



Department of Planning , Zoning & code  
45 Beacon Street, East  
Laconia , NH 03246  
☎603-527-1264

## ABUTTER NOTIFICATION LETTER

Notice of Hearing  
Application #ZO2022-0098VAR

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): White Oaks REI, LLC

Tax Map/Lot: 278/241/5

Applicant: White Oaks REI, LLC

Zone: Residential Rural Corridor (RR2) District

### Zoning Article Cited:

- Article VI Section 235-36 A
- Article VI Section 235-36 D (9)
- Article V Section 235-28 And Attachment 2 Table I
- Article VI Section 235-33 And Attachment 3, Table II      Location: White Oaks Rd

### Proposal: Applicant requests a Variance from:

- Minimum front setback: Article VI( Dimensional Standards) Section 235-36 Minimum Setback Requirements) A (Front Setback) Requesting a setback of 19' where 75' are required in the RR2 (Rural Residential Corridor) District.
- Special Setback: Article VI( Dimensional Standards) Section 235-36 Minimum Setback Requirements) D (Special Setback) (9)(White Oaks Road) Requesting a setback of approximately 44' where 50' are required from the center line of the road for the future widening and reconstruction.
- Multifamily Use: Article V (Uses) Section 235-28 (Uses not permitted) And Attachment 2 Table I (Table of Permitted Uses) to allow for the use of "Multifamily" in the RR2 (Residential Rural Corridor) District where it is not allowed.
- Density: Article VI( Dimensional Standards) Section 235-33 (Maximum Residential Unit Density) And Attachment 3, Table II (Table of Dimensional Requirements) to allow for the construction of 29 dwelling units on 4.84 Acres, where 2 units are allowed in the RR2 (Residential Rural Corridor) District.

The hearing will be held at City Hall, Room 200A, 45 Beacon St. East on:

Day/Date: WEDNESDAY, January 18, 2023  
Time: 6:30 PM

**The agenda, along with the application, plans, and details are posted online at [www.laconianh.gov](http://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.**