



Letter Transmittal

M i s i a s z e k
T u r p i n
p l l c

Architecture
P l a n n i n g

Date: 16 December 2022
To: Dean Trefethen
Planning Director
City of Laconia
45 Beacon Street East
Laconia, New Hampshire 03246
Project Name: Detached Accessory Garage - 315 Story Tyler Shore Road; Laconia, NH
Project No: 2267 - Thomas E. Cantin Grantor Trust

We are sending you:

Enclosed

Items:

Ten (10) Zoning Board of Adjustment Variance Application with Attachment A
Ten (10) Appointment of Agent Letter
Ten (10) Abutter Letter from 327 Story Tyler Shore Road in Support of Application
Ten (10) Abutters List Report dated December 12, 2022
Ten (10) 11 x 17 Set of Architectural Plans in Support of Application
Six (6) Abutters Envelopes with correct postage

These are transmitted:

For your information and review in advance of the ZBA hearing scheduled for Tuesday, January 17, 2023.

From: Robert Kelly Turpin AIA
Copies To: Thomas E. Cantin Grantor Trust
File

One Mill Plaza
L a c o n i a
New Hampshire
0 3 2 4 6
(v) 603.527.1617
(f) 603.527.1618
misiasekturpin.com





Application #: 20-2022-0097
 Fees Paid: 185-
 Check #: 4832
 Receipt #: _____

RECEIVED

DEC 15 2022

Planning/Zoning
City of Laconia

**ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION**

Name of Applicant: Thomas E. Cantin Grantor Trust; Thomas E. Cantin, Trustee
 Mailing Address: 7 Aspen Circle; Gilford, New Hampshire 03249
 Owner (If same as applicant, write "same"): Same
 Mailing Address: Same
 Tax Map/ Lot # (s): 37-260-04-03 Zoning District (s): Rural Residential 1 (RR1)
 Street Address: 315 Story Tyler Shore Road; Laconia, New Hampshire 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)

Thomas E. Cantin, Trustee

Printed Name Here

Signature of Property Owner(s)

Date

12/12/2022

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 VI section B of the Zoning Ordinance to permit the construction of a new detached garage structure within the side setback requirements of the RR1 zone. The nearest point of the proposed structure to the side lot line of the adjacent property will be 10 feet.

Facts in support of granting the Variance:

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

See ATTACHMENT A

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

See ATTACHMENT A

3. Granting the variance would do substantial justice because:

See ATTACHMENT A

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

See ATTACHMENT A

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:

ii. The proposed use is a reasonable one because:

-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.

See ATTACHMENT A

ATTACHMENT A

City of Laconia Zoning Board of Adjustment
Variance Application for Thomas E. Cantin Grantor Trust
Application Date: 16 December 2022

Zoning Ordinance Section:	Article VI, Section 235-35 (B) – Side and Rear Setbacks
Applicant:	Thomas E. Cantin Grantor Trust; Thomas E. Cantin, Trustee
Tax Map:	37-260-04-03
Zone:	RR1 – Rural Residential
Physical Address:	315 Story Tyler Shore Road

A variance is requested from Section 235-35 (B) to permit the construction of a new detached 24-foot by 42-foot accessory garage structure partially located within the side lot line setback of the above subject property. In support of this application, the applicant states as follows:

PROPOSED WORK

1. Construction of a New Detached Garage: The proposed detached garage will be located near the easterly lot line of the subject property, and across the existing driveway opposite the existing attached garage. This portion of the property is relatively level in comparison to other portions of the property, has easy access off Story Tyler Shore Road, and is generally outside of the delineated wetlands buffer zone of a small brook that runs through the subject property and adjacent easterly property.

The proposed detached garage will reflect a similar design intent, materials, and finishes to the existing attached garage and year-round residence on the property.

VARIANCE CRITERIA

Facts in support of granting the Variance:

1. Granting the Variance will not be contrary to the public interest: Granting the proposed Variance would permit the design and location of a reasonably configured residential accessory structure that is in keeping with typical structures and uses that occur along Story Tyler Shore Road, as well as in the Rural Residential zone in other areas of the city. The new detached garage - in the location proposed - will allow a reasonable use of the limited available areas of the property.

2. If the Variance were granted, the spirit of the Ordinance is observed because: Residential accessory structures and uses are specifically provided for in the Ordinance so that landowners can reasonably achieve the highest and best use of their properties. The proposed detached garage is a common accessory element in the Rural Residential zone and will provide the Applicant a safe and secure location for storage of items and materials that may otherwise be outside and in-view of the neighbors. The character of the Story Tyler Shore Road community will be maintained and possibly

enhanced with the proposed structure. Granting the proposed Variance will not conflict with the purpose of the ordinance.

3. Granting the Variance would do substantial justice because: Granting the proposed Variance will allow the applicant to make a reasonable use of the limited available areas of the property for development. The proposed location and configuration of the new accessory garage will not harm the abutters, and the general public would not realize any appreciable gain from denial of the Variance. The neighborhood will see a structure that is compatible with the existing structures on the property and will enhance the already unique characteristics of the Story Tyler Shore Road neighborhood.

4. If the Variance were granted, the values of surrounding properties would not diminish because: The values of neighboring properties are generally enhanced by the improvement of properties and structures. It is anticipated that with the proposed new accessory garage, the neighboring properties would – at a minimum – maintain their values; and, possibly, have their values enhanced.

5. Unnecessary Hardship: For paragraph b, 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 northerly portion of the existing subject property contains areas of wetlands, as well as a small brook that runs through to the adjacent easterly property and feeds Lake Winnisquam. Due to these natural conditions, along with their designated zoning wetlands buffers, more than half of the overall property is deemed unbuildable. In addition, the narrow footprint of the southerly portion of the property (toward Lake Winnisquam), along with the designated zoning side setbacks and State shoreland setback, further reduce available buildable area on that portion of the property.

Given the special natural conditions of the property, as well as the imposed zoning buffer and setback requirements, the proposed location for the accessory garage is in an area that is outside of the designated wetlands buffer, while maintaining separation from the other structures on the property as required by city mandates. Unlike other undisturbed areas of the property, this location is generally flat, so that minimal disturbance of topography and other natural features can be achieved.

Considering the conditions described above, the Applicant believes the proposed location for the accessory garage is the best available location for this structure.

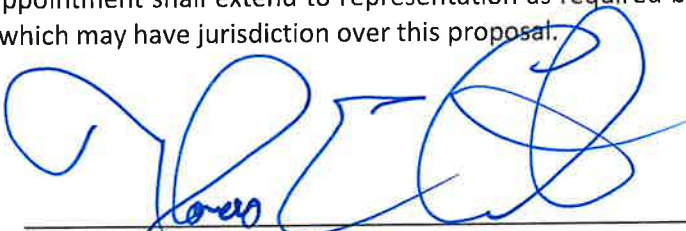
END OF ATTACHMENT A

APPOINTMENT OF AGENT

I hereby appoint Sonya L. Misiaszek AIA or Robert K. Turpin AIA, Licensed Architects, of Misiaszek Turpin pllc, or one of their designated employees, to function as my agent with regard to applications or negotiations before the Planning Board, Zoning Board of Adjustment, City Council, or their designated agents, involving subdivision, site plan, variance, or special exception of 315 Story Tyler Shore Road (Map 37, Block 260, Lot 4.3), being land that I own in the City of Laconia, New Hampshire.

Said agent is to act on my behalf regarding the proposal which I am currently submitting before any of the above Boards of said City. This appointment shall extend to representation as required before, or submittal to State Boards or Agencies which may have jurisdiction over this proposal.


Date


Thomas E. Cantin, Trustee
Thomas E. Cantin Grantor Trust

December 12, 2022

To the Board Members of the Laconia ZBA,

We are writing this letter in strong support of granting the request for a boundary line set back adjustment. We understand that the regulation calls for a 25-foot boundary line set back with a request to build within this set back. This will in no way negatively impact our property, including any opportunity for improvements in the future.

We expressly give support to this request.

Respectfully,


Eddie A. Cantin

Owner of 327 Story Tyler Shore Road


Mary Lu Cantin

Owner of 327 Story Tyler Shore Road



50 foot Abutters List Report

Laconia, NH
December 12, 2022

Subject Property:

Parcel Number: 37-260-4.3
CAMA Number: 37-260-4.3
Property Address: 315 STORY TYLER SHORE RD

Mailing Address: CANTIN THOMAS E GRANTOR TRUST
CANTIN THOMAS E TRUSTEE
7 ASPEN CIRCLE
GILFORD, NH 03249

Abutters:

Parcel Number: 36-260-10
CAMA Number: 36-260-10
Property Address: 327 STORY TYLER SHORE RD

Mailing Address: CANTIN CAMP REALTY TRUST CANTIN
EDDIE A & MARY L TRUSTEES
ONE ASPEN DR
GILFORD, NH 03249

Parcel Number: 36-67-12
CAMA Number: 36-67-12
Property Address: 243 EASTMAN SHORE RD N

Mailing Address: LAMOUREUX ROBERT P REV TRUST
LAMOUREUX ROBERT P TRUSTEE
243 EASTMAN SHORE RD N
LACONIA, NH 03246

Parcel Number: 37-260-1
CAMA Number: 37-260-1
Property Address: 303 STORY TYLER SHORE RD

Mailing Address: LONGO GEORGE B
141 EDGERLY SCHOOL RD
MEREDITH, NH 03253

Parcel Number: 37-260-4
CAMA Number: 37-260-4
Property Address: 239 STORY TYLER SHORE RD

Mailing Address: DUNN FAMILY REALTY
TRUST/CARPENTER TRSTE &
CLEVELAND REALTY TRUST/TRUSTEES
1011 S COMUS ST
PORTLAND, OR 97219



www.cai-tech.com



John G. Cronin
Admitted in NH and MA

December 14, 2022

Attn: Land Use Department
City of Laconia
45 Beacon Street E
Laconia, NH 03246

Re: Parcel Number: 278-241-5 White Oaks Road

Dear Administrator:

Enclosed herewith, please find one copy of a Variance Application for the above referenced property, an Abutters List, Envelopes and Certified Mail Receipts (filled out for all abutters), both a full-size plot plan and an 11x17 plot plan, and a check for \$445.00 representing the filing fee of \$125.00 and \$10 per abutter.

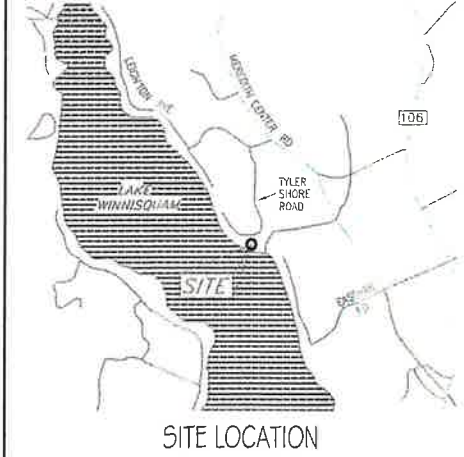
Should you require anything else, please let me know.

Sincerely yours,
CRONIN BISSON & ZALINSKY, P.C.

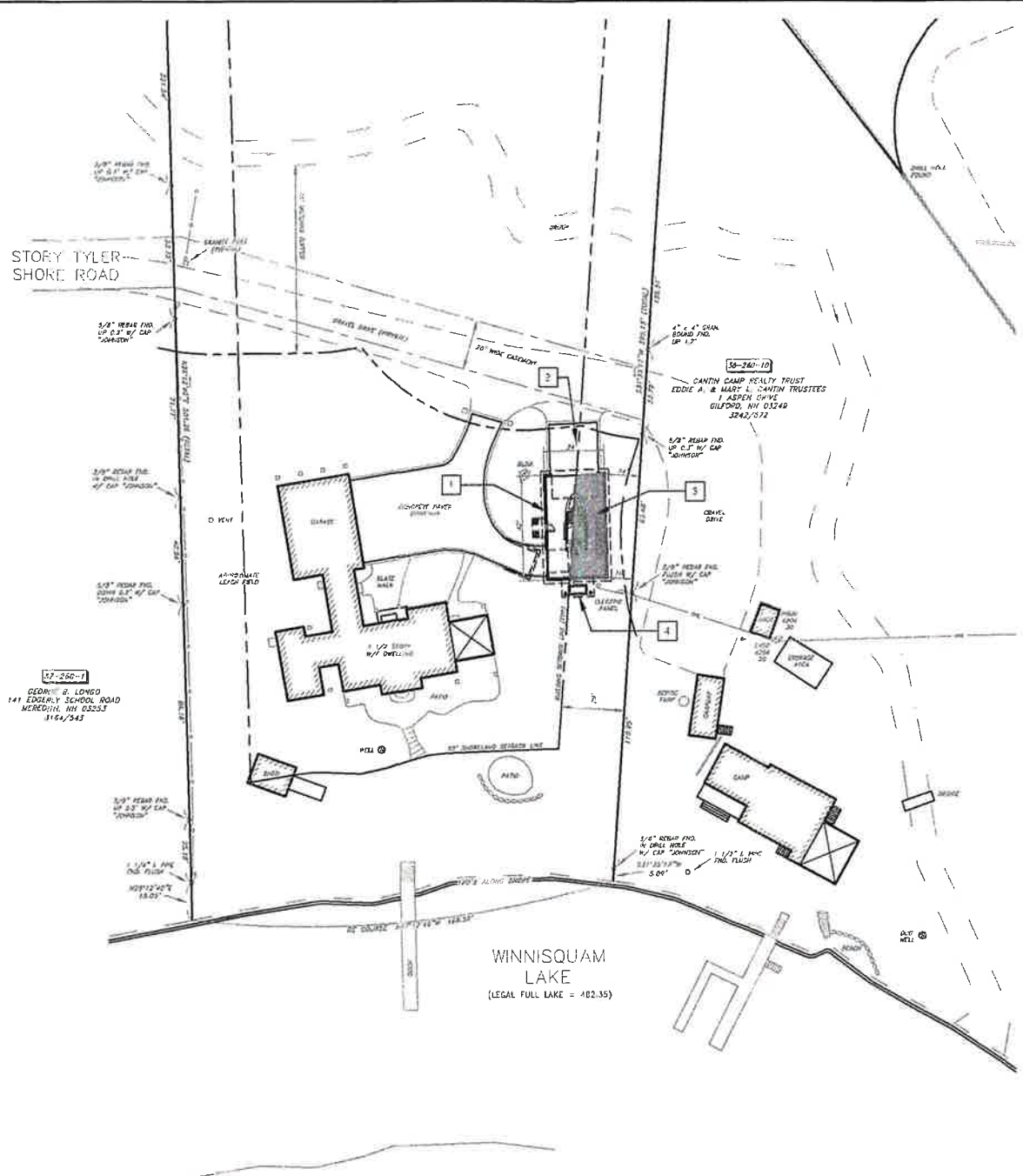
By: *John G. Cronin*
John G. Cronin, Esquire

KEY NOTES

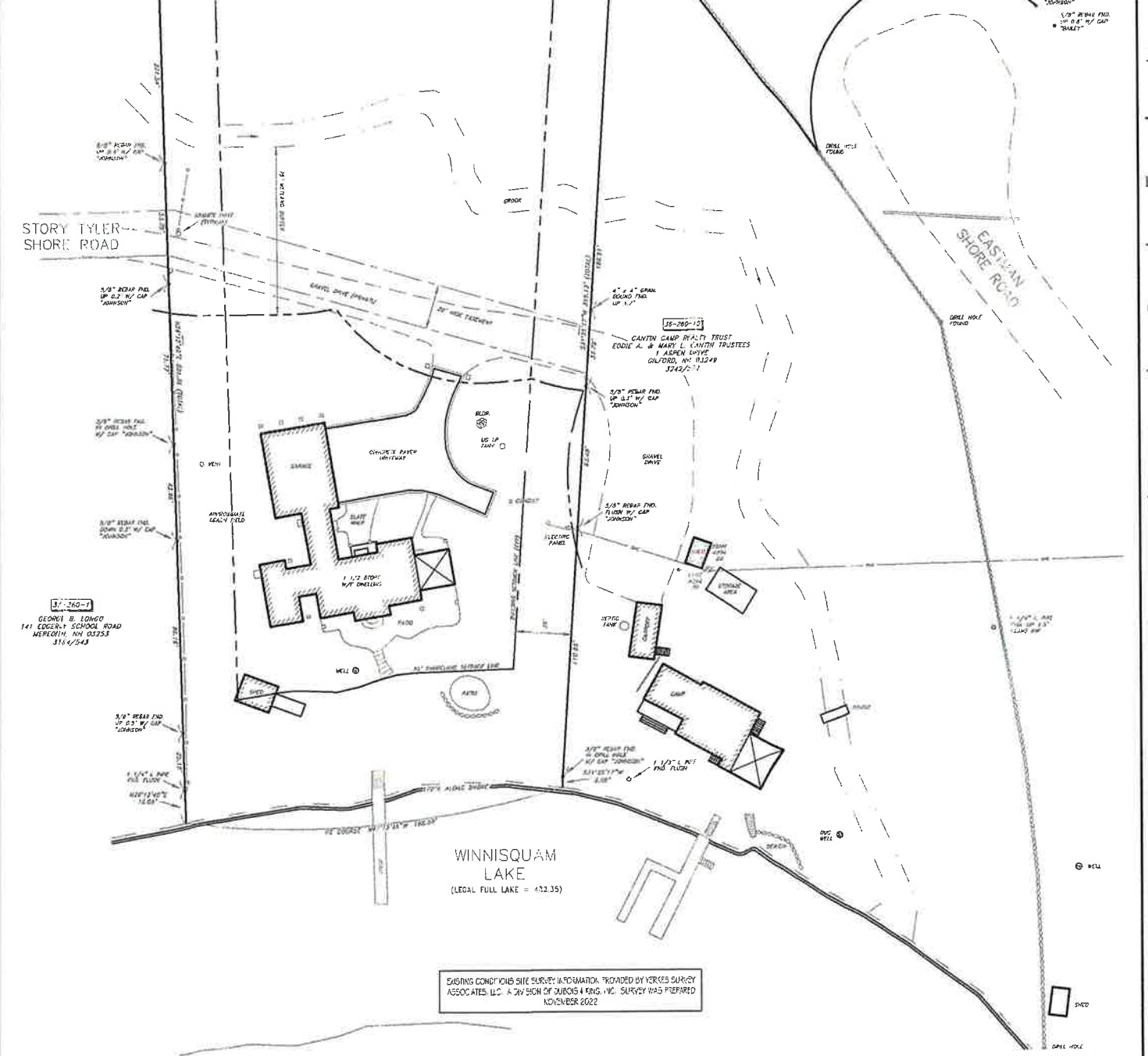
- 1 PROPOSED 24 x 42' DETACHED WOOD FRAMED GARAGE WITH UPPER LEVEL STORAGE/WORKSHOP AREA
- 2 PROPOSED GRAVEL AND CONCRETE PAVED DRIVEWAY EXTENSION OF 5' WIDE TYLER SHORE ROAD TO MATCH EXISTING
- 3 APPROXIMATELY 360 SQUARE FEET OF BUILDING FOOTPRINT AREA WITHIN 5' DE SETBACK
- 4 PROPOSED OPEN-SIDED 5' HIGH ROOF STRUCTURE OVER NEW POWER SERVICE



SITE LOCATION



2 PARTIAL SITE PLAN - PROPOSED WORK
SCALE: 1" = 30'



1 SITE PLAN - EXISTING CONDITIONS
SCALE: 1" = 30'

**Misiaszek
Turpin
P L L C**

One Mill Plaza
Laconia, New Hampshire
0 3 2 4 6
(r) 603.527.1617
(f) 603.527.1618
misiaszekturpin.com

CANTIN LAKE HOUSE
Proposed Detached Garage
Story Tyler Shore Road
Laconia, New Hampshire

PROGRESS PRINT
DATE: 2022-12-16
NOT FOR CONSTRUCTION

ISS.#	DESCRIPTION	DATE

Proposed Construction
SITE PLAN

DATE	2022-12-16
SCALE	AS NOTED
DRAWN BY	BSJ
PROJECT NUMBER	2267

A1
502267 Set.dwg



FRONT VIEW LOOKING WESTERLY



FRONT VIEW LOOKING WESTERLY



FRONT VIEW LOOKING SOUTHERLY



REAR VIEW LOOKING SOUTHERLY

1 PHOTOGRAPHS OF EXISTING ATTACHED GARAGE
SCALE: 1/8\"/>

Misiaszek
Turpin
pllc

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03246
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CANTIN LAKE HOUSE
Proposed Detached Garage
Story Tyler Shore Road
Laconia, New Hampshire

PROGRESS PRINT
DATE: 2022-12-16
NOT FOR CONSTRUCTION

DATE	2022-12-16
SCALE	AS NOTED
DRAWN BY	SK
PROJECT NUMBER	2267

Proposed Construction
**EXTERIOR
ELEVATIONS**

A2
502267 Rev. 04