant is requesting a variance from Article IV Section 235-19 Shoreland Protection to allow for the redevelopment of a structure located in the Shoreland Protection Overlay District and within the 50' waterfront buffer.

This is to certify that at the meeting held on December 20, 2021 the City of Laconia Zoning Board of Adjustment continued the application to the January 18, 2022 meeting.

CERTIFICATION

I hereby attest that the foregoing is a true and accurate record of the action of the Zoning Board.



Dean Trefethen
Director of Planning & Community Development

12-22-2021
Date