



City of Laconia
Zoning Board of Adjustment
Monday, October 16th, 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.I. ZBA October Minutes

Documents:

[ZBA OCTOBER 2ND 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.
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. ZO2023-0100VAR 91 Rolling Lane

Documents:

[APPLICATION.PDF](#)
[PROPERTY CARD.PDF](#)
[LOT IMAGE.PDF](#)
[LETTER FROM NEIGHBOR.PDF](#)
[ROLLING LANE.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.



City of Laconia
Zoning Board of Adjustment
Monday, October 2nd , 2023 - 6:30 PM
City Hall in the Armand A. Bolduc Council
Chamber

10/2/2023 - Minutes

1. CALL TO ORDER

Mike DellaVechia called the meeting to order at 6:23 PM

2. ROLL CALL

in attendance was Roland Maheu, Richard Boddie, Jane Laroche, Michael DellaVechia, and Mike Foote.

3. RECORDING SECRETARY

Scott Pelchat Zoning Technician

4. STAFF IN ATTENDANCE

Kathy Menici Planning Director and Scott Pelchat Zoning technician.

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

The minutes were accepted with the condition the voting of members be corrected.

5.1. Zoning Board Minutes

6. EXTENSIONS

6.1. ZO2021-0013SE

ZO2021-0013SE EXT Watson Road (111-280-2) Applicant is seeking a six-month extension on their Special Exception to allow for more work to be done on site. Dan and Roger Moeller spoke on behalf of the application for extension and described to the staff where they were with the project at this point and were granted the extension. Roland Maheu motioned to grant the extension and it was seconded by Mike Foote and was passed unanimously.

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. ZO2023-0093SE 11 Jameson St

ZO2023-0093SE 11 Jameson St. (442/117/24) Applicant is seeking a Special Exception as required by 235 Attachment 2, Table 1, Table of Permitted Uses, to allow for the use of multifamily housing in a district where multifamily housing is permitted by Special Exception only. The Applicant Carmen Lorentz accompanied by Becky Bryant spoke on behalf of the project to create a three-unit managed housing scenario for the three qualifying tenants. The existing structure would be modified internally to allow for three efficiency units that would be occupied by candidates from the program. The Project would have minimal impact on the neighborhood and would allow the refurbishment of a domicile in need of repair. Carmen And Becky presented an informative power point to allow the board members and those in attendance to truly grasp the narrative behind this project and what the day-to-day timeline would look like for the tenants, staff member, and the unit itself. Mike DellaVecchia opened the podium to public comments at 6:50PM James Poisson spoke against the project citing the over densification of this neighborhood and the problems that come with it. James also touched upon the fact that public notification only reaches the property owners and seldom the tenants which those owners serve. Also, the problematic condition of parking and the lack of sidewalks in this neighborhood, James did quite well at addressing one of the truest problems we face making the correct choice at the correct time. The board spoke amongst themselves and had a few final questions for Carmen. Richard Boddie made a motion to Grant the Special Exception and it was seconded by Mike Foote, and it was unanimous.

9.I. ZO2023-0094 VAR 11 Jameson St.

ZO2023-0094VAR 11 Jameson St (442/117/24) Applicant is seeking a Variance from 235 Attachment 3, Table II Table of Dimensional Requirements, to allow three residential units where 0.5 unit is allowed. The board motioned to allow this Variance. The minutes are included in the above for this variance. The Motion to grant this Variance was made by Richard Boddie and was seconded by Mike Foote and was granted unanimously.

9.II. ZO2023-0095VAR 11 Jameson St.

ZO2023-0095VAR 11 Jameson St (442/117/24) Applicant is seeking a Variance from 235 Attachment 4 Table III, Table of Off-Street Parking Requirements to allow for one parking space where 1.5 are required per unit. The board Motioned to allow this Variance. The minutes are included in the above for this variance. Richard Boddie made a motion to grant this variance and it was seconded by Roland Maheu and was unanimously granted.

10. ZO2023-0096VAR 430 Pleasant St.

ZO2023-0096VAR 430 Pleasant St (404/186/17) Applicant is seeking a Variance from 235 Attachment 3 Table II, Table of Dimensional Requirements, to allow for the construction of a shed within the rear setback area. Jason Trefrey Spoke on behalf of the application for a variance to allow for a shed to be constructed in the rear set back area. With the shed encroaching 10 feet into the 15-foot rear setback. Jason stated the shed is an additional one that would be used for tool storage as well as other items and the encroachment is because the primary area of the back yard is utilized by the kids and that area is to remain for their usage. The shed would be a 12x22 foot shed and there is a secondary shed there that is 8x10. That was there when the property was purchased. The board put a condition of the smaller shed to be removed. Mike Foote Made a motion to grant the Variance and this was seconded by Jane Laroche, and it was granted unanimously.

11. ZO2023-0097VAR 7 Baker Ave.

ZO2023-0097VAR 7 Baker St. (146-10-8) Applicant is seeking a variance from 235 attachment 3 Table II table of dimensional requirements to allow for 8 Units where 7 exist currently. Phil Brouillard spoke on behalf of the applicant Stacy Cassella who is out of the state at this time. The board and Phil talked briefly about his appointment with Stacy and if we had written consent for him to act upon her behalf. The board

Staff and Phil agreed upon the condition that if the variance were granted a corresponding letter be submitted by Stacy Cassella for this allowance. Phil went forward with the presentation of the Baker Ave proposal to allow for a variance to increase density by one unit, as a former employee quarters to be converted to make an eighth unit where seven exist currently. The Board questioned Parking and it was found that the application had the required parking for this variance to be granted. The question was asked By Mike Foote will it be air bnb Phil stated the condo docs will not allow for this use. Mike DellaVechia opened the podium to the public at 7:50PM James Poisson spoke about the project and was in support of the conversion of the extra space into a viable unit. Closed to public at 7:52PM Jane Laroche motioned to grant the variance and it was seconded by Richard Boddie and was granted unanimously.

12. OTHER BUSINESS

13. ADJOURNMENT

the meeting was adjourned unanimously at 8:00PM

DRAFT



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

202023-0100
165-520887 RECEIVED

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

SEP SEP 13 2023
City of Laconia Planning & Zoning

Name of Applicant: Anthony Nappo
Mailing Address: 91 Rolling Ln
Owner (If same as applicant, write "same"): Same
Mailing Address: Same
Tax Map/ Lot # (s): 166-358-12 Zoning District (s):
Street Address: 91 Rolling Ln, 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.

Sign as appropriate (If agent or non-person please attach certification)
NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Anthony Nappo

Printed Name Here

[Handwritten Signature]

Signature of Property Owner(s)

9/13/2023

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 A Gazebo install
With 1 post to be located 2ft into the side setback. So it would be located
8ft from the side property line.

Facts in support of granting the Variance:

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

It is in the back yard bordering with my neighbor who supports my
Request. The bordering land is wooded.

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

it is located against wooded land with a tree on the boarder so it would
Not hinder any access that dosent already exist.

3. Granting the variance would do substantial justice because:

It would make the area more beautiful and allow my famliy to gain full use
of our back yard.

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

It would not decrease but increase due to the cleanup and beautification
of the area that is will be located

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 gazebo will have one pole that is two feet into the setback and
only borders one neighbor's property and she is fully in support!
the boarding location is wooded.

ii. The proposed use is a reasonable one because:

It would be 2 ft into the setback and there are trees on the property line
that would obstruct that view and it would help to allow my family to gain
Full use of the back yard.

-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.

91 ROLLING LN

Location 91 ROLLING LN

Mblu 166/ 358/ 12/ /

Acct# 4733

Owner NAPPO ANTHONY & GAIL

Assessment \$372,400

8275

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$256,600	\$115,800	\$372,400

Owner of Record

Owner NAPPO ANTHONY & GAIL

Sale Price \$285,000

Co-Owner

Book & Page 3376/0172

Address 91 ROLLING LN

Sale Date 12/28/2020

LACONIA, NH 03246

Instrument 01

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
NAPPO ANTHONY & GAIL	\$285,000	3376/0172	01	12/28/2020
PIERCE ARNOLD W & MARY C	\$0	0801/0039		01/30/1981
PIERCE ARNOLD W & MARY C	\$0	0798/0254	31	11/25/1980
ASSEMBLED HOMES INC	\$0	0794/0787		09/20/1980

Building Information

Building 1 : Section 1

Year Built: 1980

Living Area: 2,405

Building Attributes	
Field	Description
Style:	Modern/Contemp
Model	Residential
Grade:	Average

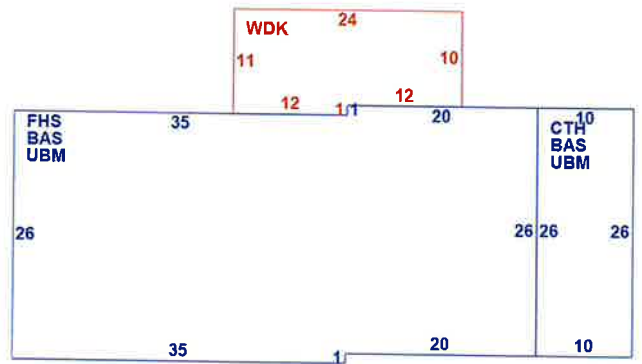
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/LaconiaNHPhotos/A00154733.jpg>_15878)

Building Layout



(ParcelSketch.ashx?pid=8275&bid=9177)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,690	1,690
FHS	Half Story, Finished	1,430	715
CTH	Cathedral Ceiling	260	0
UBM	Basement, Unfinished	1,690	0
WDK	Deck, Wood	252	0
		5,322	2,405

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
BG	BSMNT GARAGE	2.00 UNITS	1
CV	CENTRAL VAC	1.00 UNITS	1

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone SFR
Neighborhood
 No
Category

Land Line Valuation

Size (Acres) 0.44
Frontage 0
Depth 0
Assessed Value \$115,800

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
SHD1	SHED FRAME			49.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$256,600	\$115,800	\$372,400
2021	\$218,500	\$76,300	\$294,800
2020	\$195,200	\$65,800	\$261,000



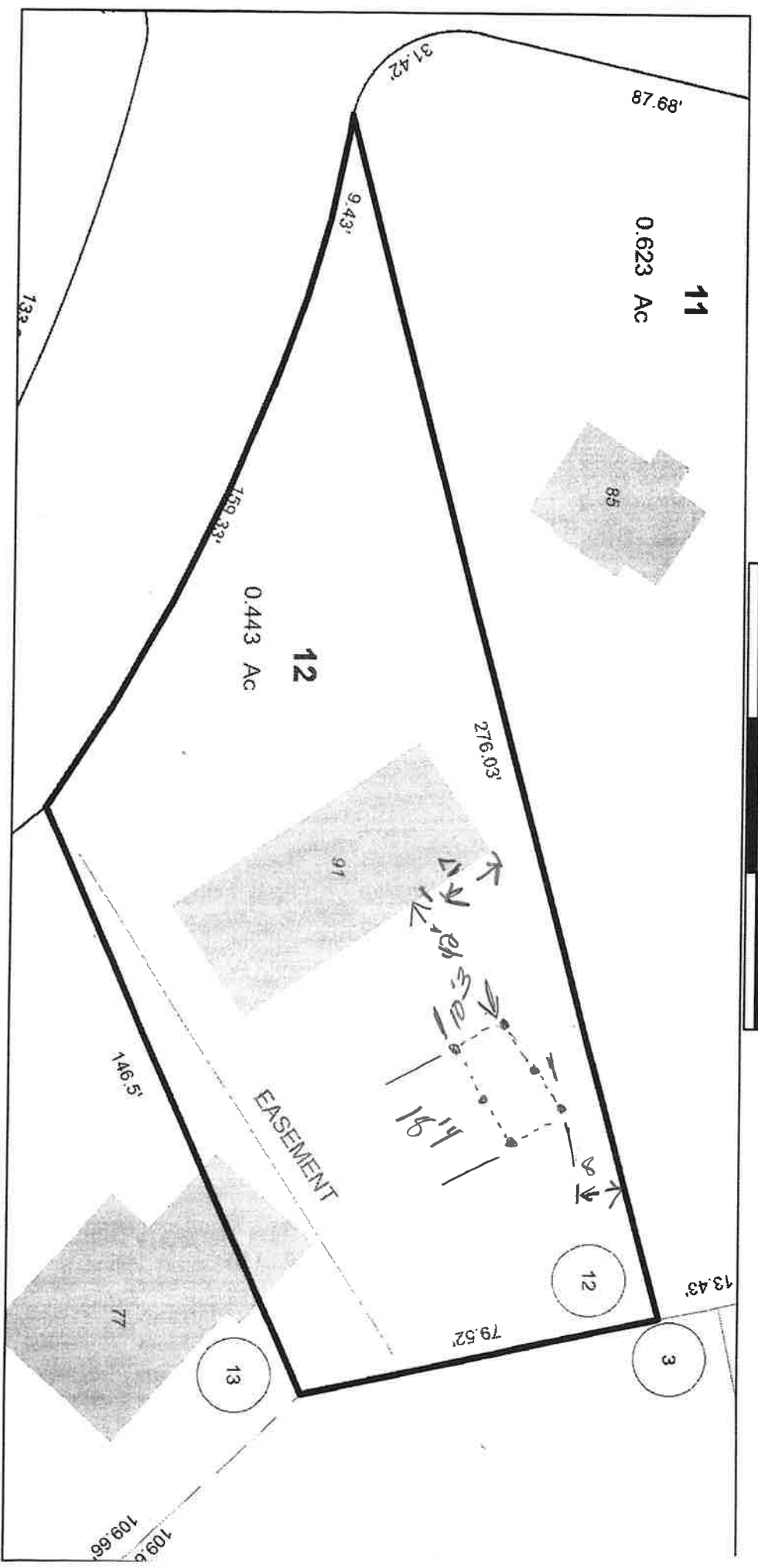
September 5, 2023





Laconia, NH

1 inch = 34 Feet



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-  Buildings
-  Utility
-  Property Line
-  Public Road

Data shown on this map 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 map.

Tony Nappo
91 Rolling Lane
Parcel#: 166-358-12
Laconia, NH. 03246
603-289-1673

September 5, 2023

Laurie Mayhew
Parcel#: 166 357-11
85 Woodvale Drive
Laconia, NH. 03246

RE: Proposed Gazebo

Dear Laurie,

I, am planning of placing a 12' x 20' Gazebo in my back yard this upcoming fall. The structure will be placed at 8' from the back left corner of our property lines. I am not able to go the 10' setback as required by The City of Laconia due to Trees. To make things easier for me I am asking for your support to break the setback by 2'. Lastly, to make this official for The City, this would act as your approval for me to put the left rear post of the Gazebo at 8ft from the property line. I will present this document when I apply for my building permit.

Thanks for your help!

Tony

Laurie Mayhew

 Date Sept 13, 2023

