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Planning/Zoning
City of Laconia

Application #:

202019-0009

Fees Paid:

125 + 24 postage

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0161

Receipt #:

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Name of Applicant: DAVID C. + KATHY A. PIDGEON

Mailing Address: 33 WALNUT STREET LACONIA, NEW HAMPSHIRE 03246

Phone: 603-393-8854 E-mail: dpidgeon@METROCAST.NET

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

Mailing Address: SAME

Phone: SAME E-mail: SAME

Tax Map/ Lot # (s): 349/229/6 Zoning District (s): RG SINGLE FAMILY

Street Address: 33 WALNUT ST. LACONIA, N.H. 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)

DAVID C. + KATHY A. PIDGEON

Printed Name Here

David Pidgeon

Signature of Property Owner(s)

3-18-19

Date

AGENT(S)

Printed Name Here

Signature of Agent(s)

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 35 section Table II of the Zoning Ordinance to permit

Table of Dimensional Requirements

Facts in support of granting the Variance:

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

THE DECK HAS ROTTED, WOULD REBUILD AND BE SAFER FOR EVERYONE.

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

IT WOULD BRING THE PRE-EXISTING, NON-COMPLIANCE INTO PRESENT ZONING ORDINANCE

3. Granting the variance would do substantial justice because:

THE ZONING ORDINANCE WAS ADOPTED AFTER THE LOT + HOUSE WERE ALREADY BUILT APPRX=1890, WOULD ALLOW US TO UTILIZE LIVING SPACE FOR US + FAMILY, ROOF WOULD REDIRECT

4. If the variance were granted, the values of the surrounding properties would not be diminished because: ^{SNOW + ICE FROM ENTRY} WAY + BE SAFE.

OUR PROPERTY WOULD BE GREATLY IMPROVED, NEAT IN APPEARANCE, AND SAFE AS A BENEFIT FOR ALL.

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:

LAND + LOT SIZE WAS ADOPTED AFTER LOT/HOUSE WAS BUILT-1890, THUS CREATING A HARDSHIP TO UTILIZE FULL POTENTIAL OF PROPERTY.

ii. The proposed use is a reasonable one because:

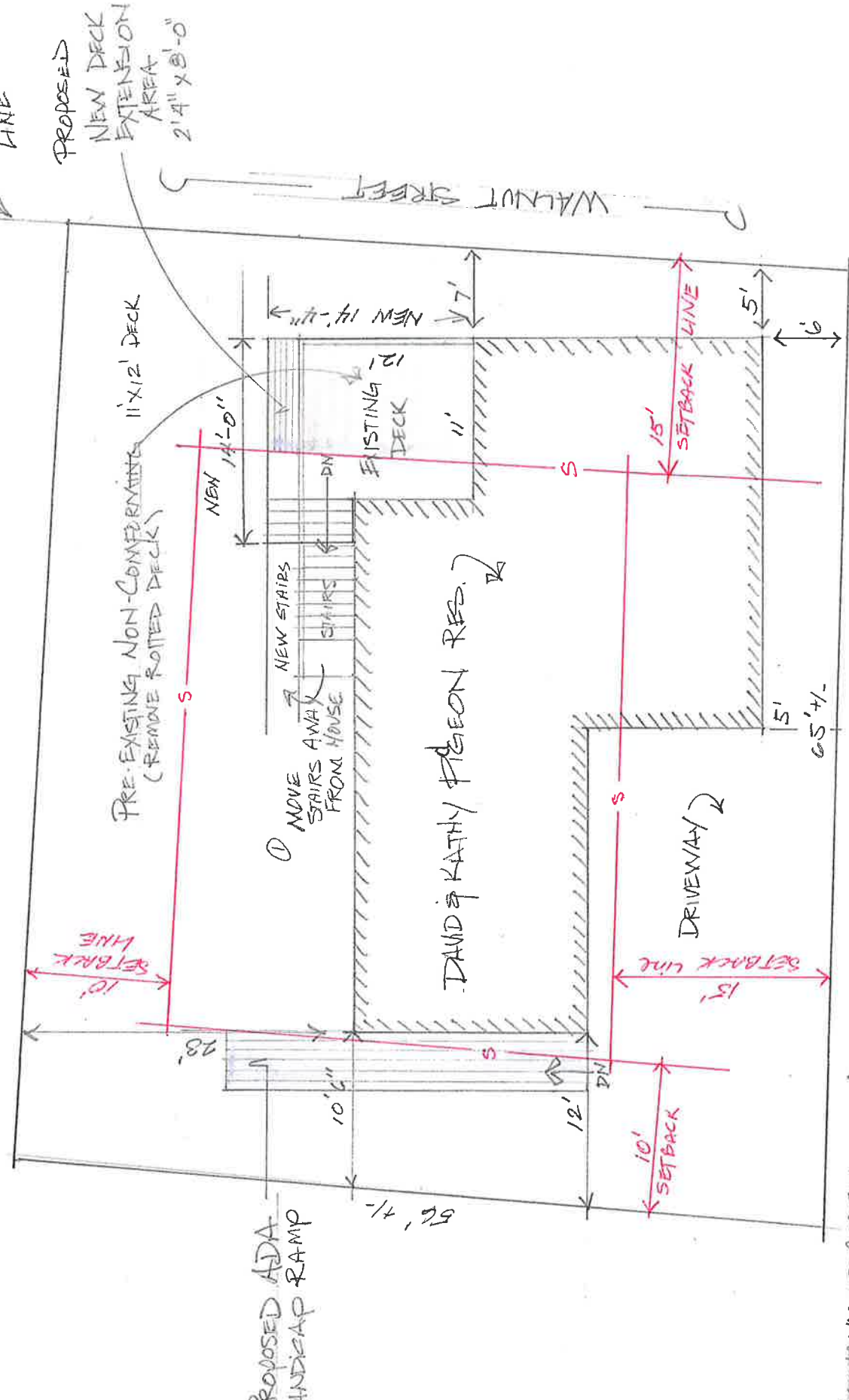
THE CONDITION OF THIS HOUSE IS "AGING", WE NEED TO MAKE IMPROVEMENTS FOR SAFETY, "EGRESS" ISSUES WITH SNOW + ICE BUILDING UP AROUND ENTRY/EXIT FROM ROOF. HANDICAP RAMP FOR -or- ELDERLY PARENTS NEXT DOOR TO ACCESS HOME MORE EASILY.

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.

TO BE ABLE TO ACCESS HOME SAFELY FOR AGING PARENTS AS WELL AS OWNERS, AND TO HAVE UPDATES TO HAVE IT LOOK NICE.

VARIANCE REQUEST

NOTE: SHADED AREAS REPRESENT NEW WORK IN SETBACK AREA



DAVID & KATHY PIGEON RES.

MP# 349 P# 229 LOT# 6

1 INCH = 10 FEET

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
	SEE ATTACHED	
	ABUTTERS LIST	
	PLEASE,	

Name of Person Preparing List _____ Date Prepared _____
Preparer's Signature David C. Ridgdon Date 3-21-19



'50 foot Abutters List Report

Laconia, NH
March 15, 2019

Subject Property:

Parcel Number: 349-229-6
CAMA Number: 349-229-6
Property Address: 33 WALNUT ST

Mailing Address: PIDGEON DAVID C & KATHY A
33 WALNUT STREET
LACONIA, NH 03246

Abutters:

Parcel Number: 349-152-10
CAMA Number: 349-152-10
Property Address: 250 MECHANIC ST

Mailing Address: REED ADAM S
250 MECHANIC ST
LACONIA, NH 03246

Parcel Number: 349-152-33
CAMA Number: 349-152-33
Property Address: 247 MECHANIC ST

Mailing Address: MENARD PHILIP J & BARBARA
247 MECHANIC ST
LACONIA, NH 03246

Parcel Number: 349-152-5
CAMA Number: 349-152-5
Property Address: 240 MECHANIC ST

Mailing Address: BOLDUC PHILIP L/PAULINE A
240 MECHANIC ST
LACONIA, NH 03246

Parcel Number: 349-229-6
CAMA Number: 349-229-6
Property Address: 33 WALNUT ST

Mailing Address: PIDGEON DAVID C & KATHY A
33 WALNUT STREET
LACONIA, NH 03246

Parcel Number: 349-229-7
CAMA Number: 349-229-7
Property Address: 29 WALNUT ST

Mailing Address: KENISON SCOTT
29 WALNUT ST
LACONIA, NH 03246

Parcel Number: 368-152-7
CAMA Number: 368-152-7
Property Address: 241 MECHANIC ST

Mailing Address: TREVORAH JOSEPH J JR
PO BOX 7142
GILFORD, NH 03247



www.cai-tech.com

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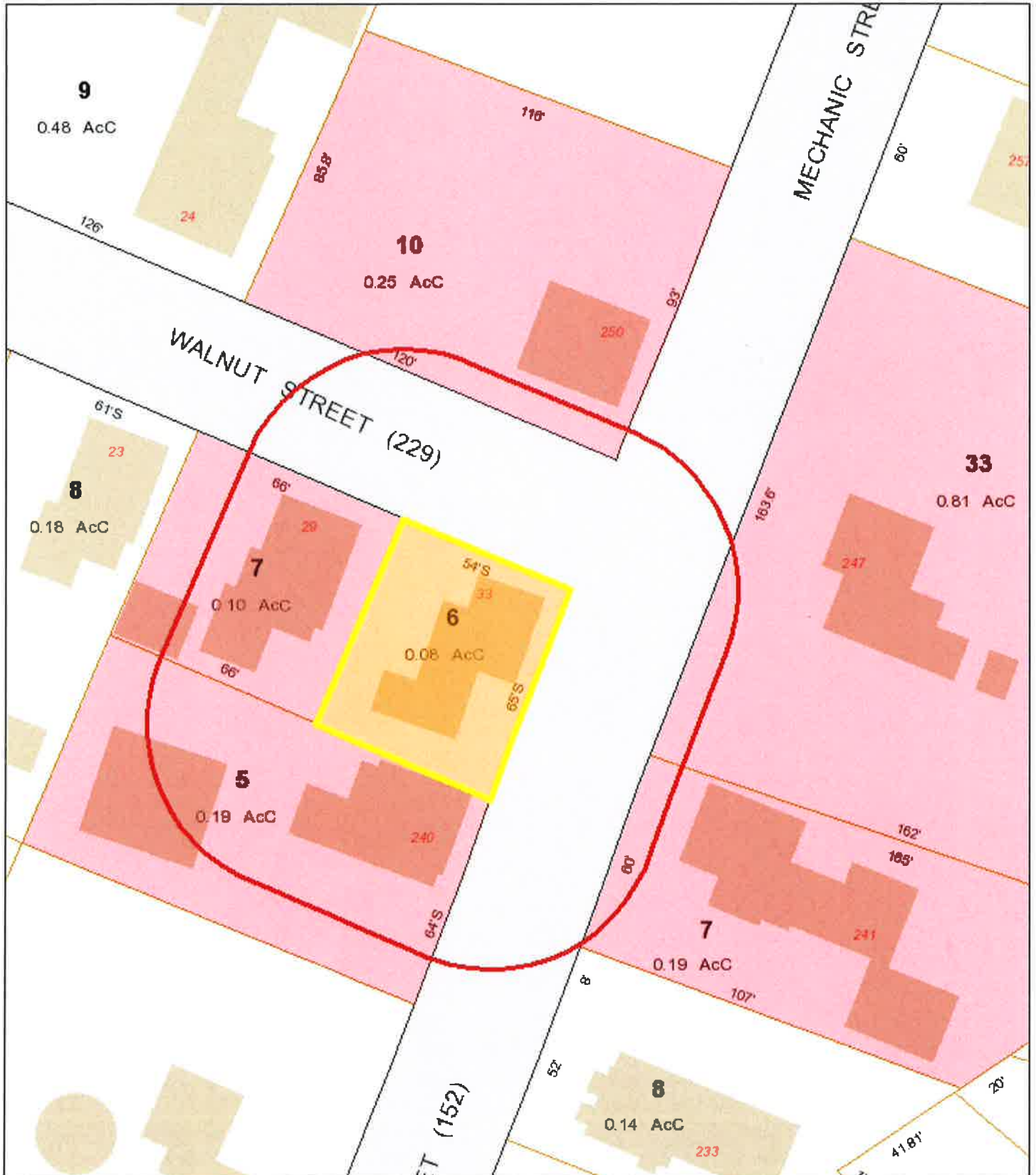
Laconia, NH



March 15, 2019

1 inch = 40 Feet

www.cai-tech.com



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