



**City of Laconia**  
**Zoning Board of Adjustment**  
Monday, April 17, 2023 - 6:30 PM  
City Hall in the Armand A. Bolduc City  
Council Chamber

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
  - 5.1. Zoning Board Of Adjustment  
Minutes from March 20th meeting

Documents:

[MARCH 20 DRAFT MINUTES.PDF](#)

6. EXTENSIONS

- 6.1. ZO2023-0013SE Watson Rd  
ZO2021-0013SE Watson Rd Request for extension Applicant is seeking an extension to an approved special exception. Article XIII Administration and Enforcement. Section 235-81 duration of permits (D) extension of approvals.

Documents:

[ZO2021-0013SE EXTENSION REQUEST.PDF](#)  
[WATSON RD REHEARING REQUEST NOA 6-15-2021.PDF](#)

7. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.
8. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.
9. ZO2023-0005VAR Lafayette St.  
ZO2023-0005VAR Lafayette St Motion for rehearing . Applicant is motioning for a rehearing of ZO2023-0005VAR Article V section 235-28 table of uses section 235 (2) Article III section 235-14. C. to allow for the construction of a duplex in the Residential single-family Zone.

Documents:

[APPLICATION FOR REHEARING.PDF](#)  
[ZO2023-0005VAR LAFAYETTE ST. APPLICATION.PDF](#)  
[ZO2023-0005VAR ABUTTERS LIST.PDF](#)  
[ZO2023-0005VAR ABUTTERS NOTICE.PDF](#)  
[ZO2023-0005VAR NOA.PDF](#)

10. ZO2023-0020SE Lafayette St. Special Exception

ZO2023-0020SE Lafayette ST Special Exceptions Applicant is seeking a special exception from Article VII Supplementary Provisions. Section 235-41 Residential accessory uses. A. (13) to allow for the construction of an Accessory Dwelling Unit in the RS Zone where this use is by special exception only.

Documents:

[ZO2023-0020SE APPLICATION.PDF](#)  
[ZO2023-0020SE APPLICANTS NARRATIVE.PDF](#)  
[ZO2023-0020SE LETTER FROM DTC LAWYERS.PDF](#)  
[ZO2023-0020SE ABUTTERS LIST.PDF](#)  
[ZO2023-0020SE EXT DRAWINGS.PDF](#)  
[ZO2023-0020SE EXTERIOR DRAWINGS.PDF](#)  
[ZO2023-0020SE INTERIOR DESIGN.PDF](#)  
[ZO2023-0020SE INTERIOR LAYOUT.PDF](#)  
[ZO2023-0020SE LOT OVERVIEW.PDF](#)  
[ZO2023-0020SE STRUCTURE DRAWINGS.PDF](#)  
[ZO2023-0020SE OUTSIDE RENDERING.PDF](#)

11. ZO2023-0016VAR 137 White Oaks Rd

ZO2023-0016VAR- 137 White Oaks Rd Applicant is seeking a Variance from Article VI Dimensional Standards. Section 235-34 Minimum lot frontage. Seeking a variance from the 250-foot frontage where currently 169 feet exist.

Documents:

[ZO2023-0016VAR APPLICATION.PDF](#)  
[ZO2023-0016VAR LOT MAP.PDF](#)  
[ZO2022-0039SE NOA FOR ADU.PDF](#)

12. ZO2023-0018SE 75 Belmont Rd.

ZO2023-0018SE 75 Belmont Rd . Applicant is seeking a special exception from Article VII Supplementary Provisions. Section 235-41 (Residential Accessory Uses) A. (13) to allow for the construction of an Accessory Dwelling Unit in the RG Zone where this use is by special exception only.

Documents:

[ZO2023-0018SE APPLICATION.PDF](#)  
[ZO2023-0018SE ABUTTERS LIST.PDF](#)  
[ZO2023-0018SE LOT MAP.PDF](#)

13. ZO2023-0010STL 34 Driftwood Dr.

ZO2023-0010STL 34 Driftwood DR Abutter is appealing the permit for short term lodging under RSA676:5. Article VII Supplementary Provisions. Section 235-41(Residential Accessory Uses) M. (C) [1]. Approval based on owner occupied in the RS Zone.

Documents:

[APPEAL\\_JUDY FRANSEEN\\_3-6-2023\\_FINAL.PDF](#)  
[APPLICATION FOR SHORT TERM LODGING.PDF](#)  
[INSPECTION FORM.PDF](#)  
[ABBUTTERS LIST.PDF](#)  
[LETTER TO ABBUTTER.PDF](#)  
[OWNER APROVAL STL.PDF](#)  
[SELLING EMAIL.PDF](#)  
[DRIFTWOOD BEACH PRESIDENT EMAILS.PDF](#)  
[RAMIREZ EMAILS.PDF](#)  
[PROOF OF OWNER OCCUPIED.PDF](#)

14. ZO2023-0003STL 1121 North Main St.

ZO2023=0003STL 1121 North Main ST. . Applicant is appealing the denial of short-term lodging Per RSA 676:5. Article VII (Supplementary provisions) Section 235-41 (Residential Accessory Uses) M. (C ) [1]. Denial based on owner occupancy.

Documents:

[STL COURTESY NOTICE.PDF](#)  
[ZO2023-0003STL APPLICATION PACKET.PDF](#)  
[COMPLAINT EMAIL FROM 1128 OLD NORTH MAIN ST..PDF](#)  
[EMAIL FROM JORDAN RAAB.PDF](#)  
[EMAIL FROM JORDAN REGARDING MIKE SACK.PDF](#)  
[STAFF EMAIL TO MIKE SACK.PDF](#)  
[NOTICE OF STL APPLICATION DENIAL.PDF](#)  
[ZO2023-0003STL APPEAL OF DENIAL.PDF](#)

15. ZO2023-0006SE 485 Endicott St.

**ZO2023-0006SE - 485 Endicott St.** Applicant is appealing the denial of short-term lodging Per RSA 676:5. Article VII (Supplementary Provisions) Section 235-41 (Residential Accessory Uses) M. (C ) [1]. Denial based on owner occupancy.

Documents:

[ZO2023-0006SE 485 ENDICOTT ST APLICATION PACKAGE.PDF](#)  
[ZO2023-0006SE 485 ENDICOTT ST E 12 ABBUTTERS.PDF](#)  
[ZO2023-0006SE NOA.PDF](#)  
[MEMO.PDF](#)  
[EMAIL COMPILATION.PDF](#)  
[EMAIL FROM NANCY SOUSA 02-15-2023.PDF](#)  
[EMAIL APPLICANT AND STAFF.PDF](#)

16. OTHER BUSINESS

17. ADJOURNMENT

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so necessary arrangements can be made.

