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City of Laconia
Planning/Zoning

Application #:

Fees Paid:

Check #:

Receipt #:

ZB2020-004

\$185.00

508

**ZONING BOARD OF ADJUSTMENT
SPECIAL EXCEPTION APPLICATION FOR SHORT-TERM LODGING**

Name of Applicant: William and Andrea Vessels

Mailing Address: 17 Burgess street Litchfield, NH 03052

Owner (If same as applicant, write "same"): same

Mailing Address: _____

Tax Map/ Lot # (s): 343-301-1 Zoning District (s): RS

Street Address: 86 Chapin Terrace 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.

PROPERTY OWNER(S)

Andrea Vessels

Printed Name Here

Andrea Vessels

Signature of Property Owner(s)

7/23/25

Date

AGENT(S)

(NO AGENT(S))

William M. Vessels

Printed Name Here

W.M. V.

Signature of Agent(s)

7/23/25

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:

1 COPY OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

A Special Exception is requested for the use of **Short-Term Lodging** as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article 235-70 C (2).

235-70 C (2). Short-Term Lodging may be allowed by Special Exception by the Zoning Board of Adjustment if the Board determines:

a. The use requested is specifically authorized in the chapter; AND

The use requested is specifically authorized in the chapter AND short term lodging is specifically authorized in the Laconia Zoning ordinance under Article 235-70 C (2), which allows this use by special exception in the applicable zoning district. The application is consistent with the provisions set forth in the ordinance.

b. The requested use will not increase demand for municipal services; AND

The home is already fully serviced with water, sewer, trash pickup and utilities. Guests are expected to follow all posted house rules regarding trash disposal and energy usage, and no public assistance or additional municipal support is anticipated.

c. Any special provisions for the use as set forth in this chapter are fulfilled; AND

Provisions outlined for short-term lodging in the zoning ordinance will be met. This includes registering the property with the city, maintaining proper insurance, providing parking on site, ensuring guests comply with quiet hours and safety expectations. The property will operate in accordance to city guidelines including fire and safety compliance.

d. The requested use will not create hazards to the health, safety, or general welfare of the public; AND

The property is very well maintained, meets building and fire codes, includes safety equipment such as smoke detectors, carbon monoxide detectors, fire extinguishers and exterior lighting. Guests will be screened via Airbnb/VRBO platforms and will be required to agree to house rules including no parties, quiet hours 10pm-8am and dock safety guidelines. These policies will help to ensure the safety of guests and neighbors.

e. The requested use meets ONE of the two following criteria:

(1) The applicant can demonstrate that the use in question has been common practice at this specific property and structure for a period of not less than five (5) years prior to the enactment of the Short-Term Lodging Ordinance:

OR

(2) The applicant can offer convincing evidence that granting the Special Exception for this property includes a general community benefit that rises above the financial gains of the applicant:

Short term rental of this property supports the local economy by encouraging tourism to Laconia and Lake Umbagog. Guests frequently visit local restaurants, venues, businesses such as Gunstock Mountain, contributing to the vitality of the community. This rental will provide lodging options in an area with limited hotel accommodations, especially for families attending local events or visiting loved ones. Additionally, the operation of this property as a rental contributes to local tax revenue both through property taxes and NH Rooms and Meals tax, helping fund essential services. The owners are long term NH residents with a vested interest in maintaining the integrity and appeal of the area.