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MAR 21 2019

Planning/Zoning Fairmeny  
City of Laconia

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

ZOPL2019-0010  
161.00 125 + 36 postage  
1029

ZONING BOARD OF ADJUSTMENT  
VARIANCE APPLICATION

Name of Applicant: Cheryl Anne Fairmeny & Shushil Neupane f New Owners

Mailing Address: 1216 ALTON WOODS DR, ALTON WOODS, CONCORD, NH 03301

Phone: 603-748-1565 E-mail: EVERESTMTGOODS@YAHOO.COM

Owner (If same as applicant, write "same"): same Raymond & Constance Bissonette

Mailing Address: same 1 Simpson Ave. Laconia NH 03247

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

Tax Map/ Lot # (s): 146/200/29 Zoning District (s): \_\_\_\_\_

Street Address: 1 Simpson Ave Laconia NH 03247

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)

Raymond & Constance Bissonette

Printed Name Here

[Signature]  
Signature of Property Owner(s)

8-3-17-19  
Date

AGENT(S)

N/A

Printed Name Here

[Signature]  
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

146/200/29  
Sorry about my handwriting! If you need this explained please call me.

A variance is requested from article \_\_\_\_\_ section \_\_\_\_\_ of the Zoning Ordinance to permit <sup>add Deck</sup> ~~deck~~ ~~patio~~ ~~pool~~  
Build on outside deck & open on 1 wall for a slider &  
to new window

Facts in support of granting the Variance:

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

This property is a family home and will not affect  
the public because it's a great location & on its own land boundaries

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

This is prime property and this home deserves a face lift

3. Granting the variance would do substantial justice because:

The deck will increase the value of existing homes in this area.

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

It will increase the value of surrounding properties because of <sup>the</sup> ~~the~~ change  
or upgrades

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 need a home to live in and it will 11 my life time so I need

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:

None exist my two standard sides subject to ordinance

ii. The proposed use is a reasonable one because:

It will upgrade the home inside & outside also ~~inside~~  
& the value in the area will be increased in value.

-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.

It will clean up the porch & give an outside place for  
the coffee table

**1 SIMPSON AV**

**Location** 1 SIMPSON AV

**Mblu** 146/ 200/ 29/ /

**Acct#** 1229

**Owner** BISSONNETTE RAYMOND B &  
CONSTANCE M

**Assessment** \$112,200

3259

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$48,200	\$64,000	\$112,200

**Owner of Record**

**Owner** BISSONNETTE RAYMOND B & CONSTANCE M  
**Co-Owner**  
**Address** PO BOX 5256  
LACONIA, NH 03247

**Sale Price** \$64,533  
**Certificate**  
**Book & Page** 1631/0875  
**Sale Date** 02/21/2001  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BISSONNETTE RAYMOND B & CONSTANCE M	\$64,533		1631/0875	00	02/21/2001
BERNSTEIN AUDREY RUTH	\$0		1247/0962	1A	04/01/1993
COOK MARTIUS & NINA	\$0				04/01/1993

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1890  
**Living Area:** 979

**Building Photo**

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	Below Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle

Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Plywood Panel
Interior Wall 2	Wall Brd/Wood
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average



(<http://images.vgsi.com/photos/LaconiaNHPhotos//\00\01\21\78.jpg>)

**Building Layout**



(<http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/325>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	580	580
TQS	Three Quarter Story	532	399
FOP	Porch, Open, Finished	344	0
UBM	Basement, Unfinished	580	0
UOP	Porch, Open, Unfinished	80	0
WDK	Deck, Wood	120	0
		2,236	979



**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

Use Code 1010

**Land Line Valuation**

Size (Acres) 0.06

<b>Description</b>	SINGLE FAM MDL-01	<b>Frontage</b>	0
<b>Zone</b>	CR	<b>Depth</b>	0
<b>Neighborhood</b>	METHDST CIRCLE	<b>Assessed Value</b>	\$64,000
<b>Category</b>	No		

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$39,200	\$64,000	\$103,200
2016	\$39,200	\$64,000	\$103,200
2015	\$39,200	\$67,300	\$106,500

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# 50 foot Abutters List Report

Laconia, NH  
March 14, 2019

### Subject Property:

Parcel Number: 146-200-29  
CAMA Number: 146-200-29  
Property Address: 1 SIMPSON AV

Mailing Address: BISSONNETTE RAYMOND B &  
CONSTANCE M  
PO BOX 5256  
LACONIA, NH 03247

### Abutters:

Parcel Number: 145-236-30  
CAMA Number: 145-236-30  
Property Address: 21 WEEKS ST

Mailing Address: BRAMES INC  
PO BOX 5308  
LACONIA, NH 03247

Parcel Number: 146-127-30  
CAMA Number: 146-127-30  
Property Address: 263 LAKESIDE AV

Mailing Address: WINNIPESAUKEE WEIRS PIER LLC  
4 LOOKOUT LN  
MIDDLETON, MA 01949

Parcel Number: 146-127-31  
CAMA Number: 146-127-31  
Property Address: LAKESIDE AV

Mailing Address: LACONIA CITY OF WEIRS RR  
STATION/WEIRS DOCK  
45 BEACON ST EAST  
LACONIA, NH 03246

Parcel Number: 146-127-31  
CAMA Number: 146-127-31.001  
Property Address: LAKESIDE AV Unit 001

Mailing Address: WINNIPESAUKEE FLAGSHIP CORP  
PO BOX 5367  
LACONIA, NH 03247

Parcel Number: 146-127-31  
CAMA Number: 146-127-31.002  
Property Address: LAKESIDE AV Unit 002

Mailing Address: WINNIPESAUKEE FLAGSHIP CORP  
PO BOX 5367  
LACONIA, NH 03247

Parcel Number: 146-200-28  
CAMA Number: 146-200-28  
Property Address: 3 SIMPSON AV

Mailing Address: RILLAHAN BARBARA J & RILLAHAN  
BRIAN  
PO BOX 5286  
LACONIA, NH 03247

Parcel Number: 146-236-19  
CAMA Number: 146-236-19  
Property Address: WEEKS ST

Mailing Address: NHRECR LLC  
46 NORTH STATE ST  
CONCORD, NH 03301

Parcel Number: 155-127-15  
CAMA Number: 155-127-15  
Property Address: LAKESIDE AV

Mailing Address: LACONIA CITY OF DOCKS BEACH  
WALKWAY  
45 BEACON STREET EAST  
LACONIA, NH 03246



Stated NH Railroad Div  
Po Box 483  
Concord 03302

Cheryl Fairmyer Shuskul Newport  
1216 Alton Woods  
Concord 03301



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.

45 Beacon St East

**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
146-200-28	Rillahan Barbara J & Rillahan	Po Box 5286 Laconia NH 03247
145-236-30	Brames Inc	Po Box 5308 Laconia, NH 03247
146-127-30	Winnipisaukee Weirs Peir LLC	4 Lookout Ln Middleton, MA 01949
146-127-31	Laconia City of Weirs RR Station/ Weirs Dock	Laconia, NH 03246
146-127-31	Winnipisaukee Flagship Corp	Po Box 5367 Laconia NH 03247
146-127-31	Winnipisaukee Flagship Corp	Po Box 5367 Laconia NH 03247
146-200-28	Rillahan Barbara J & Rillahan Brian	Po Box 5286 Laconia NH 03247
146-236-19	NH Recr LLC	46 North State St Concord NH 03301
155-127-15	Laconia City of Docks Beach Walkway	45 Beacon Street East Laconia NH 03246
Applicant	Cheryl A. Fairney & Shushusil Neupane	1216 Alton Wood Dr Concord NH 0331
<b>Current Owners</b>		
146-200-28	Raymond & Constance Bissanette	1 Simpson Ave Laconia NH 03247

145-3731 NH State of Railroad Div, PO Box 483, Concord NH 03302

Name of Person Preparing List \_\_\_\_\_ Date Prepared \_\_\_\_\_

Preparer's Signature \_\_\_\_\_ Date \_\_\_\_\_



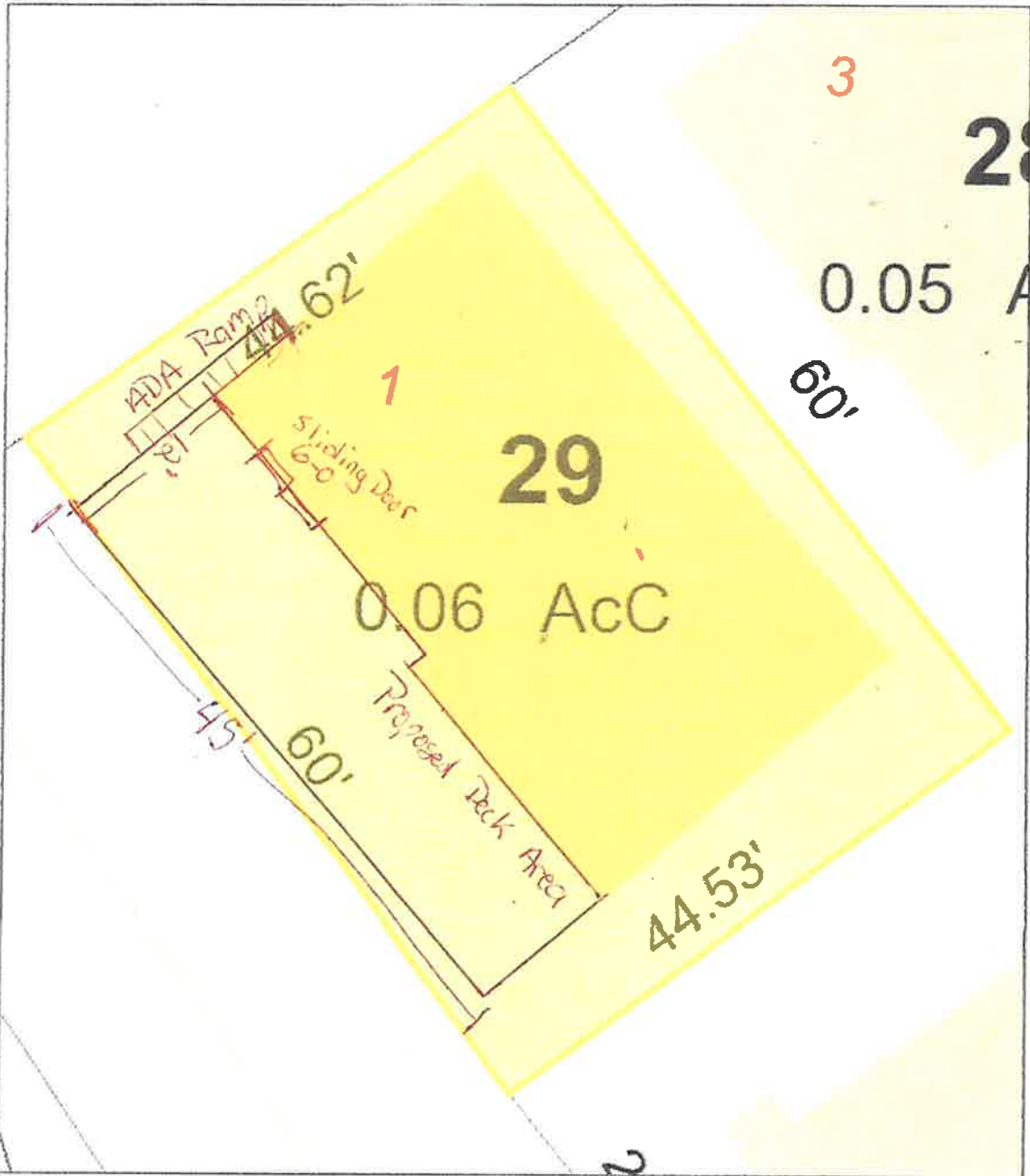
Laconia, NH



March 14, 2019

1 inch = 10 Feet

www.cai-tech.com



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