



Application #:
Fees Paid:
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202019-0008
125-
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RECEIVED

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

MAR 21 2019

Name of Applicant: Northeast Whitecap Builders, LLC

Planning/Zoning
City of Laconia

Mailing Address: P.O. Box 453, 14 Mount Major Highway, Unit #3

Phone: 603-923-8072 E-mail: lucasj@northeastwhitecap.com

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

Mailing Address:

Phone: E-mail:

Tax Map/ Lot # (s): 352/82 Zoning District (s): Res.

Street Address: 173 Franklin Street, 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)

AGENT(S)

Lucas Jesseman
Printed Name Here

Lucas Jesseman
Printed Name Here

[Handwritten Signature]
Signature of Property Owner(s)

[Handwritten Signature]
Signature of Agent(s)

03/20/19
Date

03/20/19
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

See Attached

A variance is requested from article ____ section ____ of the Zoning Ordinance to permit _____

Facts in support of granting the Variance:

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

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

3. Granting the variance would do substantial justice because:

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

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:

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.

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Planning/Zoning
City of Laconia

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

The proposed re-design of the subject property remains within the boundary lines and would only further lend to desirable esthetics and layout that are comparable to other homes in the immediate vicinity. Furthermore, permitting the variance would not impact any views of the abutters.

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

In the spirit of promoting the safety of future occupants and first responders in the event of reporting to an emergency situation at the subject property, permitting the variance would allow for ease of maneuverability and access by granting clearance heights afforded by access to a full code-conforming stairwell. A direct replacement of the current stairwell does not allow/promote this type of access without greatly hindering head height.

3) Granting the variance would do substantial justice because:

The subject structure suffers from functional obsolescence and much of the rear ell of the structure is considerably deteriorated, warranting a full reconstruction of this portion anyway. In order to replace/rebuild the rear ell portion, promote a more functional/safe layout, and bring the structure up to current building standards--additional height would be required; bringing the current 1.75 story structure up to a full 2 story will allow clearance requirements for stairwells, additional options for egress, and comply with current code standards.

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

The subject property lacks a general "pride of ownership" after many years of neglect and abandonment by the former owners. One could perceive that this property may have already capped depreciative values within the neighborhood. Any attempts to improve the property would serve to bring the subject up to comparable market values and construction within the neighborhood, encouraging property values as a whole, and lend to stabilizing trends in the residential setting.

5) b) To improve and promote property values in the immediate neighborhood, and to [re]construct the current design as petitioned—furthermore bringing the structure up to current industry codes—denying the variance would greatly hinder the ability to design, gain access to second story, account, and build a dwelling that meets current societal demands and desirability.



65 foot Abutters List Report

Laconia, NH
March 11, 2019

Subject Property:

Parcel Number: 352-82-22
CAMA Number: 352-82-22
Property Address: 173 FRANKLIN ST

Mailing Address: NORTHEAST WHITECAP BUILDERS LLC
PMB 1119
MADISON, NH 03849

Abutters:

Parcel Number: 352-82-18
CAMA Number: 352-82-18
Property Address: 168 FRANKLIN ST

Mailing Address: MONASKY MARIANNE REV
TRUST/TRUSTEE
168 FRANKLIN ST
LACONIA, NH 03246

Parcel Number: 352-82-19
CAMA Number: 352-82-19
Property Address: 178 FRANKLIN ST

Mailing Address: MCINTYRE ALAN & CHRISTINE M
178 FRANKLIN ST
LACONIA, NH 03246

Parcel Number: 352-82-21
CAMA Number: 352-82-21
Property Address: 181 FRANKLIN ST

Mailing Address: MORRILL STEVEN & MELISSA
181 FRANKLIN ST
LACONIA, NH 03246

Parcel Number: 352-82-23
CAMA Number: 352-82-23
Property Address: 167 FRANKLIN ST

Mailing Address: CASELLA KAREN L & MARK
167 FRANKLIN ST
LACONIA, NH 03246



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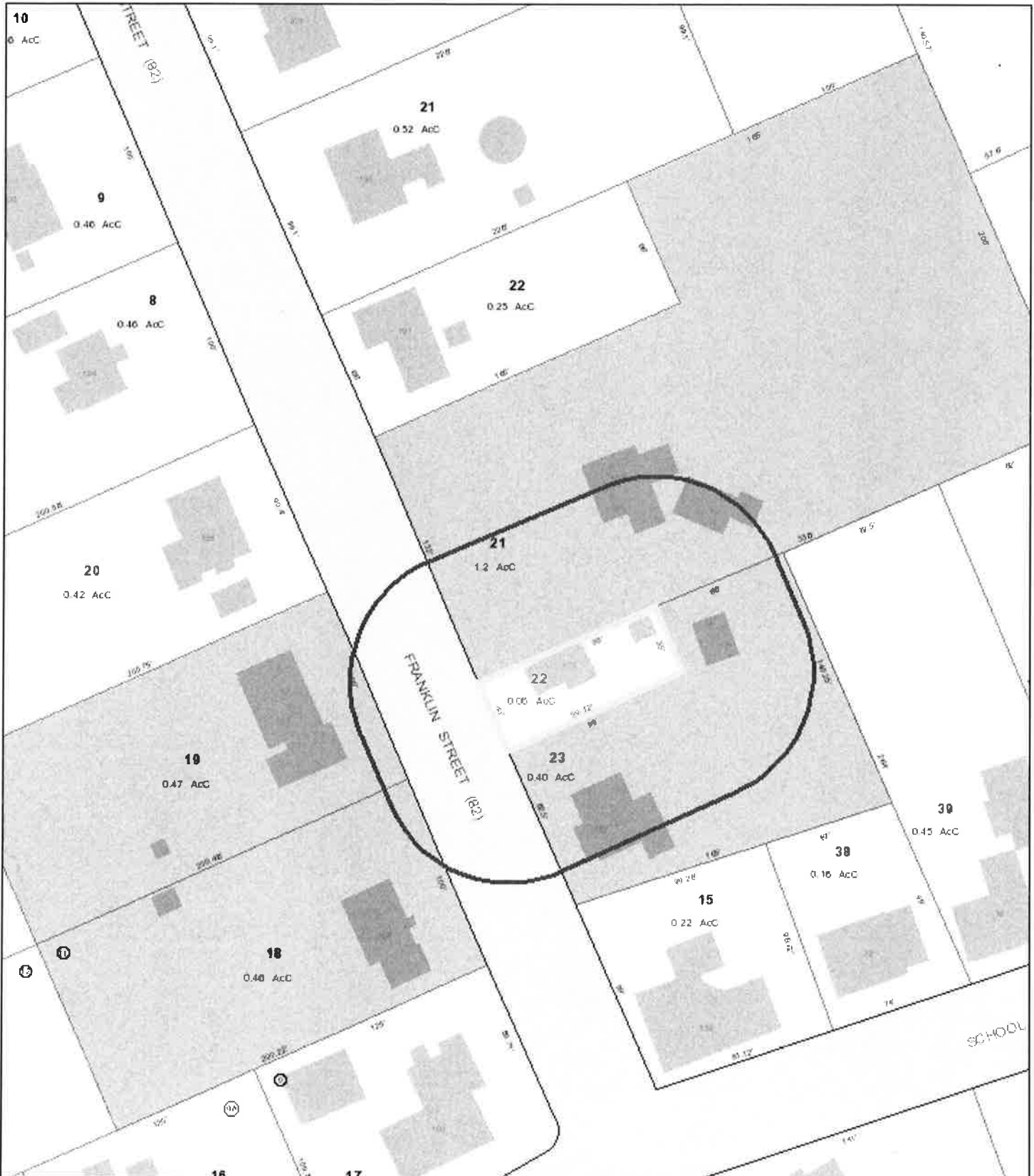
Laconia, NH



March 11, 2019

1 inch = 67 Feet

www.cai-tech.com



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173 FRANKLIN ST

Location 173 FRANKLIN ST

Mblu 352/ 82/ 22/ /

Acct# 2488

Owner NORTHEAST WHITECAP BUILDERS LLC

Assessment \$77,900

1463

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$44,700	\$33,200	\$77,900

Owner of Record

Owner NORTHEAST WHITECAP BUILDERS LLC

Sale Price \$10,000

Co-Owner

Certificate

Address PMB 1119
MADISON, NH 03849

Book & Page 3177/0855

Sale Date 06/19/2018

Instrument 13

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NORTHEAST WHITECAP BUILDERS LLC	\$10,000		3177/0855	13	06/19/2018
MORSE REBECCA A	\$56,000		1062/0523	00	07/29/1988
GRANGER MILDRED M	\$0		0675/ 0377		05/27/1976

Building Information

Building 1 : Section 1

Year Built: 1927

Living Area: 758

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	Average

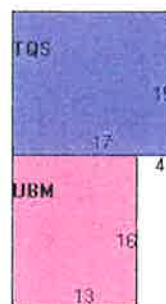
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Plastered
Interior Flr 1	Lino/Vinyl
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos//\00\01\25\09>)

Building Layout



(<http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/146>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	463	463	
TQS	Three Quarter Story	255	191	
FHS	Half Story, Finished	208	104	
UBM	Basement, Unfinished	208	0	
		1,134	758	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

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

Category**Land Line Valuation**

Size (Acres) 0.09
Frontage 0
Depth 0
Assessed Value \$33,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			88 S.F.	\$300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$36,300	\$32,500	\$68,800
2016	\$39,900	\$32,500	\$72,400
2015	\$39,900	\$34,200	\$74,100

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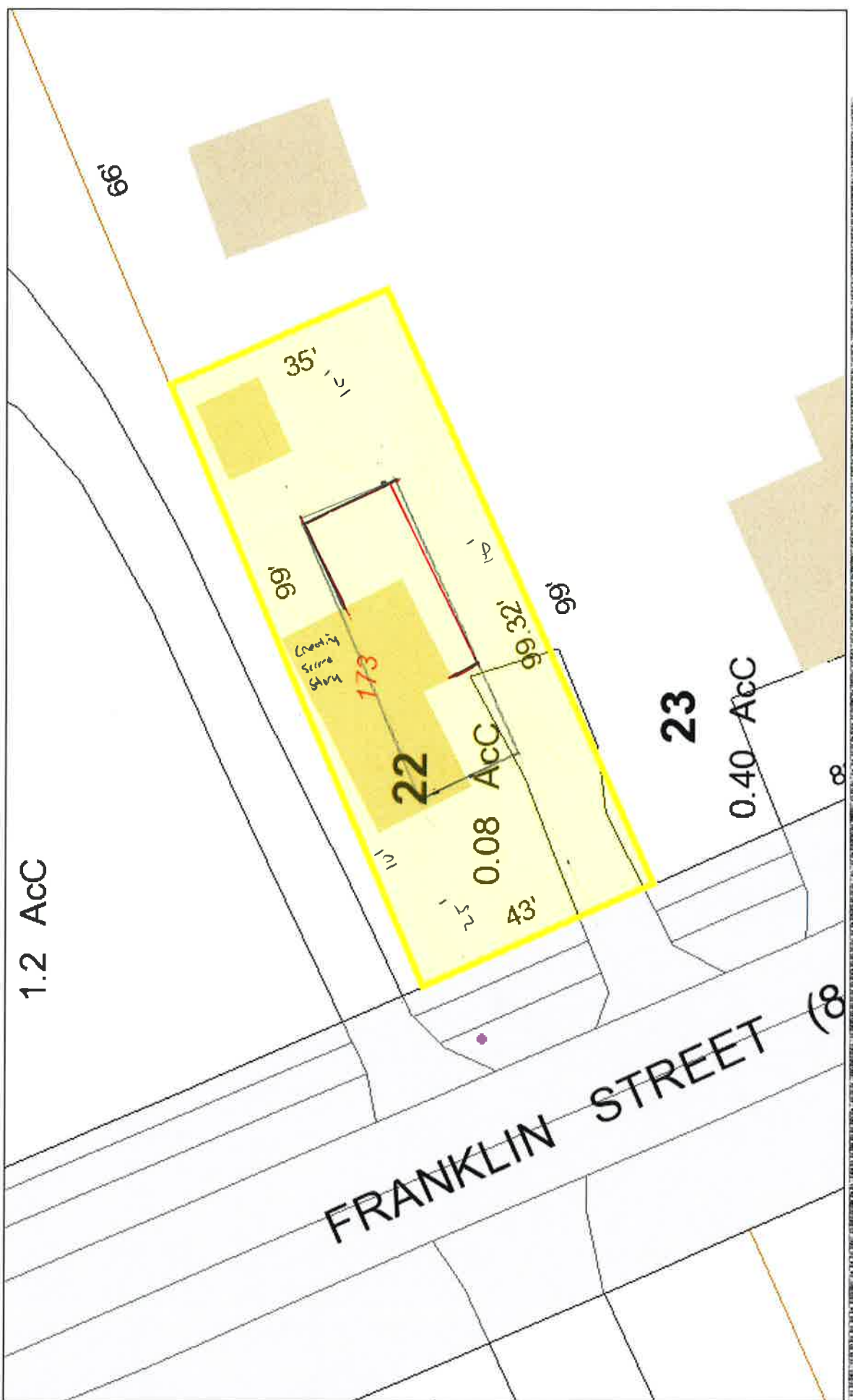
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ORDER UNDER RSA 155-B

HAZARDOUS AND DILAPIDATED BUILDINGS

TO: Rebecca Morse, Owner
32 Amherst Court
Laconia, NH 03246

RE: Property located at 173 Franklin Street, Laconia, NH
Deed recorded at Belknap County Registry of Deeds,
Book 1062, Page 0523

FROM: Laconia City Manager
Scott Myers, acting on behalf of the Laconia City Council

The building you own located at 173 Franklin Street in Laconia, New Hampshire has been determined to be a hazardous and dilapidated building as that term is used in New Hampshire RSA 155-B.

You are hereby ordered to repair the building within 45 days of the date of this order.

Specifically, you are ordered to:

a) Fully repair all holes in the roof, the sidewalls and soffits.

Alternatively, if the building cannot be repaired, you are ordered to raze the building within that same 45 day time period.

b) Cut and remove the extensive woody brush from the property which would interfere with fire fighting efforts if a fire were to occur in the structure, thereby creating a risk to the public's safety.

If you fail to complete these corrective actions within the specified time period, or if an answer as referenced below is not received, the City will file a motion for summary affirmance with the 4th Circuit Court - Belknap District

Division to allow the City to enter on and into the property to either make the repairs or raze the structure, in which case the costs and expenses, including attorney's fees incurred by the City in bringing the property into compliance, shall be enforced against this property and any other property owned by you.

NOTE: If you disagree with this Order, you have the right to file an answer with the court (4th Circuit Court, District Division - Laconia at 26 Academy Street, Laconia, NH 03246, Attn: Michelle Brown, Clerk,) within twenty (20) days of service of this Order on you, and a copy of that answer must be delivered to the City Manager.

DATED THIS _____ OF FEBRUARY, 2018.

CITY OF LACONIA

Scott Myers, City Manager

**STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP**

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Scott Myers, City Manager for the City of Laconia.

Notary Public/Justice of the Peace
My Commission Expires: _____