



City of Laconia
Zoning Board of Adjustment
TUESDAY, May 18, 2021 - 6:30 PM
City Hall in the Armand A. Bolduc City Council Chamber

Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 and Executive Order 2020-04 this meeting is to be conducted electronically.

The public has access to listen to and participate in this meeting by using the following link:
<https://us02web.zoom.us/j/82752227195>

Zoom Meeting and entering the webinar ID. You MUST be Using the Zoom App on an Enabled Device to Participate in the Meeting at the Appropriate time(s).

Webinar ID: 827 5222 7195

Listen only: Call 1-646-558-8656 or 1-301-715-8592. Using this option ONLY allows you to Listen to the Meeting With NO Opportunity to Participate.

For problems, please call 603-524-3877 ext. 249 or email zoning@laconianh.gov

To view this meeting: YouTube under the City of Laconia <https://www.youtube.com/laconianh>

Due to technical difficulties, we are temporarily suspending live transmission of City meetings on Channel 26. There are incompatibilities between Zoom virtual meeting platform and the Atlantic Broadband platform. Live transmissions of City meetings on Channel 26 will resume as soon as COVID-19 emergency restrictions are lifted and in-person meetings resume.

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
 - 5.I. April 19, 2021 Zoning Board Of Adjustment Minutes (PDF)

Documents:

[APRIL 19 2021 ZBA MEETING MINUTES.PDF](#)

6. EXTENSIONS
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.
 - 7.I. ZO2021-0005VAR 57 Eastman Road Variance Application (PDF)
Applicant is requesting a Variance from Article VI Section 235-35(A) to allow the construction of an 11' x16' living space over an existing 11' x 16' deck. Existing deck encroaches approximately 10' into the front setback area.

Documents:

[ZO2021-0005VAR 57 EASTMAN RD VARIANCE APPLICATION.PDF](#)

- 7.II. ZO2021-0009SE 322 North Street Special Exception Application (PDF)
Application ZO2021-0009SE. Applicant is requesting a Special Exception Article VII Section 235-41(A) to allow the installation of an attached (*formerly detached*) Accessory Dwelling Unit.

Documents:

[ZO2021-0009SE 322 NORTH ST SPECIAL EXCEPTION APPLICATION.PDF](#)
[ZO2021-0009SE 322 NORTH ST AMENDED SPECIAL EXCEPTION APPLICATION.PDF](#)

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.

- 8.I. ZO2021-0011SE 130 Mechanic St Special Exception Application (PDF)
Application ZO2021-0011SE. Applicant is requesting a Special Exception Article VII Section 235-41(A) to allow the installation of an Accessory Dwelling Unit.

Documents:

[ZO2021-0011SE 130 MECHANIC ST SPECIAL EXCEPTION APPLICATION.PDF](#)

- 8.II. ZO2021-0015VAR 645 Union Ave Variance Application (PDF)
Application ZO2021-0015VAR. Applicant is requesting a Variance from Article VIII Section 235-48(G)(2) Design requirements - Landscaping to allow for the elimination of the interior landscaped area in the parking lot.

Documents:

[ZO2021-0015VAR 645 UNION AVE VARIANCE APPLICATION.PDF](#)
[ZO2021-0015VAR 645 UNION AVE VARIANCE PLANS.PDF](#)

- 8.III. ZO2021-0016VAR 53 Dartmouth St Variance Application (PDF)
Application ZO2021-0016VAR. Applicant is requesting a Variance from Article VI Section 235-33 Density to allow for three living units.

Documents:

[ZO2021-0016VAR 53 DARTMOUTH ST VARIANCE APPLICATION.PDF](#)

- 8.IV. ZO2021-0017VAR 142 Main St Variance Application (PDF)
Application ZO2021-0017VAR. Applicant is requesting a Variance from Article IX Section 235-58 Table of Sign Regulations to allow for additional sign square footage.

Documents:

[ZO2021-0017VAR 142 MAIN ST VARIANCE APPLICATION.PDF](#)

- 8.V. ZO2021-0018SE 33 Clearwater Place Special Exception Application (PDF)
Application ZO2021-0018SE Applicant requests a Special Exception per Article VII

Section 235-70(2) to allow Short Term Lodging.

Documents:

[ZO2021-0018SE 33 CLEARWATER PLACE SPECIAL EXCEPTION APPLICATION.PDF](#)

- 8.VI. ZO2021-0020VAR 56 Washington St Variance Application (PDF)
Application ZO2021-0020VAR. Applicant is requesting a Variance from Article VI Section 235-34 Minimum Lot Frontage to allow for the subdivision of a lot.

Documents:

[ZO2021-0020VAR 56 WASHINGTON ST VARIANCE APPLICATION.PDF](#)

9. OTHER BUSINESS

10. 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.