



RECEIVED

DEC 23 2021

Planning/Zoning
City of Laconia

Application #:

Fees Paid:

Check #:

Receipt #:

ZO 2021-00604

145
77

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Name of Applicant: DAVID DUDEN

Mailing Address: 4370 Arbor Way, Palm Beach Gardens, FL 33410

Owner (If same as applicant, write "same"): same

Mailing Address: 845 Weirs Blvd #4

Tax Map/ Lot # (s): 194/248/11/004 Zoning District (s): _____

Street Address: 845 Weirs Blvd #4

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)

DAVID DUDEN

Printed Name Here

[Signature]

Signature of Property Owner(s)

12/20/21

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.cityoflaconia.com/LaconiaNII/>)
- 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 VI section 235-35B Side setback of the Zoning Ordinance to permit for the expansion of deck which is existing. This expansion will allow for future possible handicap ramp to all wheel chair access.

Facts in support of granting the Variance:

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

The extra 96 sq. ft of decking will enhance property and create future possibility of a handicap ramp.

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

it provides a greater good, (handicap accessibility) and does not infringe on other properties in any way.

3. Granting the variance would do substantial justice because:

handicap accessibility cannot be achieved without deck expansion. Enhances overall development.

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

The deck extension is not within line of sight of any properties to the rear. All five condos in association currently are in setback 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:

The new deck would not have an effect on general public. The existing cottage and others in complex are existing and sit in setback area.

ii. The proposed use is a reasonable one because:

it enhances property and will allow for future handicap accessibility to units. No neighbors are impacted. Condo assn has approved extensions. (See attached letter)

-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.



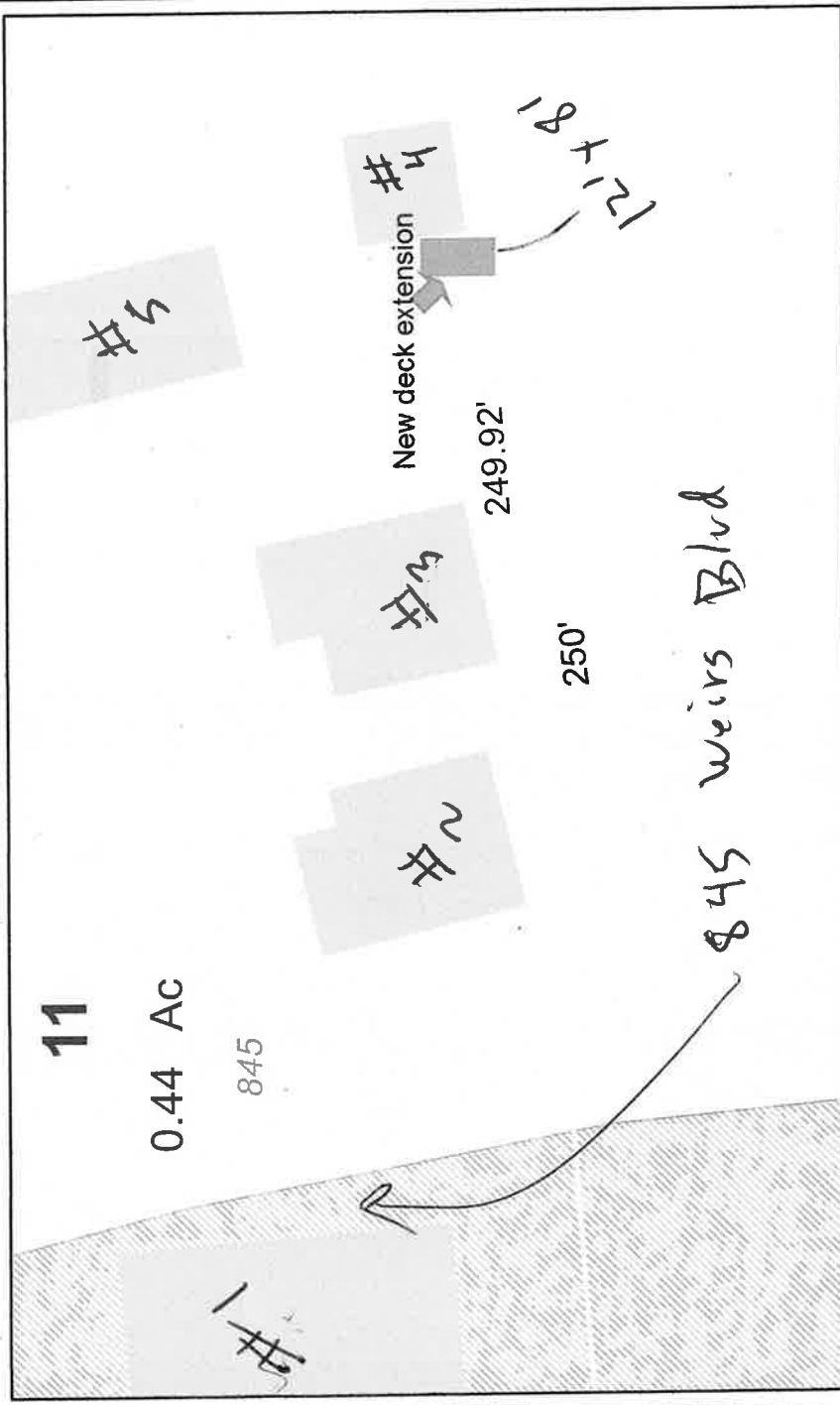
December 20, 2021



www.cai-tech.com

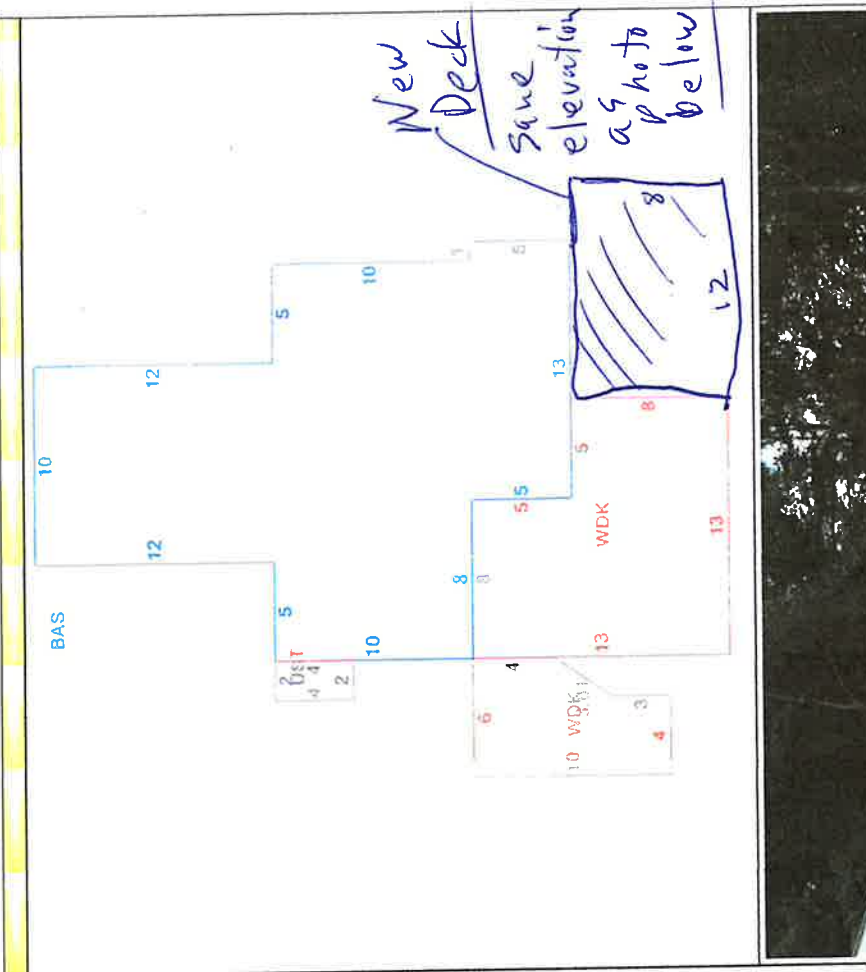
Laconia, NH

1 inch = 16 Feet



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.

CONSTRUCTION DETAIL		Element	Cd	Description
Style:	7A	Condo Conv		
Model	05	Res Condo		
Grade	02	Below Average		
Stories:	1	1 Story		
Occupancy	1	Drywall/Sheet		
Interior Wall 1:	05			
Interior Wall 2:				
Interior Floor 1	14	Carpet		
Interior Floor 2				
Heat Fuel:	03	Gas		
Heat Type:	03	Hot Air-no Duc		
AC Type:	01	None		
Ttl Bedrms:	01	1 Bedroom		
Ttl Half Bths:	1	1 Full		
Xtra Fixtres	0			
Total Rooms:	3	3 Rooms		
Bath Style:	02	Average		
Kitchen Style:	02	Average		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value																																															
BAS	First Floor																																																											
UST	Utility, Storage, Unfinished Deck, Wood																																																											
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PLAN REF. #

UTILITY POLE
P5 9 30-1A

S80705 45° E 250.43

15' FRONT (TYP)

N03°58'16" E 79.98

30" PINE TREE

SIGN

WOOD STAIRS

UTILITY POLE
PSC 9/89

4' HIGH WOOD RAIL FENCE

28" OAK TREE

CONC. STAIRS

UNIT 2
1 STORY
F.F. EL. = 552.72

UNIT 3
1 STORY
F.F. EL. = 554.22

UNIT 4
1 STORY
F.F. EL. = 561.13

UNIT 5
1 STORY
F.F. EL. = 562.19

EXISTING 1 STORY BUILDING
F.F. EL. = 553.08

14" BEECH TREE

20" BEECH TREE

16" BEECH TREE

PROpane TANK

WATER SHUT OFF

WIN 14/12

10' SIDE (TYP)

N81°15'46" W 249.92'

NO. SEIBACK LINE (TYP)

S03°59'37" W 74.86'

6' HIGH CHAINLINK FENCE

194-248-11
19.45 ACRES
0.42 ACRES

1" IRON PIPE FOUND 0.7' UP (07-29/04)

1" RON PIPE FOUND 0.7' UP (07-29/04)

(new deck proposed)

198-248-13
PAUGUS BAY RACQUET CLUB
833 WEIRS BOULEVARD
LACONIA, NH 03246
EX. 808 PG. 639

PLAN REF. #

LEGEND

- ⊙ SEWER MANHOLE
- ⊕ WATER SHUT OFF
- ⊙ TREE
- ⊙ UTILITY POLE
- ⊙ ABUTTER LINE

SHEET INDEX

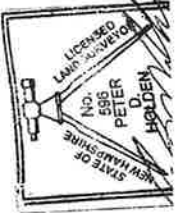
- SHEET 1 - CONDOMINIUM SITE PLAN
- SHEET 2 - FLOOR PLANS

APPROVED BY THE LACONIA PLANNING BOARD

DATE

A COPY OF THIS ONIA, NH

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



JAN 28 2005

Mar 31 '10
© Peter D. Holden
of 13

HEREBY CERTIFY THAT THE AREAS DEPICTED ARE ACCURATELY DRAWN FROM AN ACTUAL SURVEY AND THAT THE DIMENSIONS AND PLANS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW HAMPSHIRE R.S.A. 356-B: 20, II & III. I AM NOT PROVIDING ANY LIMITED COMMON AREAS DEPICTED HEREON COMPLETED.

Blue Hill
Condominium
Association

Blue Hill Condominiums
Att: Aubrey Brooks
845 Weirs Blvd, Apt# 1
Laconia, NH 03246

On behalf of the Blue Hill Condominium Association, located at 845 Weirs Blvd, Laconia, NH 03246, we approve the 12' x 8' deck extension plans for Unit #4 submitted by owner David Duden. This has been discussed, approved and documented in our most recent meeting minutes, August 28th, 2021.

Thank you,

Aubrey Brooks
Association Treasurer
203-848-7913

 9/1/21



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): David Duden

MSL: 194-248-11.004

Applicant: David Duden

Zone: CR

Zoning Articles Cited: Article VI Section 235-35B

Location: 845 Weirs Blvd. Unit #4

Proposal: Application ZO2021-0064VAR. Applicant is requesting a variance from Article VI Section 235-35B Side and Rear Setback to allow for an 8' x 12' expansion to an existing deck.

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.