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ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

MAR 22 2019

Planning/Zoning
City of Laconia

Name of Applicant: LESLIE JUDICE
Mailing Address: 2075 PARADE ROAD LACONIA NH 03246
Phone: 603 528 3057 E-mail: leslie @ tavern 27 . com
Owner (If same as applicant, write "same"): same
Mailing Address: same
Phone: same E-mail: same
Tax Map/ Lot # (s): 268 - 155 - 2 Zoning District (s): RR2
Street Address: 2075 Parade Road 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)

LESLIE JUDICE

Printed Name Here

[Signature]

Signature of Property Owner(s)

19 Mar 2019

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 _____ section _____ of the Zoning Ordinance to permit _____

table 1. table of permitted uses.
to allow for manufacturing, (distillery).

Facts in support of granting the Variance:

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

It is an enhancement of our current use. We are on a large parcel that provides a natural barrier to our neighbors.

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

It is a reasonable expansion to the use of the property, which is an existing non-conforming use.

3. Granting the variance would do substantial justice because:

It is a reasonable expansion of current use. It enhances the offerings of the community. Gives visitors another attraction in Laconia. Not putting a bigger burden on public service.

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

The property is on a large parcel that provides a natural barrier to our neighbors. We are utilizing an existing structure on the property. It is an enhancement to existing use of the property.

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:

The property is existing non-conforming use. Without a variance, we can not expand or grow our business.

ii. The proposed use is a reasonable one because:

It is a modest expansion of our current use. Minimal impact on traffic. Does not prohibit public safety. Does not put a bigger demand on public services; we are on a large parcel that provides a natural barrier to our abutters.

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.

We are existing in a grand-fathered non-conforming use, we need a variance to do anything.

The property at 2075 Parade Road Laconia, zoned RR2, is grandfathered in for non-conforming use with a Restaurant, Recreation and Retail. We purchased the abandoned property in July 2009 and have been in operation with the restaurant, Tavern 27, since May 5, 2010. We have held a liquor license in good standing with the state of New Hampshire continually since that date.

We are requesting a zoning variance so that we may enhance the use of the existing operations on our property to also include a nano-small batch distillery with intentions of utilizing locally sourced ingredients. We plan to modify an existing building on our property to house the distillery.

The community can expect very minimal traffic impact and no further impact on public services. We expect to have, depending on the season, 1-3 additional employees.

Our almost 20 acre parcel is surrounded on 3 sides by a natural barrier of trees and forest between us and our neighbors. The fourth boundary is Parade Road.

We expect the distilling operation to enhance our offerings at the current restaurant. Our hope is that it will also serve as an added enhancement for tourists to visit our community.

We hope you consider this request is approvable as it is a natural extension of our current operation.

A handwritten signature in blue ink, appearing to read "John G. Jones". The signature is written in a cursive style with a prominent initial "J".

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 sheet

Name of Person Preparing List _____ Date Prepared _____

Preparer's Signature _____ Date _____



50 foot Abutters List Report

Laconia, NH
March 18, 2019

Subject Property:

Parcel Number: 268-155-2
CAMA Number: 268-155-2
Property Address: 2075 PARADE RD

Mailing Address: JUDICE LESLIE DAWN
2075 PARADE RD
LACONIA, NH 03246

Abutters:

Parcel Number: 247-155-3
CAMA Number: 247-155-3
Property Address: PARADE RD

Mailing Address: DELUCCA DENA & FASSHAUER LORI
PO BOX 970
WINNISQUAM, NH 03289

Parcel Number: 247-155-4
CAMA Number: 247-155-4
Property Address: 2151 PARADE RD

Mailing Address: MCGRATH TYLER
2151 PARADE RD
LACONIA, NH 03246

Parcel Number: 247-155-6
CAMA Number: 247-155-6
Property Address: PARADE RD

Mailing Address: LACONIA CITY OF CROCKETT
CEMETERY
45 BEACON ST EAST
LACONIA, NH 03246

Parcel Number: 247-57-5
CAMA Number: 247-57-5
Property Address: CROCKETT RD

Mailing Address: SHELDON ALAN W & DENISE M
150 QUAKER ST
WEARE, NH 03281

Parcel Number: 268-155-1
CAMA Number: 268-155-1
Property Address: PARADE RD

Mailing Address: MCINTYRE JOHN C REV
TRST&MCINTYRE REVENA G REV
TRST& TILTON JOAN M TRST/TRSTEE
34 DENNIS AVE
LACONIA, NH 03246

Parcel Number: 271-196-2
CAMA Number: 271-196-2
Property Address: SEVERANCE RD

Mailing Address: VOLPE H THOMAS TRUST VOLPE H
THOMAS TRUSTEE
255 HADLEY RD
LACONIA, NH 03246

Parcel Number: 271-441-3
CAMA Number: 271-441-3
Property Address: GARDEN CR

Mailing Address: MEADOWS CONDO ASSOC C/O
HARVARD MANAGEMENT
PARADE RD
LACONIA, NH 03246

Parcel Number: 271-441-3
CAMA Number: 271-441-3.001
Property Address: 9 GARDEN CR Unit 001

Mailing Address: GRUDZIEN CHRISTINE FAMILY REV
TRUST GRUDZIEN CHRISTINE
TRUSTEE
54 ARROWHEAD DR
NEWINGTON, CT 06111

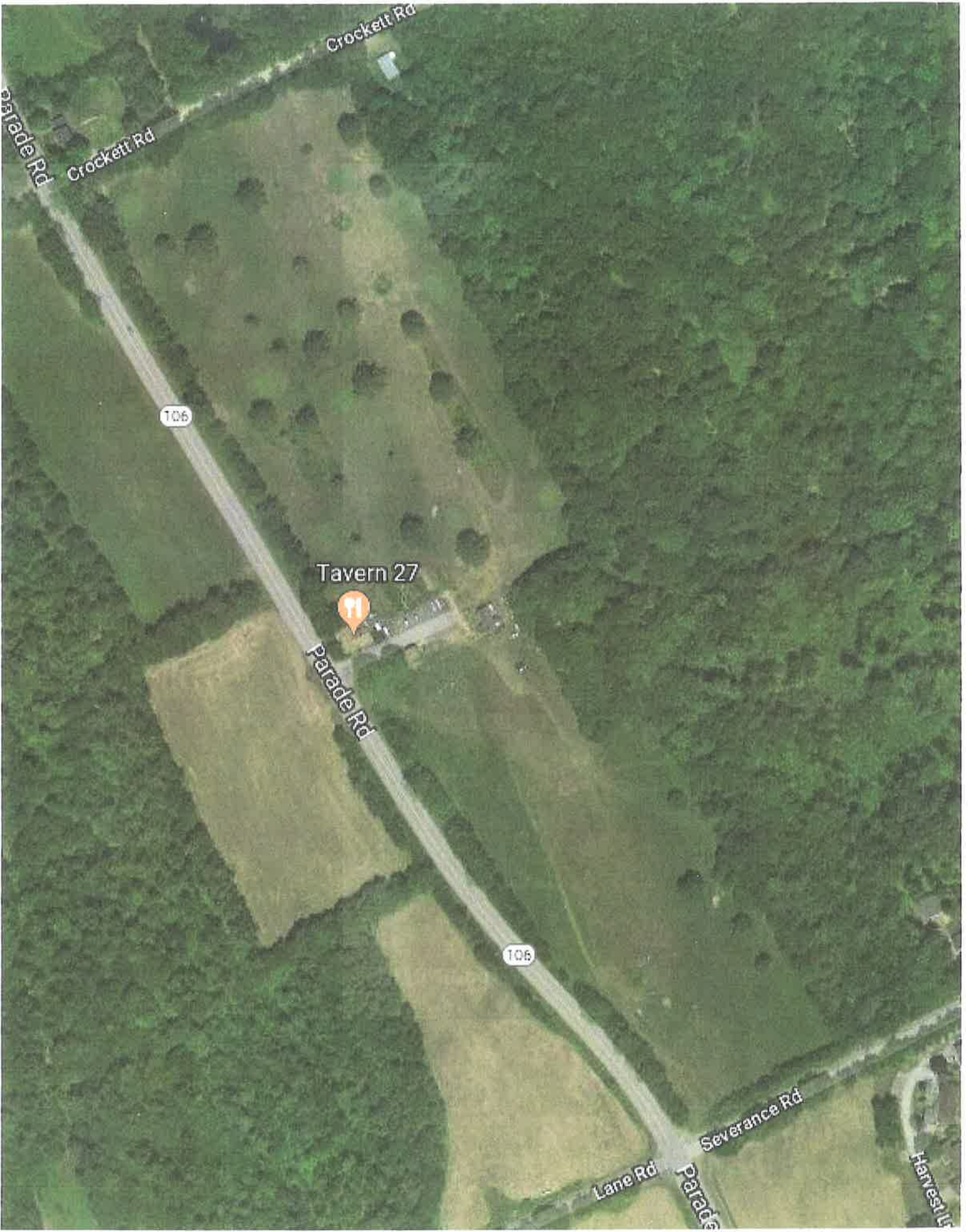
Parcel Number: 271-441-3
CAMA Number: 271-441-3.002
Property Address: 21 GARDEN CR Unit 002

Mailing Address: MOCTEZUMA KAREN
208 WEST HOGAN DR
COPPERAS COVE, TX 76522



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.



Tavern 27

106

106

Parade Rd

Crockett Rd

Crockett Rd

Parade Rd

Lane Rd

Severance Rd

Parade

Harvest Ln



Crockett Rd

Crockett Rd

Crockett Rd

106

Tavern 27

Parade Rd



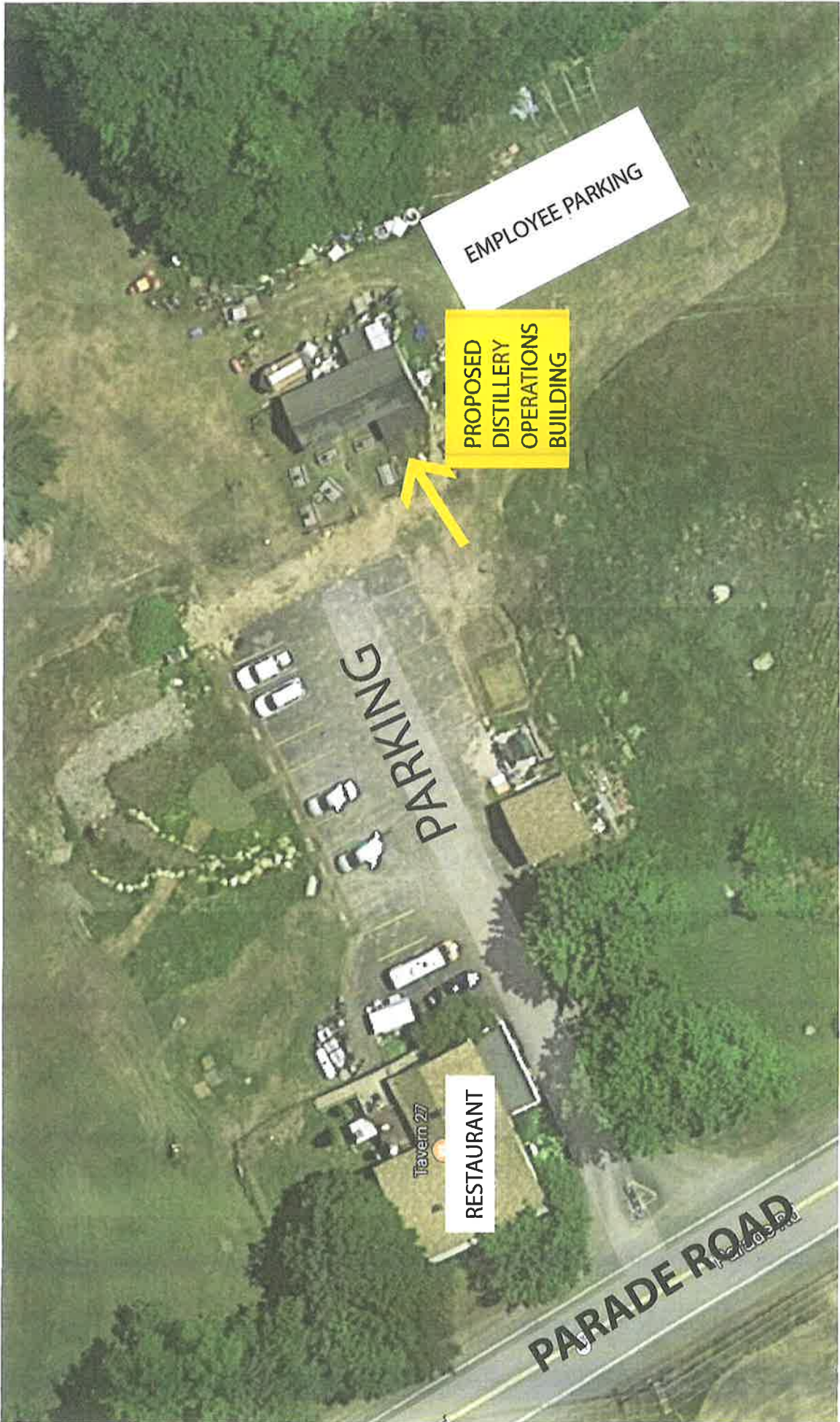
PROPOSED
DISTILLERY
OPERATIONS
BUILDING

106

Lane Rd

Severance Rd

Severance Rd



EMPLOYEE PARKING

PROPOSED
DISTILLERY
OPERATIONS
BUILDING

PARKING

RESTAURANT

PARADE ROAD

Tavern 27

PRIDES POINT INVESTMENTS LLC

OFFICE ADDRESS

**77 LIGHTHOUSE CLIFS
LACONIA, NEW HAMPSHIRE 03246-1832
E MAIL: JGRECO@GRECOCPA.COM
OFFICE PHONE: 631-265-2201**

MAILING ADDRESS

**P. O. BOX 868
SMITHTOWN, NEW YORK 11787-0868
CELL PHONE: 516-790-5394**

March 25, 2019

Laconia City Hall
45 Beacon Street East
Laconia, New Hampshire 03246
Attn: Zoning Board

RECEIVED

MAR 27 2019

Planning/Zoning
City of Laconia

Re: Tavern 27-Variance for Small Batch Distillery

To Whom It May Concern:

I have been a seasonal resident of Laconia in South Down and Long Bay and more recently Meredith Bay for over 12 years and I am also the owner of the Streetcar Place Building located at 65 Beacon Street West.

The purpose of this letter is to voice my opinion that I am very much in favor of Tavern 27 and its owners expanding its restaurant to include a small batch distillery.

More and more the area has been adding these types of facilities such as the soon to open Twin Barns Brewing and Hermit Woods, this will be I believe the first " whiskey distillery" type facility and I believe that if the owners put the same effort this new venture as they have in their restaurant that this will be a new exciting destination in Laconia and will be an asset to the town as the owners of Tavern 27 have been since they opened their restaurant.

Thank you for your cooperation in advance and I will look forward to hopefully attending the opening of this new addition to the community.

Respectfully,


Joseph C Greco, Jr.
Managing Member