



RECEIVED

FEB 26 2019

Planning/Zoning  
City of Laconia

ZONING BOARD OF ADJUSTMENT  
VARIANCE APPLICATION

Application #:  
Fees Paid:  
Check #:  
Receipt #:

ZD 2019-0007  
\$125 + \$24 postage  
(cc)  
cc 517514  
Rec. #

Name of Applicant: Eutichio + Margaret Calore

Mailing Address: 132 Lakeview Ave Waltham MA 02451

Phone: 781-844-9798 E-mail: peteradrianna@gmail.com

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

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Tax Map/ Lot # (s): 139-214-69 Zoning District (s): CR

Street Address: 12 Thompson Ave Laconia NH

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)

AGENT(S)

Eutichio Calore

\_\_\_\_\_

Printed Name Here

Printed Name Here

[Signature]

\_\_\_\_\_

Signature of Property Owner(s)

Signature of Agent(s)

2/26/19

\_\_\_\_\_

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 table II table of dimensional requirements

Facts in support of granting the Variance:

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

building residential home in residential area

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

granting the variance will allow us to build the size home needed

3. Granting the variance would do substantial justice because:

this would allow us to utilize the lot to build residential home

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

increasing surround property with building a new home

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:

lot is under sized for this zone

ii. The proposed use is a reasonable one because:

-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.

**CERTIFIED LIST OF ABUTTERS**

RSA 672:3 "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

The following information must be completed by the applicant in order to begin the application process to the Planning Board or Zoning Board of Adjustment. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions (if a regional notice is required), associations, etc., not more than five (5) days prior to submission, per RSA 676:4,I(b). Abutters' names and mailing addresses must be verified against the records kept in the Laconia Assessor's Office. Attach additional copies of this form if necessary. Include an addressed #10 envelope and certified mail receipt for each person/professional listed below.

Map/Block/Lot	Name of Property Owner/Professional	Mailing Address of Owner/Professional
	<i>See attached list</i>	

Name of Person Preparing List ME Date Prepared \_\_\_\_\_  
 Preparer's Signature  Date 2/26/19



# 50 foot Abutters List Report

Laconia, NH  
February 26, 2019

## Subject Property:

Parcel Number: 139-214-69  
CAMA Number: 139-214-69  
Property Address: 12 THOMPSON AV

Mailing Address: CALORE EUTICHIO P & MARGARET P  
132 LAKEVIEW AV  
WALTHAM, MA 02451

## Abutters:

Parcel Number: 139-118-64  
CAMA Number: 139-118-64  
Property Address: 11 JANES AV

Mailing Address: SULLIVAN JOHN ROBERT & JOAN M  
55 GROVE ST  
BANGOR, ME 04401

Parcel Number: 139-165-77  
CAMA Number: 139-165-77  
Property Address: 12 MORRIS AV

Mailing Address: SULLIVAN KEVIN W & RITA MARIE  
40 SOUTH AV  
REVERE, MA 02151

Parcel Number: 139-214-68  
CAMA Number: 139-214-68  
Property Address: 10 THOMPSON AV

Mailing Address: PICCOLO ANN-MARIE  
61 BURTT ST  
LOWELL, MA 01851

Parcel Number: 139-214-70  
CAMA Number: 139-214-70  
Property Address: 22 THOMPSON AV

Mailing Address: BROWN ALFRED R & LORRAINE M  
505 PEQUEST RD  
STEWARTSVILLE, NJ 08886

Parcel Number: 139-214-72  
CAMA Number: 139-214-72  
Property Address: 11 THOMPSON AV

Mailing Address: WINCHELL 2018 TRUST WINCHELL  
GEORGE D & EUGENA M TRUSTEES  
60 EAST RD  
ATKINSON, NH 03811



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



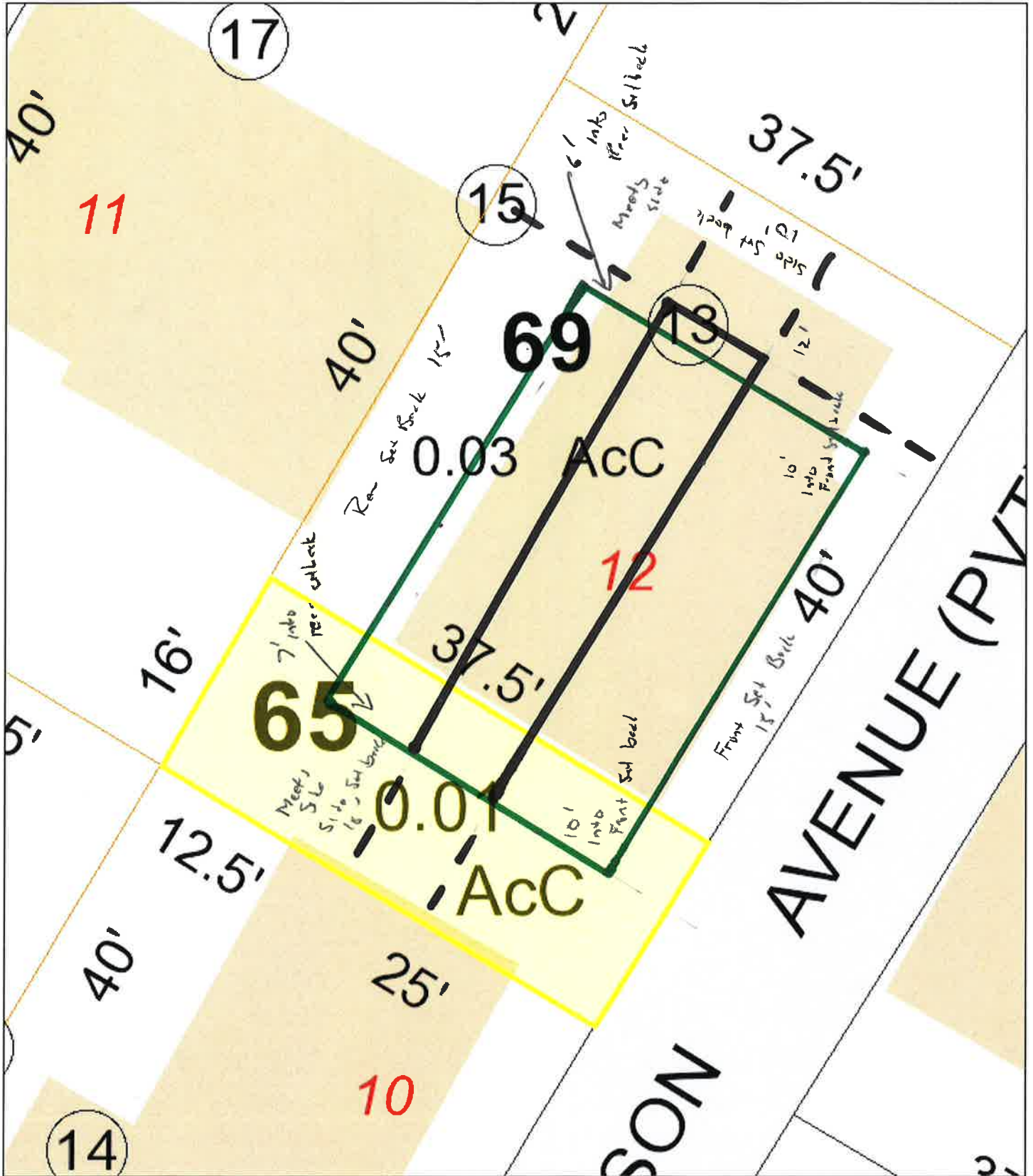
Laconia, NH



February 26, 2019

1 inch = 10 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





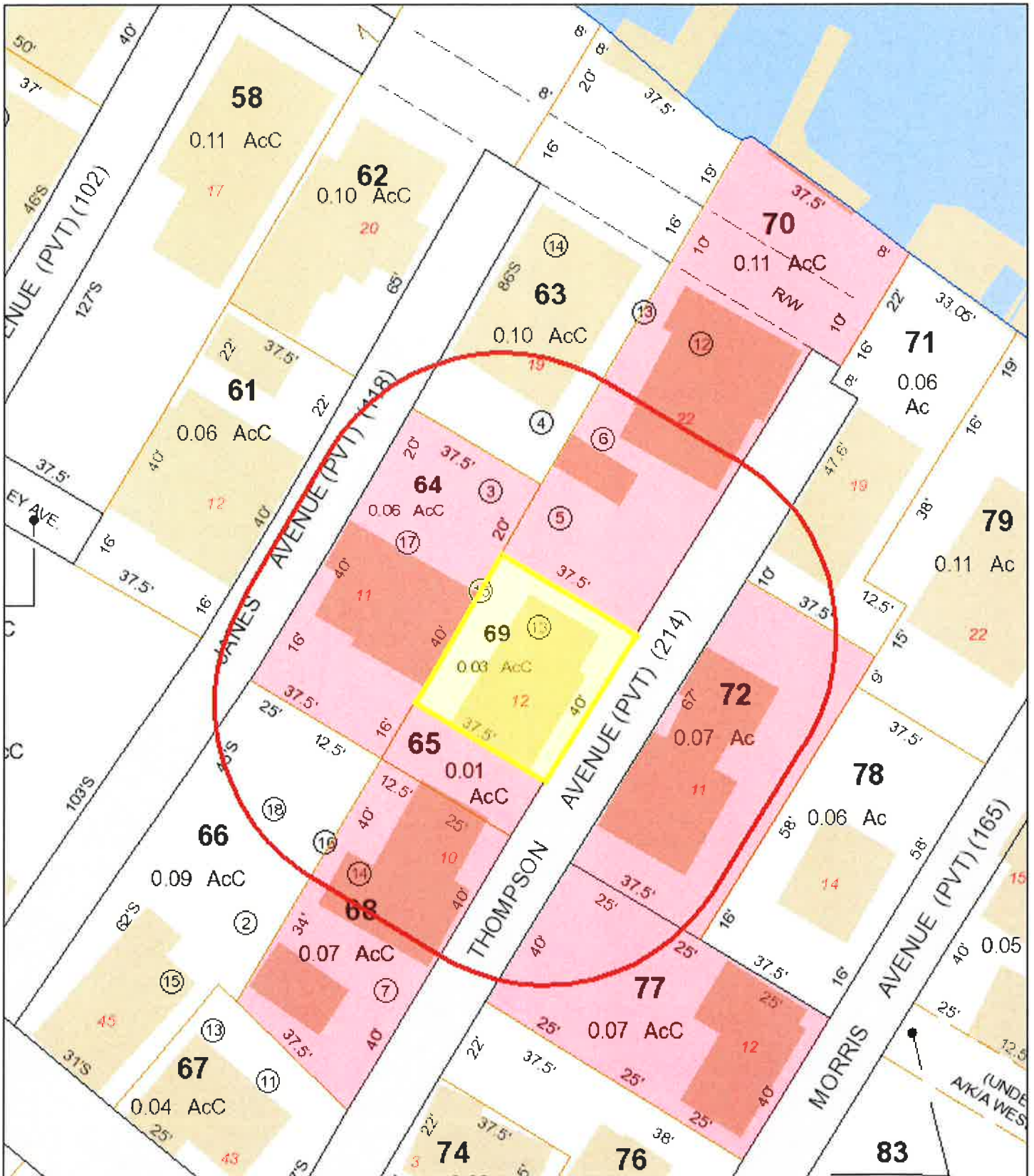
Laconia, NH



February 26, 2019

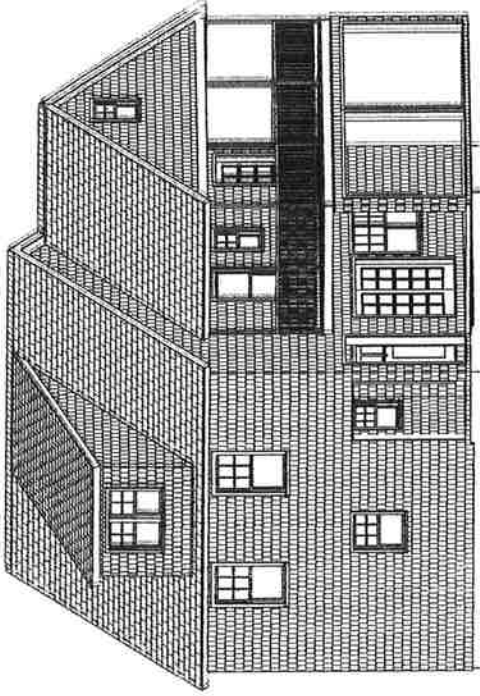
1 inch = 33 Feet

www.cai-tech.com

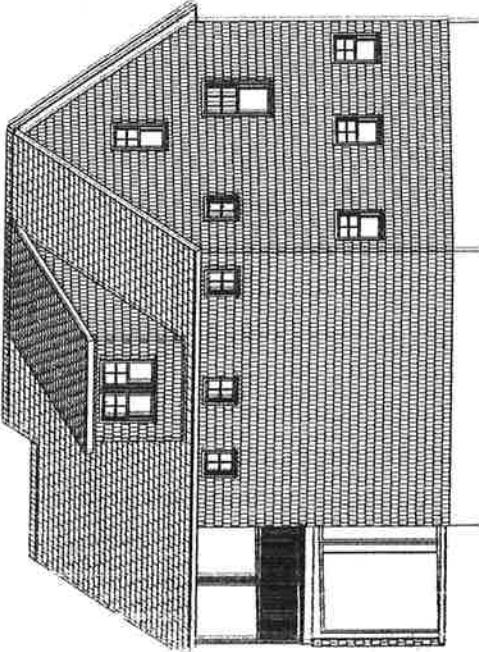


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**PRELIMINARY PLAN FOR REVIEW -- NOT FOR CONSTRUCTION**



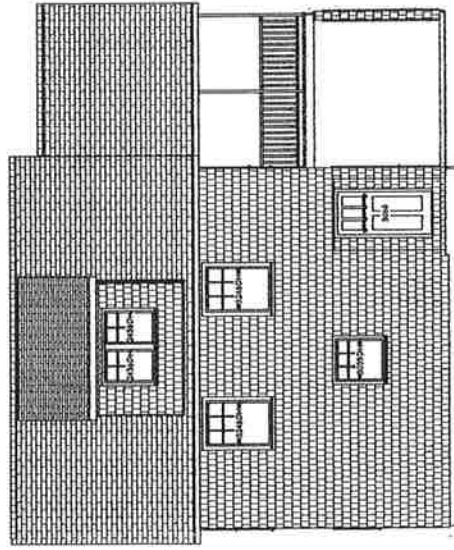
**3D VIEWS NO SCALE**



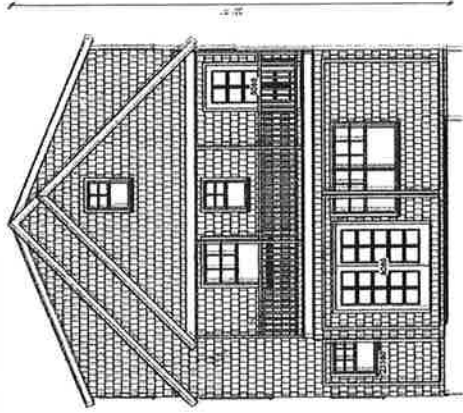
**3D VIEWS NO SCALE**

NOTE: VERIFY ROOF PITCH PRIOR TO CONSTRUCTION

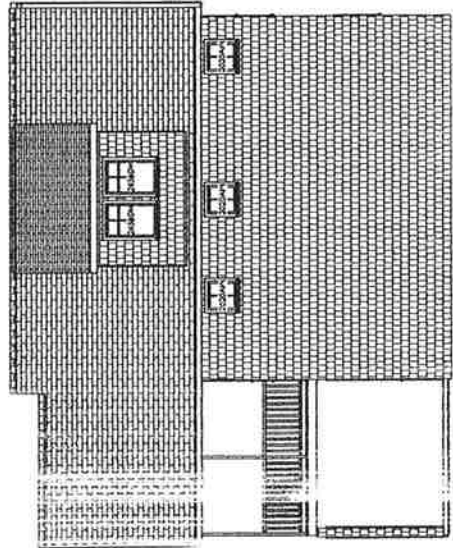
NOTE: WHEN USING ROOF TRUSSES, CANTILEVER OVERHANG TO ALLOW FOR PROPER INSULATION



**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**



**REAR ELEVATION**

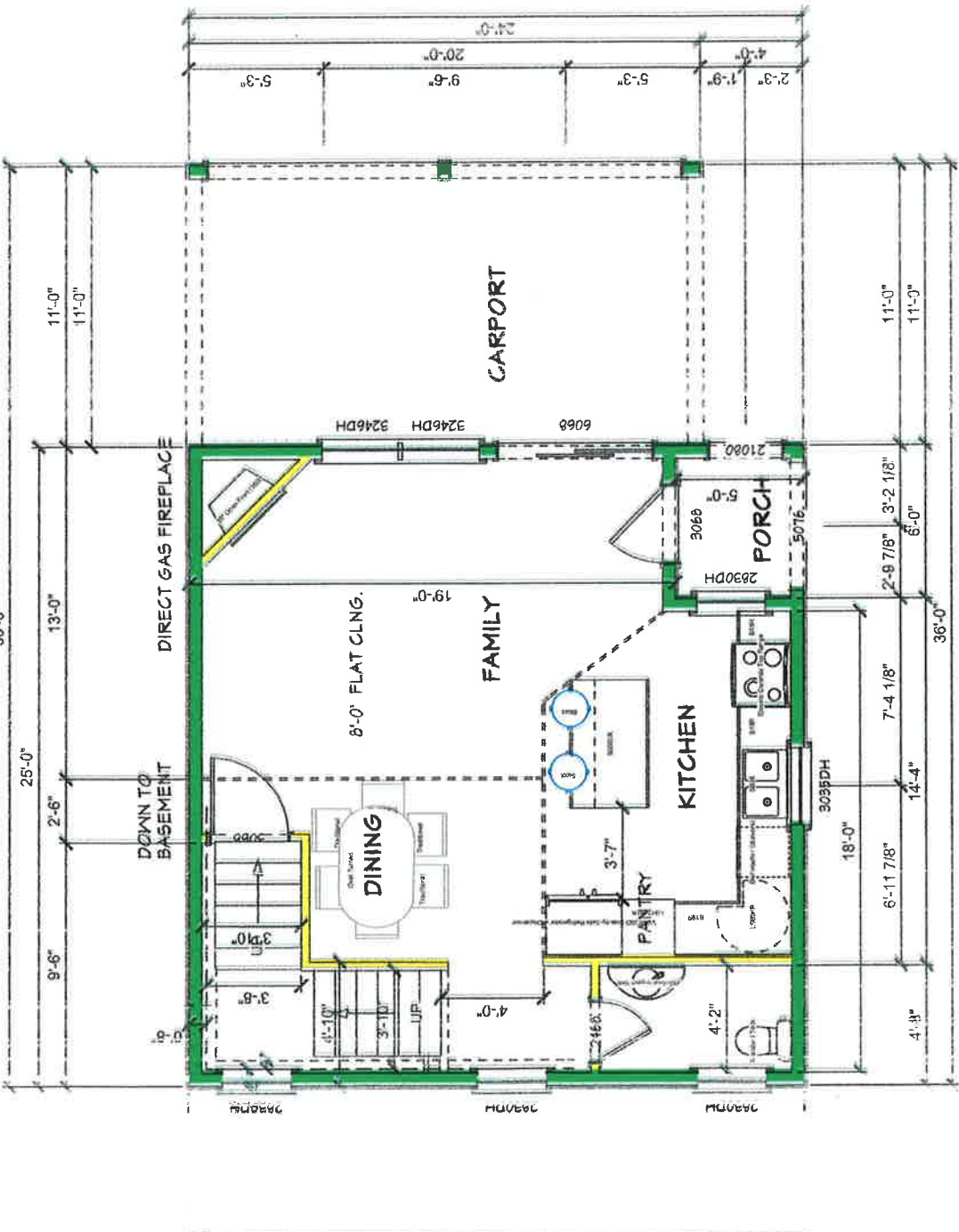
**PRELIMINARY PLAN FOR REVIEW -- NOT FOR CONSTRUCTION**

STEVEN MELBOURNE DESIGN  
 REMODELING - NEW CONSTRUCTION - ADDITIONS  
 20 FOXGLOVE ROAD, GILFORD, NH  
 (603) 249-1862

DATE	07/16/18
PROJECT	CALORE
CLIENT	12 THOMPSON AVE LACONIA, NH
SCALE	AS SHOWN
DESIGNER	STEVEN MELBOURNE
CHECKED	STEVEN MELBOURNE
DATE	07/16/18

SCALE ACCURATE PER PRINTED COPY, BY APPR.

PRELIMINARY PLAN FOR REVIEW -- NOT FOR CONSTRUCTION



FIRST FLOOR PLAN

PRELIMINARY PLAN FOR REVIEW -- NOT FOR CONSTRUCTION

STEVEN MELBOURNE DESIGN  
 REMODELING - NEW CONSTRUCTION - ADDITIONS  
 20 FOXGLOVE ROAD, GILFORD, NH  
 (603) 293-1047

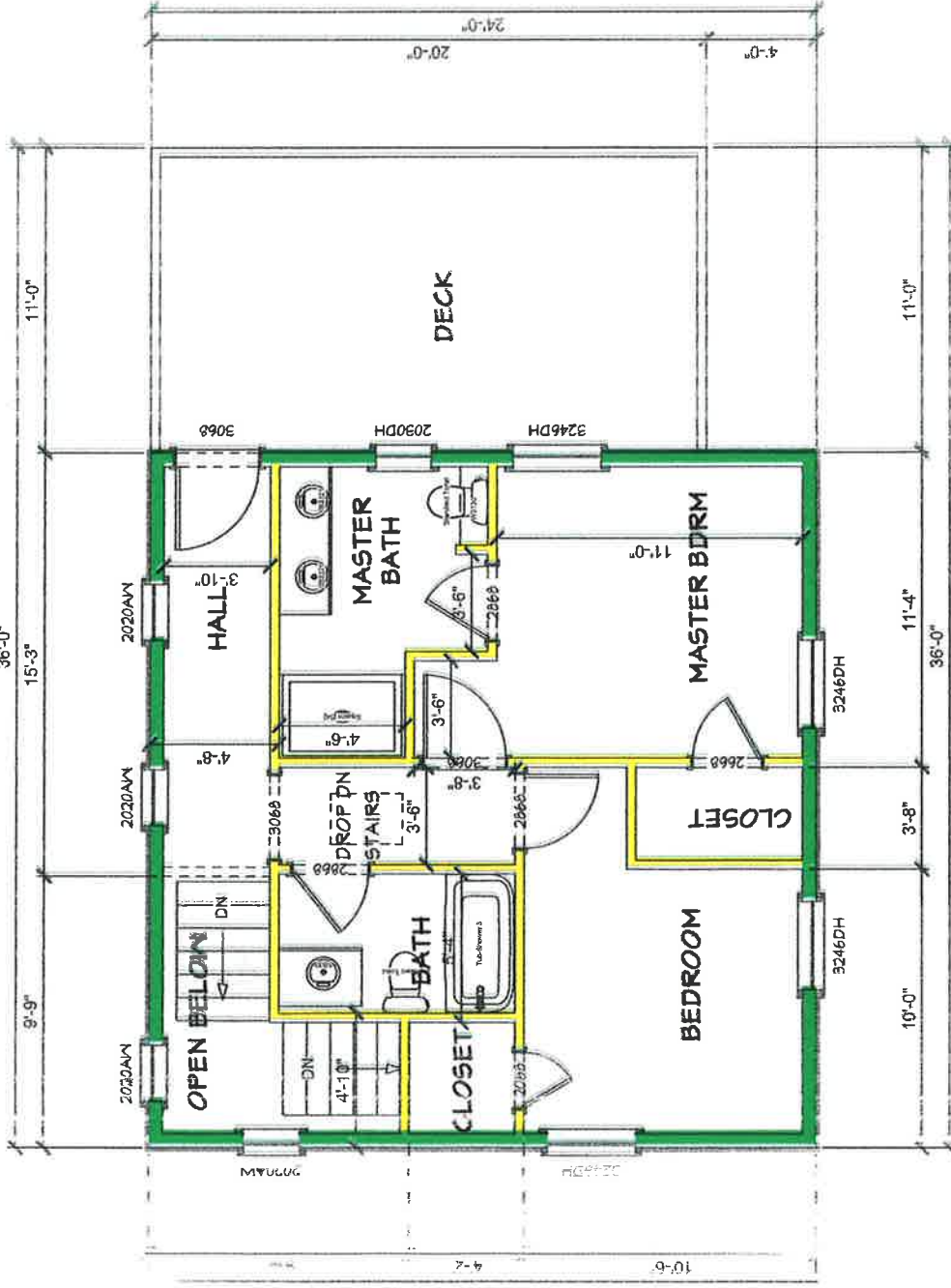
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/16/11
2	REVISION	08/11/11
3	REVISION	08/11/11
4	REVISION	08/11/11
5	REVISION	08/11/11
6	REVISION	08/11/11
7	REVISION	08/11/11
8	REVISION	08/11/11
9	REVISION	08/11/11
10	REVISION	08/11/11

CALORE  
 RESIDENT  
 12 THOMPSON AVE  
 LACONIA NH

DATE: 07/16/11  
 SHEET: 2



PRELIMINARY PLAN FOR REVIEW -- NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

SCALE 1/2" = 1'-0"

PRELIMINARY PLAN FOR REVIEW -- NOT FOR CONSTRUCTION

STEVEN MELBOURNE DESIGN  
REMODELING - NEW CONSTRUCTION - ADDITIONS  
30 FOXGLOVE ROAD GILFORD, NH  
(603) 293-1862

NO.	DESCRIPTION	DATE
001	FOUNDATION	03/10/20
002	CONCRETE	03/10/20
003	FRAMING	03/10/20
004	MECHANICAL	03/10/20
005	ELECTRICAL	03/10/20
006	PLUMBING	03/10/20
007	PAINTING	03/10/20
008	LANDSCAPE	03/10/20

CALEB  
DATE: 03/10/20  
PROJECT: 12 THOMPSON AVE. GILFORD, NH

### 12 THOMPSON AV

**Location** 12 THOMPSON AV

**Mblu** 139/ 214/ 69/ /

**Acct#** 6038

**Owner** CALORE EUTICHIO P & MARGARET P

**Assessment** \$97,200

8433

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$26,700	\$70,500	\$97,200

**Owner of Record**

**Owner** CALORE EUTICHIO P & MARGARET P  
**Co-Owner**  
**Address** 132 LAKEVIEW AV  
 WALTHAM, MA 02451

**Sale Price** \$55,000  
**Certificate**  
**Book & Page** 3180/0279  
**Sale Date** 07/02/2018  
**Instrument** 13

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CALORE EUTICHIO P & MARGARET P	\$55,000		3180/0279	13	07/02/2018
WHALEN THERESA A /ANN MARIE&	\$0		ROBATE/ 00		02/12/1980
WHALEN JAMES F ESTATE OF	\$0				02/11/1980

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1887  
**Living Area:** 792

**Building Photo**

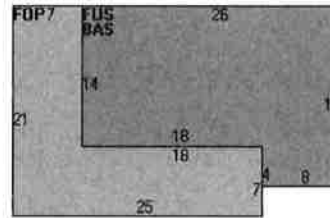
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	Below Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Below Average

Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Wall Brd/Wood
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	Floor Furnace
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average



(<http://images.vgsi.com/photos/LaconiaNHPhotos//\00\01\22\12.jpg>)

**Building Layout**



(<http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/843>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	396	396
FUS	Upper Story, Finished	396	396
FOP	Porch, Open, Finished	273	0
		1,065	792



**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

<b>Use Code</b>	1010
<b>Description</b>	SINGLE FAM MDL-01
<b>Zone</b>	CR
<b>Neighborhood</b>	METHDST CIRCLE
	No

**Land Line Valuation**

<b>Size (Acres)</b>	0.03
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$70,500

**Category**

**Outbuildings**

<b>Outbuildings</b>	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$33,800	\$70,500	\$104,300
2016	\$33,800	\$70,500	\$104,300
2015	\$33,800	\$74,200	\$108,000

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