



DEPARTMENT OF PLANNING, ZONING & CODE
ZONING BOARD OF ADJUSTMENT
☎ 603.527.1264
☎ 603-524-2167
ZONING@LACONIANH.GOV

NOTICE OF ACTION
MEETING OF JULY 18, 2022
CITY OF LACONIA
ZONING BOARD OF ADJUSTMENT

Shawn Dutile
137 White Oaks Rd
Laconia, NH 03246

RE: 137 White Oaks Rd., Special Exception

This is to certify that at the meeting held on July 18, 2022 the City of Laconia Zoning Board of Adjustment voted to **APPROVE** Application **ZO2022-0039SE** for **Special Exception** from Article V Section 235-26 (Uses Permitted by Special Exception) and Attachment 2, Table 1 (Table of Permitted Uses), for the use of "Accessory Dwelling Unit" to construct a 640 square foot accessory dwelling unit in the Residential Rural Corridor (RR2) District. The approval will be based upon the following criteria:

- a. The use requested is specifically authorized in this chapter:
"Accessory Dwelling Unit" is a permitted use by special exception.
- b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety:
Adding 1 unit will have no major impact on traffic, or pedestrian safety.
- c. The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets:
There will not.
- d. The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services: Utilities are available. *Adding 1 unit will have no major impact on infrastructure and services*
- e. Any special provisions for the use as set forth in this chapter are fulfilled: *The dwelling will meet all requirements set forth in Article VII Section 235-41 A.*
- f. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood: *It poses no hazard to the public and the design fits the character of the existing neighborhood.*
- g. The proposed location is appropriate for the requested use: *The use is in keeping with the neighborhood.*
- h. The requested use is consistent with the spirit and intent of this chapter and the Master Plan: *It fits the Master Plan, and will contribute to relief from the housing crisis.*

CERTIFICATION

I hereby attest that the foregoing is a true and accurate record of the action of the Zoning Board.


Dean Trefethen, Director of Planning & Community Development

7-25-2022
Date

cc: Jeffrey W. Lewis (Northpoint Engineering)