



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

202021-0063

175
957

RECEIVED

DEC 21 2021

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Name of Applicant: Equestrian Reality Trust. Shawn and Norah Slattery trustees
Mailing Address: 34 Eastman Shore Rd N, Laconia NH 03246
Owner (If same as applicant, write "same"): same
Mailing Address: same
Tax Map/ Lot # (s): 38/ 67/ 1 Zoning District (s): RR1
Street Address: 34 Eastman Shore Rd N, 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)

Equestrian Reality Trust: Shawn and Norah Slattery trustees

Printed Name Here

Signature of Property Owner(s)

29Nov2021

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 235 section 25 of the Zoning Ordinance to permit _____
changing side setbacks from 25 feet to 18 feet to build a replacement house. The existing house was significantly damaged in March 2021 wind storm from huge tree on neighbor's lot 38-67-2 falling on house.

Reduce side setback from 25' to 22' on North side and from 25' to 18' on South side

Facts in support of granting the Variance:

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

No impact to lake front. Replacement house will be built within front and rear setback requirements. Forty feet wide house built in 2018 on adjoining, same lot size parcel 38-67-2.

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

Amount of permeable land will be same with new house.

3. Granting the variance would do substantial justice because:

Challenging to build on lot that is undersized. No impact to neighbors and environment.

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

Values will increase because new, more valuable house will replace existing 1986 house.

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 property is private land with no public areas impacted

ii. The proposed use is a reasonable one because:

There is no impact to adjoining properties or public ways

-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 front facade would be undersized

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
4	Rolling	6	Septic	3	Unpaved	2	Light			Code	Appraised	Year	Code
EQUESTRIAN REALTY TRUST		5	Well					RESIDNTL	236,400	1013	236,400	2019	1013
SLATTERY SHAWN & NORAH TRUST								RES LAND	581,800	1013	581,800	2019	1013
55 EQUESTRIAN DR								RESIDNTL	14,100	1013	1,000		1013
N ANDOVER MA 01845		SUPPLEMENTAL DATA		SALE PRICE		VC		Total		832,300			
REVIEW		ZONE 2		SPOD		37		Total		813,800			
ZONE 1 RR1		ZONE 2 % 0		0		51		Total		729,100			
ZONE 1 % 100		WARD		WARD 1		51		Total		682,600			
GIS ID 38-67-1		Assoc Pid#				1A		Total		813,800			
						1A		Total		813,800			

RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS (HISTORY)				
BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2614 0696	12-15-2009	U	I	412,000	37	2021	1013	231,000	2020	1013	239,500	2019	1013	239,500
2602 0315	10-16-2009	U	I	563,000	51	2021	1013	581,800	2020	1013	488,700	2019	1013	442,200
2535 0227	12-10-2008	U	I	563,000	51	2021	1013	1,000	2020	1013	900	2019	1013	900
2390 0427	03-21-2007	U	I	0	1A									
23863 0	03-05-2007	U	I	0	1A									

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD			NOTES							
Nbhd Name	Cyclical Group	TIF District	ID Code	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0001	A			230,400	6,000	14,100	581,800	0	832,300	C
APPRaised VALUE SUMMARY										

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpost/Result
2010-00046	02-17-2010	05	R-RENOVATE	68,000	06-09-2011	100		12-10-2021	TB			25	REVIEWED
								07-11-2019	MPL			25	REVIEWED
								07-25-2017	KRT	CY		02	MEASURED
								05-22-2014	JD			25	REVIEWED
								09-18-2013	DD			30	EXTERIOR INSPECTION
								08-08-2012	JD			25	REVIEWED
								07-01-2011	DD			14	INSPECTED

LAND LINE VALUATION SECTION						Location Adjustmen			Land Value								
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Adj Unit P	Land Value			
1	SFR WATER M	RR1			17,424	2.81	1.00000	5	0.95	WS2	12,500	SHARDE DR -5	1.0000	581,800			
1	SFR WATER M	RR1			80	0	1.00000	0	1.00	WS2	12,500		0.0000	0			
Total Card Land Units											0.40	AC	Parcel Total Land Area		0.40	Total Land Value	581,800

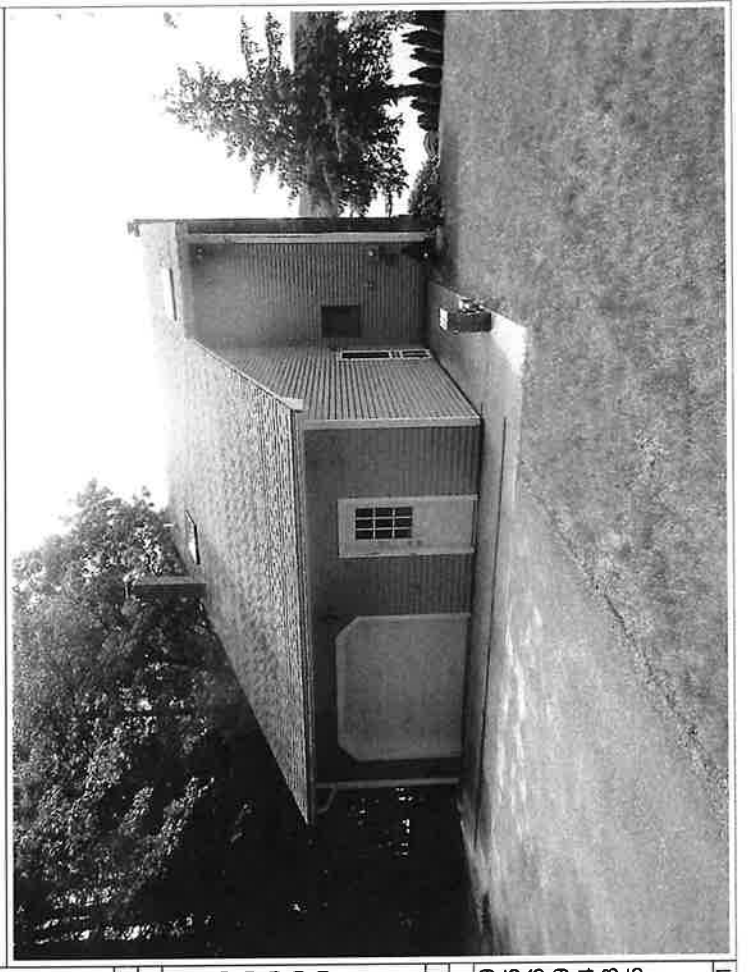
CONSTRUCTION DETAIL		Element	Description	Cd	Description
Style:	07	Modern/Contemp			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	2	2 Stories			
Occupancy	1	Clapboard			
Exterior Wall 1	11				
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Fir 1	12	Hardwood			
Interior Fir 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONSTRUCTION DETAIL (CONTINUED)		Element	Description	Cd	Description
CONDO DATA					
Parcel Id	C	Owne	O.D		
Adjust Type	Code	Description	Factor%		
Condo Fir					
Condo Unit					
COST / MARKET VALUATION					
Building Value New					261,860
Year Built					1986
Effective Year Built					2009
Depreciation Code					GD
Remodel Rating					12
Year Remodeled					0
Depreciation %					0
Functional Obsol					0
External Obsol					1,000
Trend Factor					
Condition					88
Condition %					230,400
Percent Good					
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	Adj.	Appr. Value
WDK	WOOD DECK	L	80	15.00	1986	G		75		0.00	900
JTUB	JET TUB	B	1	3400.00	2007			88		0.00	3,000
HRTH	HEARTH	B	1	600.00	2007			88		0.00	500
FPL1	FIREPLACE B	B	1	2800.00	2007			88		0.00	2,500
DCK1	DOCKS-RES	L	400	30.00	1991	G		75		0.00	9,000
DCK1	DOCKS-RES	L	180	30.00	1991	G		75		0.00	4,100
SHD1	SHED FRAME	L	80	12.00	2014	P		10		0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	900	900	900	100.20	90,179
FEP	Porch, Enclosed, Finished	0	36	25	69.58	2,505
FGR	Garage, Finished	0	448	179	40.03	17,936
FUS	Upper Story, Finished	900	900	900	100.20	90,179
PTO	Patio	0	360	18	5.01	1,804
SFB	Base, Semi-Finished	0	528	317	60.16	31,763
UBM	Basement, Unfinished	0	372	74	19.93	7,415
Ttl Gross Liv / Lease Area					3,544	241,781

FGR	22
16	
6	
6 FEP	16
6	
30	
FUS	19
BAS	22
UBM	22
FUS	11
BAS	99
SFB	8
20	8
4 PTO	30
30	4
30	
8 PTO	30
8	8





Laconia, NH



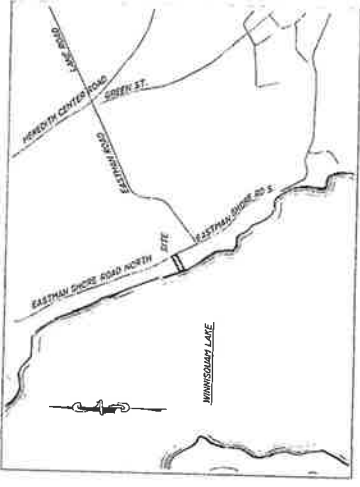
January 6, 2022

1 inch = 40 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.



LOCUS MAP
SCALE 1"=100'

SHORELAND CALCULATIONS

AREA OF LOT 34.4 ACRES=1474.4 SF	
EXISTING IMPROVING CALCULATIONS	6.69 SF
TOTAL IMPROVING:	3%
AREA OF LOT WITHIN 50'	17,424 SF
AREA OF LOT BETWEEN 50' AND 150'	7,519 SF

GENERAL NOTES:

1. THE PROPERTY IS DESIGNATED TAX MAP 38 LOT 67-1. THE PROPERTY IS 0.2 ACRES IN SIZE. THE PROPERTY IS OWNED BY EQUESTRIAN REALTY TRUST, 55 EQUESTRIAN SLATTERY TRUSTEES, NORTH ANDOVER, MA 01845, BLDG 204 PAGE 696 B.C.R.D.
2. THE PROPERTY IS ZONED RURAL RESIDENTIAL 1.
3. TOWN OF LACONIA BUILDING SETBACKS:
 - 47' FRONT
 - 15' SIDE
 - 25' REAR
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS. THIS IS NOT A BOUNDARY SURVEY.

EXISTING CONDITIONS PLAN
TAX MAP 38 LOT 67-1

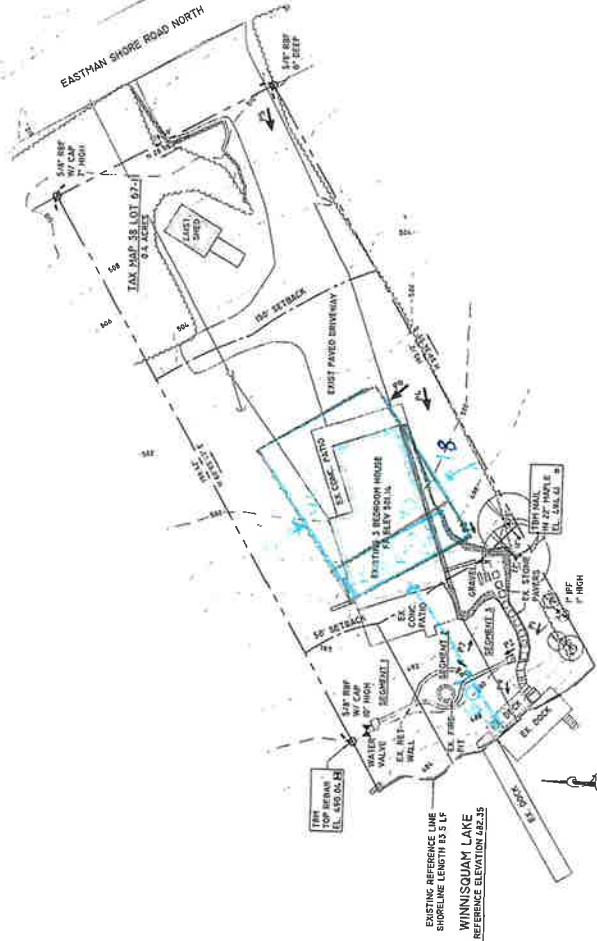
34. EASTMAN SHORE ROAD NORTH
 OWNERS OF RECORD/CALCULATED
 EQUESTRIAN REALTY TRUST
 SHAWN AND NORAH SLATTERY TRUSTEES
 NORTH ANDOVER, MA 01845
 BOOK 204 PAGE 696 B.C.R.D.

PREPARED BY
BROWN ENGINEERING LLC
 245 NH ROUTE 104, SUITE 7
 NEW HAMPTON, NH 03256
 TEL: (603) 744-1811
 WWW.BROWNINGENGINEERING.COM



Civil Engineers

DATE: 8-18-2021
 JOB NO: 5366-01



EXISTING REFERENCE LINE
 SHORELINE LENGTH 83.5 LF
 WINNISQUAM LAKE
 REFERENCE ELEVATION 682.35

SEGMENT #1	SEGMENT #2	SEGMENT #3
1'-3"	1'-3"	1'-3"
3'-6"	3'-6"	3'-6"
3'-6"	3'-6"	3'-6"
3'-6"	3'-6"	3'-6"
TOTAL POINTS: 120 POINTS	TOTAL POINTS: 0 POINTS	TOTAL POINTS: 75 POINTS

*Partial/Partial 10 x 40
 New 10 x 46
 Setbacks = front 10' 10'
 Right 22'
 Left 18'
 Rear 9'*

LEGEND

	EXISTING PROPERTY LINES
	BUILDING SETBACKS
	EXISTING CONTOUR HIGHER
	EXISTING CONTOUR MAJOR
	EXISTING TEST PIT
	EXISTING BENCH MARK
	FINISH FLOOR ELEVATION
	EXISTING OVERHEAD POWER LINES
	EXISTING POWER POLE
	TREELINE
	EXISTING TREES AND CALIPER
	PHOTOS AND DIRECTION





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): Equestrian Realty Trust

MSL: 38-67-1

Applicant: Shawn & Norah Slattery

Zone: RR1

Zoning Articles Cited: Article VI Section 235-35B

Location: 34 Eastman Shore Rd N

Proposal: Application ZO2021-0063VAR. Applicant is requesting a variance from Article VI Section 235-35B Side and Rear Setback to allow for the removal and redevelopment of the house.

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.