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202023-0016
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RECEIVED

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

MAR 24 2023

City of Laconia
Planning/Zoning

Name of Applicant: Shawn Dufle
Mailing Address: 137 White Oaks Rd, Laconia NH 03246
Owner (If same as applicant, write "same"): Same
Mailing Address:
Tax Map/ Lot # (s): 260/241/13 Zoning District (s): RR2
Street Address: 137 White Oaks Rd, Laconia, NH 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)

AGENT(S)

Shawn & Marci Dufle
Printed Name Here

Printed Name Here

[Signature] Marci Dufle
Signature of Property Owner(s)

Signature of Agent(s)

3/24/23
Date

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 ____ section ____ of the Zoning Ordinance to permit 180 ft of
road frontage

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:
Proposed lot would match, in road frontage, all other lots
on New Hope Dr.

2. If the variance were granted, the spirit of the ordinance would be observed because:
New Hope Dr. Community would not be negatively affected

3. Granting the variance would do substantial justice because:
It will continue the look & feel of ~~the~~ New Hope Dr.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:
Road frontage would match all other properties on New Hope Dr.
thereby not altering the nature of the New Hope Dr. Community.

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 nature of the New Hope Dr. Community will not be
altered in any way. Road frontage already exists on the property
in equal or similar dimension of other neighbors

ii. The proposed use is a reasonable one because:
Road frontage already exists

-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.