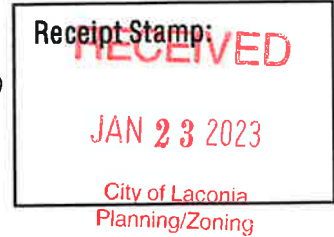


**SHORT TERM LODGING REVIEW APPLICATION**

Fee \$ 300.00 Check # 1064 Receipt # \_\_\_\_\_  
202023-0003

**STREET ADDRESS:** 1121 N Main St  
**PROPERTY INFORMATION:** Map 385 Street 142 Lot 25  
**Zoning District** RS



*Short-Term Lodging is regulated by Laconia Zoning Ordinance §235-41:M*

Owner Name: Mike Sack Phone # (781) 808-8205  
Address (No P.O. Box): 1121 N Main, Laconia, NH  
Mailing Address (if different): \_\_\_\_\_  
Email Address: msackboston@gmail.com

Agent Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
Address (No P.O. Box): \_\_\_\_\_  
Mailing Address (if different): \_\_\_\_\_

**Rental Unit Information: (Attach Property Card)**

Square Footage of Dwelling Unit\*: 2744 s.f. Number of Occupants: 14

\*If per 235-41(M):1:d:ii (Seasonal Dwelling Unit) the dwelling unit may contain no more than 1400s.f. of living space.

**To Calculate Occupancy:**  
Allowed Occupancy: 4 persons for first 400 SF of living space; 1 person for each additional 200 SF of living space.  
Total Square Feet \_\_\_\_\_ - 400 SF (4 persons) = \_\_\_\_\_ Remaining Sq.Ft.  
Remaining Sq. Ft: \_\_\_\_\_ / 200 Sq. Ft. = \_\_\_\_\_ Additional allowed number of occupants  
Total number of allowed occupants: \_\_\_\_\_  
  
**Example:** 1400 SF – 400 SF (4 persons) = 1000 Remaining Sq. Ft.  
Remaining Sq. Ft: 1000 / 200 Sq. Ft. = 5 Additional allowed number of occupants  
Total number of allowed occupants: 4 + 5 = 9

Number of Bedrooms: 4 Are any bedrooms located in basement? Yes/  No (Circle One)  
Number of On-Site parking spaces: 4 Attach parking diagram. No on-street parking is allowed.  
Each parking space must be a minimum of 9'x19'

If property is not located in CR or SFR Zones:  
Is the property owner-occupied?  Yes / No (Circle One)

If yes, is the unit available for Short Term Lodging an Accessory Dwelling Unit, or the main dwelling unit, created by the granting of a Special Exception by the Zoning Board of Adjustment?  Yes / No (Circle One)

Please read and initial each line:

The owner of a Short-Term Lodging unit will be responsible for:

- MS a. Removal of trash in accordance with the City's ordinance;
- MS b. Ensuring that all parking of vehicles is on site;
- MS c. Ensuring that occupancy limits are not exceeded;
- MS d. Ensuring adherence to the noise ordinance (Chapter 167);
- MS e. Any other site specific conditions imposed as part of the approval.

LOCAL EMERGENCY CONTACT PERSON: Mike Sack PHONE NUMBER: (781) 808-8205

An appointment will be made to inspect the property as part of the review process.

Approval for Short-Term Lodging use will be in effect for two years from date of approval and must be renewed every two years from date of first approval according to fee schedule defined in section 235-92 of this chapter. Approval is owner specific; change of ownership shall require a new application.

Approvals may be revoked for failure to comply with this Ordinance or with any conditions of approval imposed as part of the approval. In general, the first violation of a requirement will result in a warning; the second in a civil penalty of \$275 per day; and the third in a revocation of the approval. If a revocation occurs, the owner may not apply for reinstatement for a period of one year.

Using a dwelling unit for Short-Term Lodging without an Administrative Approval, or after a previous approval has expired or was revoked, will subject the property owner to fines and penalties outlined in section 235-82 of this chapter.

APPLICATION AUTHORIZATION I hereby make application to the City of Laconia for the above-referenced property for Short Term Lodging. 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. The City of Laconia city employees are authorized to enter the property for purposes of reviewing this application and for inspecting the property as required in the Short Term Lodging Ordinance. Sign as appropriate.

Mike Sack  1/7/23  
 Print Property Owner name Signature of Property Owner Date

**Approval**

APPL. # \_\_\_\_\_ Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Approval Expires: \_\_\_\_\_ Date Abutters Notices Mailed: \_\_\_\_\_

Comments/conditions:


APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the ZBA pursuant to RSA 676:5, III within 30 days of the date of the decision.

Property Location 1121 MAIN ST  
Vision ID 3741

Account # 2723

Map ID 385/ 142/ 25/ /

Bldg # 1

Bldg Name Sec # 1 of 1

Card # 1 of 1

State Use 1010  
Print Date 02-03-2023 10:18:34

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	VISION			
1121 N MAIN STREET REALTY TRUS	1 Level	2 Public Water 3 Public Sewer	1 Paved	5 Heavy	Description RESIDENTL RES LAND RESIDENTL	Code 1010 1010 1010	Appraised 306,200 119,300 16,100	Assessed 306,200 119,300 16,100	1501 LACONIA, NH
67 COTTAGE ST #3	SUPPLEMENTAL DATA Alt Prcl ID 114 142 5 OWNOCC Y				ZONE 2 ZONE 2 % WARD	WARD 1	VISION		
EAST BOSTON MA 02128	REVIEW ZONE 1 ZONE 1 % 100	RS							
	GIS ID 385-142-25		Assoc Pld#		Total	441,600	441,600	441,600	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
1121 N MAIN STREET REALTY TRUST	3546	0965	12-16-2022	Q			465,000	00	Year	Code	Assessed	Year	Code	Assessed
WIDENER BRIAN O & KIMBERLY	3435	0334	07-27-2021	Q			435,000	01	2022	1010	306,200	2021	1010	266,800
PRATT JOSEPH J &	3073	0577	11-21-2016	Q			280,000	00	1010	1010	119,300	1010	1010	65,400
CAROSELLI STEPHEN E & KATHIE M	2836	0813	03-20-2013	U			270,000	33	1010	1010	16,100	1010	1010	14,600
BLADECKI JOSEPH & LISA	2744	0402	12-15-2011	U			185,000	37	Total	Total	441,600	Total	Total	341,400

EXEMPTIONS			OTHER ASSESSMENTS			APPRAISED VALUE SUMMARY									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
			Total				0.00		305,500	700	16,100	119,300	0	441,600	C
	Nbhd	Nbhd Name	ASSESSING NEIGHBORHOOD												
	0001		CYCICAL GROUP												
			NOTES												
			2022 POOL & DECK NOT MEASRD DUE TO SNOW												
			AREA PER TAXMAP												

BUILDING PERMIT RECORD						LAND LINE VALUATION SECTION								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									02-07-2022	PS	CY		02	MEASURED
									11-16-2021	TB	S		30	EXTERIOR INSPECTION
									07-25-2017	BD	S		02	MEASURED
									08-21-2015	DD			25	REVIEWED
									07-12-2013	DD			03	MEAS & INSPC
									07-20-2010	PM			33	RES FIELD REVIEW
									06-29-2005	DD			14	INSPECTED

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010 SINGLE FAM M	RS			43.560 SF	2.18	1.00000	5	1.00	40	1,250		1.0000	2.73	118,700
1	1010 SINGLE FAM M	RS			0.100 AC	5.000	1.00000	0	1.00	40	1,250		1.0000	6,250	600
Total Card Land Units 1.10 AC Parcel Total Land Area 1.10 Total Land Value 119,300															

# 1121 MAIN ST

**Location** 1121 MAIN ST

**Mblu** 385/ 142/ 25/ /

**Acct#** 2723

**Owner** WIDENER BRIAN O & KIMBERLY

**Assessment** \$441,600

3741

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$322,300	\$119,300	\$441,600

## Owner of Record

**Owner** WIDENER BRIAN O & KIMBERLY

**Sale Price** \$435,000

**Co-Owner**

**Book & Page** 3435/0334

**Address** 1121 MAIN ST

**Sale Date** 07/27/2021

LACONIA, NH 03246

**Instrument** 01

## Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
WIDENER BRIAN O & KIMBERLY	\$435,000	3435/0334	01	07/27/2021
PRATT JOSEPH J &	\$280,000	3073/0577	00	11/21/2016
CAROSELLI STEPHEN E & KATHIE M	\$270,000	2836/0813	33	03/20/2013
BLADECKI JOSEPH & LISA	\$185,000	2744/0402	37	12/15/2011
FEDERAL NATIONAL MORTGAGE ASSOC	\$209,800	2706/0352	51	05/12/2011

## Building Information

### Building 1 : Section 1

**Year Built:** 1938

**Living Area:** 2,744

Building Attributes	
Field	Description
Style:	Cape Cod

Code	Description	Size	Bldg #
FPL1	FIREPLACE BRICK	1.00 UNITS	1

**Land**

**Land Use**

**Land Line Valuation**

**Use Code** 1010  
**Description** SINGLE FAM MDL-01  
**Zone** RS  
**Neighborhood**  
 No  
**Category**

**Size (Acres)** 1.1  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$119,300

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
SPL2	VINYL/PLASTIC			840.00 S.F.	1
WDK	WOOD DECK			600.00 S.F.	1
PAT1	PATIO-AVG			320.00 S.F.	1
SHD1	SHED FRAME			144.00 S.F.	1
SHD1	SHED FRAME			24.00 S.F.	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$322,300	\$119,300	\$441,600
2021	\$281,400	\$65,400	\$346,800
2020	\$281,400	\$60,000	\$341,400



# 130 foot Abutters List Report

Laconia, NH  
January 19, 2023

## Subject Property:

Parcel Number: 385-142-25  
CAMA Number: 385-142-25  
Property Address: 1121 MAIN ST

Mailing Address: 1121 N MAIN STREET REALTY TRUST  
67 COTTAGE ST #3  
EAST BOSTON, MA 02128

## Abutters:

Parcel Number: 385-142-24  
CAMA Number: 385-142-24  
Property Address: 1131 MAIN ST

Mailing Address: WOOD ETHAN G & ULRICH JENNIFER L  
1131 MAIN ST  
LACONIA, NH 03246

Parcel Number: 385-142-26  
CAMA Number: 385-142-26  
Property Address: 1105 MAIN ST

Mailing Address: BARBOUR FAMILY TRUST BARBOUR  
NEIL M & ANN HANRAHAN TRUSTEES  
1105 N MAIN ST  
LACONIA, NH 03246

Parcel Number: 385-142-3  
CAMA Number: 385-142-3  
Property Address: 1128 MAIN ST

Mailing Address: SAMPSON DOUGLAS & DEDRA REV  
TRUST/TRUSTEE  
1128 MAIN ST  
LACONIA, NH 03246

Parcel Number: 385-142-4  
CAMA Number: 385-142-4  
Property Address: 1136 MAIN ST

Mailing Address: PAKASUK LOU J & HENRY JUAN J  
1136 MAIN ST  
LACONIA, NH 03246

Parcel Number: 385-291-19  
CAMA Number: 385-291-19  
Property Address: 168 MORNINGSIDE DR

Mailing Address: LANG-RICE FAMILY REV TRUST RICE  
JAMES W & LANG-RICE DONNA M  
TRUSTES  
168 MORNINGSIDE DR  
LACONIA, NH 03246



www.cai-tech.com

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# Abutters List Report

Laconia, NH  
January 30, 2023

## Subject Property:

Parcel Number: 385-142-25  
CAMA Number: 385-142-25  
Property Address: 1121 MAIN ST

Mailing Address: 1121 N MAIN STREET REALTY TRUST  
67 COTTAGE ST #3  
EAST BOSTON, MA 02128

## Abutters:

Parcel Number: 385-142-2  
CAMA Number: 385-142-2  
Property Address: MAIN ST

Mailing Address: LACONIA CITY OF PERLEY POND  
45 BEACON ST EAST  
LACONIA, NH 03246

Parcel Number: 385-142-24  
CAMA Number: 385-142-24  
Property Address: 1131 MAIN ST

Mailing Address: WOOD ETHAN G & ULRICH JENNIFER L  
1131 MAIN ST  
LACONIA, NH 03246

Parcel Number: 385-142-25  
CAMA Number: 385-142-25  
Property Address: 1121 MAIN ST

Mailing Address: 1121 N MAIN STREET REALTY TRUST  
67 COTTAGE ST #3  
EAST BOSTON, MA 02128

Parcel Number: 385-142-26  
CAMA Number: 385-142-26  
Property Address: 1105 MAIN ST

Mailing Address: BARBOUR FAMILY TRUST BARBOUR  
NEIL M & ANN HANRAHAN TRUSTEES  
1105 N MAIN ST  
LACONIA, NH 03246

Parcel Number: 385-142-3  
CAMA Number: 385-142-3  
Property Address: 1128 MAIN ST

Mailing Address: SAMPSON DOUGLAS & DEDRA REV  
TRUST/TRUSTEE  
1128 MAIN ST  
LACONIA, NH 03246

Parcel Number: 385-142-4  
CAMA Number: 385-142-4  
Property Address: 1136 MAIN ST

Mailing Address: PAKASUK LOU J & HENRY JUAN J  
1136 MAIN ST  
LACONIA, NH 03246

Parcel Number: 385-291-19  
CAMA Number: 385-291-19  
Property Address: 168 MORNINGSIDE DR

Mailing Address: LANG-RICE FAMILY REV TRUST RICE  
JAMES W & LANG-RICE DONNA M  
TRUSTES  
168 MORNINGSIDE DR  
LACONIA, NH 03246



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**SHORT TERM LODGING APPLICATION SUBMITTAL REQUIREMENT CHECKLIST:**

**CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH APPLICATION**

If you have any questions pertaining to particular documents please contact the Planning Department at 603-527-1264 for assistance.

One original signed application

**SIGNATURES:** The property owner provides the official signature for an application. An agent or power of attorney may sign, provided appropriate documentation of authorization is provided. In the case of a corporation, association, or other non-person ownership, the president or chief executive officer may sign provided a certification by the clerk or secretary is provided. Only one original copy of agent certification is required with application submittal. Applications must be signed to be considered complete.

✓ Application fee paid at time of submittal

Attached ✓ Abutters list with abutters envelopes with correct postage or appropriate fee.  
\$10 x 5

✓ It shall be the responsibility of the applicant to address all envelopes to abutters with the current postage for certified letter affixed. The envelopes shall be business style (4" x 9 1/2") and include completed certified mail receipts with return address to the Planning Department, 45 Beacon Street E, Laconia, NH 03246.

✓ Parcel Card (available from Assessing Office on first floor of City Hall)

✓ Parking diagram showing available off-street parking. Spaces must be a minimum of 9' x 19'.

Abutters Attached ☺