



January 5, 2023

Zoning Board of Adjustment
City of Laconia, NH 03246

RE: Request for Variance by White Oaks REI, LLC for Lot 116-241-5

Dear Chair:

Public Works requests that that Zoning Board of Adjustment not approve the applicant's request for a variance to construct a building within White Oaks Road's frontage setback.

This property is mostly in the RR2 zone. The frontage setback for this lot is 75 ft from the front property line. Additionally, there is the special 50 ft setback from center line of "the street". The applicant is requesting a waiver for both requirements.

White Oaks Road is an area subject to further growth and so is the greater Weirs Beach area of the City. Due to the location of buildings on Weirs Blvd., it is unlikely that the City would expand the width of Weirs Blvd to meet the transportation needs associated with future growth in these areas. Thus, White Oaks Road is the road that will be improved in the future to meet the City's transportation needs. The improvements could include more travel lanes or a dedicated turn lane. The City needs to protect the full width of the right of way and setback area to meet future transportation requirements.

Therefore, Public Works requests the Zoning Board of Adjustment deny the applicant's request for a variance from the City's frontage setback requirements on White Oaks Road.

Sincerely,

Wesley B. Anderson
Director of Public Works

CC;
City Manager
Director of Planning and Community Development

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