



Application #: Z02022-00916 VAR  
 Fees Paid: \$ 215.00  
 Check #: 868  
 Receipt #: \_\_\_\_\_

**ZONING BOARD OF ADJUSTMENT  
 VARIANCE APPLICATION**

Name of Applicant: JEFFREY L. ROBINSON  
 Mailing Address: 31 RUSSELLWOOD COURT AIKEN, SC 29803  
 Owner (If same as applicant, write "same"): ROBINSON SYBIL J TRUST/TRUSTEE C/O JEFFREY ROBINSON  
 Mailing Address: SAME  
 Tax Map/ Lot # (s): 155/LOT 223-4 SUBLOT 1 Zoning District (s): CR  
 Street Address: 28 VETERANS AVENUE

**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)**

Jeffrey L. Robinson  
 Printed Name Here

Signature of Property Owner(s)

12/1/2022  
 Date

**AGENT(S)**

LAURIE J. ROBINSON  
 Printed Name Here

Signature of Agent(s)

12/9/22  
 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**

235-32 and  
235-34 + TABLE II ATTACHMENT 3

A variance is requested from article VI section    of the Zoning Ordinance to permit FOR THE CREATION OF A 10,438 sq ft. lot with 80' OF FRONTAGE WHERE 40,000sqft and 160ft OF FRONTAGE IS REQUIRED FOR lot having ONE MUNICIPAL UTILITY (SEWER)

Facts in support of granting the Variance:

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

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

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3. Granting the variance would do substantial justice because:

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

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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:

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ii. The proposed use is a reasonable one because:

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-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.

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1. This ordinance seems to have two purposes. The first is to make it clear that the city strongly encourages everyone to use municipal water and sewer whenever possible. Applicant has spent a year exhausting every potential option to bring municipal water to this lot including easements, land swaps and water main extensions. After much research of legal documents, applicant was unable to find a deed reference to an existing water easement. It has become clear that municipal water is not an option for this lot. See letter Ben Crawford, Laconia Water Department. The second is that an applicant is pushed to prove to the city a private utility, in this case a well, can meet the need and be a safe alternative without adverse effects to abutters, the public and the applicant. We have contacted NHDES which directed us to consult with a licensed well contractor who is the professional that makes the determination based on the lot and all NHDES guidelines as to whether or not a well can safely be placed on this specific lot. See letter Gilford Well Co.
2. The spirit of the ordinance seems not to be to prohibit one from building on a lot this size but to ensure that any such applicant has addressed the issues in question one. We believe we have demonstrated that a private well is not only an option but likely the only option available.
3. Substantial justice would be to grant this variance thus avoiding undo disruption to State Highway Rout 3 (which has just recently been resurfaced) and the corresponding staggering cost associate with such work. We believe we have shown that this is a viable lot with the safe use of a private well thus warranting the requested variance.
4. The area consists of large and small lots. The developing of this lot would only increase tax revenue to the city and improve the optics of the area likely increasing surrounding property values with proper development.
- 5 a. i. Firstly, achievable access to a town water line does not exist in the area of this lot. As described in the letter by Ben Crawford, a water main is in excess of 500 ft away down a State Highway (Rt. 3). This would be cost prohibitive. Secondly, a water main on Veterans Avenue is on The Veterans Association property, is not granting any easements and would still be hundreds of feet from this lot, again cost prohibitive. Thirdly, all property owners from the Veterans Association water main to this lot currently have benefit of municipal water and thus extending the main would not add benefit to those properties.
- 5 a. ii A well has been determined to be a viable option. The water department has indicated they are not against the use of a well for this lot. A well contractor has determined all the NHDES guidelines can be met.

From: Benjamin Crawford <bcrawford@laconianh.gov>

Sent: Thursday, November 10, 2022 8:19 AM

To: Sheena Duncan <sduncan@laconianh.gov>

Subject: RE: 28 Veterans Ave, TRC comment questions

Hi Sheena,

This is one that myself, the owner (Jeff Robinson), and his engineer/surveyor have had many discussions about. I have yet to have any conversation with the sister, who I believe would be the new owner of the smaller parcel in question.

The last I had said to Jeff was that the Water Department has no issue with a well, provided there is absolutely no connection between that system and the public water system. If a well were ever to be connected to a house, and that house also has public water, that is a cross-contamination concern.

As far as the amount of land required to dig a well, I was not sure of that, and told him to reach out to zoning, so here you are! I am not sure if DES would have any restrictions on lot sizes, but may be worth an inquiry to them as well.

Ben

Ben Crawford

Superintendent

Laconia Water Department

988 Union Avenue

Laconia, NH 03246

Phone: (603) 524-0901

BCrawford@laconianh.gov

LACONIA WATER DEPARTMENT  
988 UNION AVENUE  
PO Box 6146  
LAKEPORT, NH 03247



SUPERINTENDENT  
Ben Crawford

PHONE (603) 524-0901  
FAX (603) 528-5964  
EMAIL: bcrawford@laconianh.gov

## TECHNICAL REVIEW COMMITTEE COMMENTS

To: Planning Department  
From: Ben Crawford, Superintendent  
Date: 9/14/2022  
Re: 28 Veterans Ave/Subdivision/Steven Oles

1. Water service cannot cross another property, therefore water would need to be brought in from Endicott St. North. In order to do this, the 12" main would need to be extended south approximately 500 feet and a service installed from there.
2. In the attached sketch, this was an option, provided the Northern/Eastern portion of the lot was where the subdivision would occur. This would allow for 2 services, without crossing lots, due to existing right of way.

OPTION "A"

4" (ASST INGN)

2" HOPE

OPTION "B"

10'

PROPOSED  
223-4 SUB  
LOT 10,438 SF  
0.239 ACRES

2  
1.52 AC

4  
0.00 AC

3  
0.75 AC

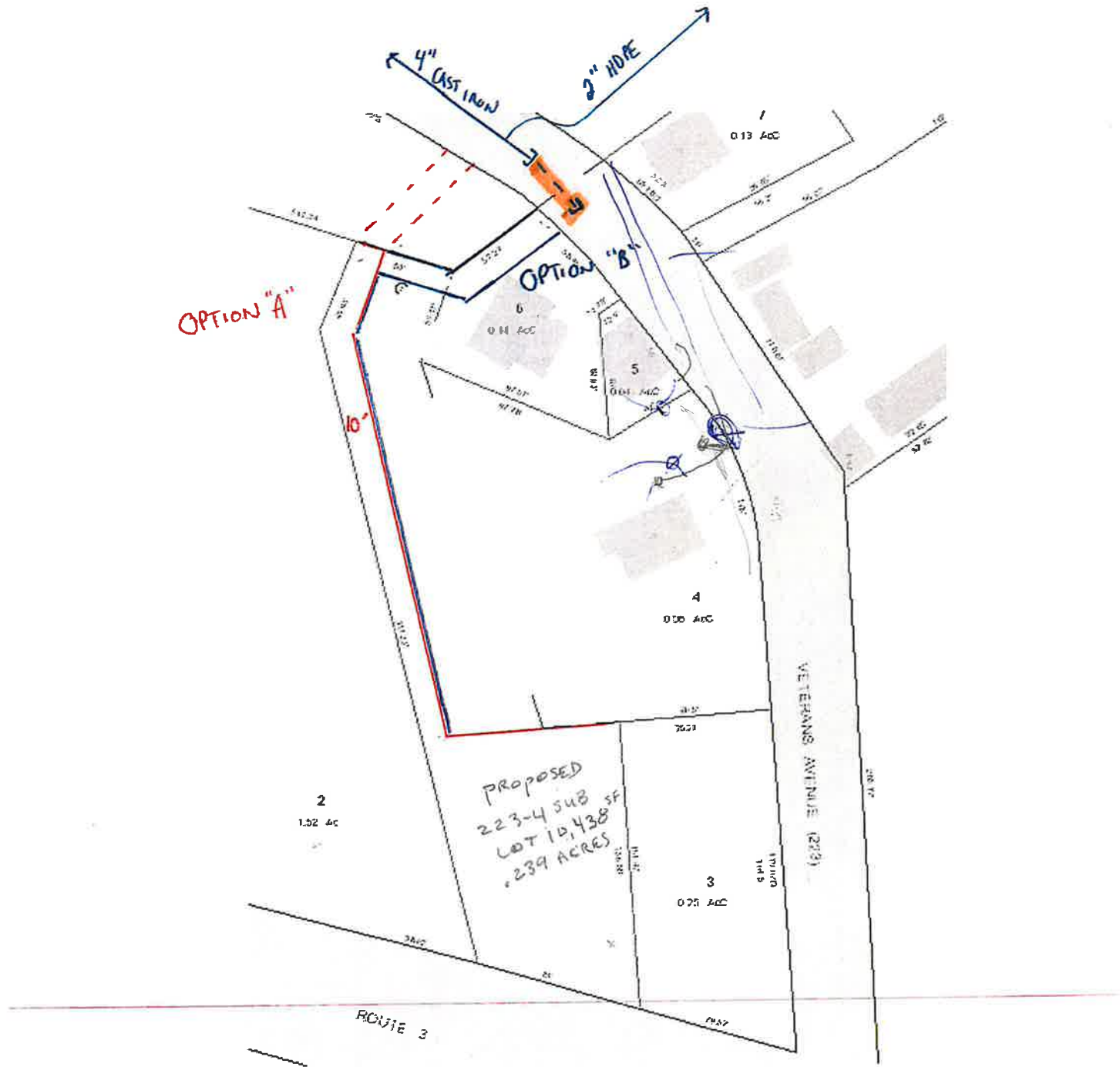
1  
0.13 AC

6  
0.14 AC

5  
0.01 AC

VETERANS AVENUE (273)

ROUTE 3





# GILFORD WELL COMPANY, INC

1440 Lake Shore Road  
Gilford, NH 03249

12/4/22

To whom it may concern:

Gilford Well Co. has confirmed that a drilled well can be installed to meet the NHDES standards on land located in Laconia NH tax map 155 lot 223-4 Lot 1.

If you have further questions please contact us at 603-524-6343.

Regards,  
Norm Harris.  
President  
Gilford Well.Co.



## Sheena Duncan

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**From:** Laurie Robinson <sticksstonesinc@comcast.net>  
**Sent:** Monday, December 12, 2022 10:22 AM  
**To:** Sheena Duncan  
**Subject:** Fwd: NHDES GUIDELINES

**EXTERNAL:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

**From:** Laurie Robinson <sticksstonesinc@comcast.net>  
**Date:** December 11, 2022 at 5:39:10 PM EST  
**To:** Sherry <sticksstonesinc@comcast.net>  
**Subject: NHDES GUIDELINES**

NHDES GUIDELINES

The purpose of these guidelines is to protect water from contaminants and public from improper well construction.

#12083 eff 3-1-17

We 602.07 Well Location: Setbacks from Septic Systems.

- (a) For purposes of this section, the setback distance from any septic system effluent disposal area or septic tank shall be determined in accordance with Table 1008-4 in Env-Wq 1008.06(b); as reprinted below in Appendix C.
- (b) A well shall be located no less than 75 feet from an effluent disposal area or tank of a septic system having a design flow of up to 750 gallons per day.
- (c) The setback to a septic tank specified in (b), above, may be reduced to 50 feet if the soil line is SDR 26 or its equivalent and the tank is sealed and grouted.
- (d) A water well contractor shall determine the location of existing septic tanks and effluent disposal areas. If the location of existing septic tanks and effluent disposal areas cannot be determined visually, the water well contractor may reasonably rely on information provided by the property owner.

Source. (See Revision Note at chapter heading for We 600)  
#12083 eff 3-1-17

We 602.08 Well Location: Protective Well Radii and Setbacks from Property Boundaries.

**We 602.09 Well Location: Other Potential Sources of Contamination. Except as specified in We 602.14, below, a well shall not be located less than:**

- (a) Fifty feet from a:
  - (1) State highway right-of-way;**
  - (2) Surface water; or**
  - (3) Sewer or any component thereof;****
- (b) Seventy five feet from a:
  - (1) Livestock pen subject to (c), below;**
  - (2) Automotive salvage yard;****

# 28 VETERANS AV

**Location** 28 VETERANS AV

**Mblu** 155/ 223/ 4/ 1

**Acct#** 5005

**Owner** ROBINSON SYBIL J  
TRUST/TRUSTEE

**Assessment** \$422,400

3284

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$90,700	\$331,700	\$422,400

## Owner of Record

**Owner** ROBINSON SYBIL J TRUST/TRUSTEE  
**Co-Owner** C/O JEFFREY ROBINSON  
**Address** 31 RUSSELL WOOD CT  
 AIKEN, SC 29803

**Sale Price** \$4,000  
**Book & Page** 2261/0802  
**Sale Date** 01/13/2006  
**Instrument** 1F

## Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
ROBINSON SYBIL J TRUST/TRUSTEE	\$4,000	2261/0802	1F	01/13/2006
ROBINSON SYBIL B	\$0	DECEASED/0	1F	09/16/1999
ROBINSON EUGENE L & SYBIL B	\$0	1245/0063	1N	03/26/1993
DAVIS ELSIE F	\$0	/0		03/26/1993

## Building Information

### Building 1 : Section 1

**Year Built:** 1930

**Living Area:** 624

Building Attributes	
Field	Description
Style:	Ranch

Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos/LaconiaNHPhotos/A00\01\06\19.jpg>)

### Building Layout



([https://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/3284\\_3811.ji](https://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/3284_3811.ji))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	624	624
FEP	Porch, Enclosed, Finished	364	0
FOP	Porch, Open, Finished	77	0
UBM	Basement, Unfinished	780	0
WDK	Deck, Wood	70	0
		1,915	624

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

### Land

**Land Use**

**Use Code** 1010  
**Description** SINGLE FAM MDL-01  
**Zone** CR  
**Neighborhood** AVERAGE  
 No

**Land Line Valuation**

**Size (Acres)** 0.99  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$331,700

**Category****Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$90,700	\$331,700	\$422,400
2021	\$79,100	\$182,500	\$261,600
2020	\$79,100	\$155,500	\$234,600



# Abutters List Report

Laconia, NH  
November 28, 2022

## Subject Property:

Parcel Number: 155-223-4  
CAMA Number: 155-223-4  
Property Address: 28 VETERANS AV

Mailing Address: ROBINSON SYBIL J TRUST/TRUSTEE  
C/O JEFFREY ROBINSON  
31 RUSSELL WOOD CT  
AIKEN, SC 29803

## Abutters:

Parcel Number: 146-127-1  
CAMA Number: 146-127-1  
Property Address: 150-208 LAKESIDE AV

Mailing Address: NEW HAMPSHIRE VETERANS ASSOC  
C/O PAUL MORRILL  
PO BOX 5591  
LACONIA, NH 03247

~~Parcel Number: 146-127-1  
CAMA Number: 146-127-1.1  
Property Address: 194 LAKESIDE AV~~

~~Mailing Address: NEW HAMPSHIRE VETERANS ASSOC  
C/O PAUL MORRILL TREAS  
PO BOX 5591  
LACONIA, NH 03247-5591~~

Parcel Number: 155-223-13  
CAMA Number: 155-223-13  
Property Address: 29 VETERANS AV

Mailing Address: HALF MOON ENTERPRISES INC  
PO BOX 5308  
WEIRS BEACH, NH 03247

Parcel Number: 155-223-3  
CAMA Number: 155-223-3  
Property Address: VETERANS AV

Mailing Address: NORMAND PROPERTIES LLC  
231 WEIRS BV #7  
LACONIA, NH 03246

~~Parcel Number: 155-223-4  
CAMA Number: 155-223-4  
Property Address: 28 VETERANS AV~~

~~Mailing Address: ROBINSON SYBIL J TRUST/TRUSTEE  
C/O JEFFREY ROBINSON  
31 RUSSELL WOOD CT  
AIKEN, SC 29803~~

Parcel Number: 155-223-5  
CAMA Number: 155-223-5  
Property Address: 30 VETERANS AV

Mailing Address: GARDEN SALLY L REV TRUST  
38 LIVINGSTON RD  
MEREDITH, NH 03253

Parcel Number: 155-223-6  
CAMA Number: 155-223-6  
Property Address: 38 VETERANS AV

Mailing Address: FREELove VINCENT ESTATE OF C/O  
DIANE MALTAIS  
60 BRIDGE ST  
BILLERICA, MA 01821

~~Parcel Number: 155-252-1  
CAMA Number: 155-252-1  
Property Address: 70 ENDICOTT ST N~~

~~Mailing Address: 70 ENDICOTT STREET NORTH LLC  
29 WRIGHT ACRES RD  
BEDFORD, NH 03110~~

Parcel Number: 155-252-2  
CAMA Number: 155-252-2  
Property Address: 97 ENDICOTT ST N

Mailing Address: 70 ENDICOTT STREET NORTH LLC  
29 WRIGHT ACRES RD  
BEDFORD, NH 03110

Parcel Number: 155-252-8  
CAMA Number: 155-252-8  
Property Address: 45 ENDICOTT ST N

Mailing Address: 45 ENDICOTT LLC C/O ROBERT  
CSENDES  
29 WRIGHT ACRES RD  
BEDFORD, NH 03110



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11/28/2022

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# Abutters List Report

Laconia, NH  
November 28, 2022

Parcel Number:	<del>156-252-1</del>	Mailing Address:	<del>70 ENDICOTT STREET NORTH LLC</del>
CAMA Number:	<del>156-252-1</del>		<del>29 WRIGHT ACRES RD</del>
Property Address:	<del>ENDICOTT ST N</del>		<del>BEDFORD, NH 03110</del>

Parcel 155-223-4  
 CAMA NUMBER 155-223-4  
 Property Address 28 VETERANS AVE

Mailing Address  
 ROBINSON LAURIE  
 1430 South Branch Pkwy  
 Spfld. MA. 01129



www.cai-tech.com

11/28/2022

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