



ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

The Laconia Zoning Board of Adjustment will meet on **MONDAY, AUGUST 19, 2013 at 7:00 p.m.** in the conference room on the second floor of City Hall for the following hearings:

MINUTES: The minutes from the July 15, 2013 ZBA meeting will be discussed.

CONTINUED HEARINGS:

Application # 2013-0017 Brick House LLC	MSL 139-127-17 425 Lakeside Ave	CR Zone Variance
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The applicant is requesting a variance from 235-33, Density, in order to have a 3 unit building, using the existing foundation. The lot is 0.32 acres, 139,392 SF; the zone permits 6 units per acre. 21,780 SF of land would be required for the 3 units.

Application # 2013-0013 C. Richer	MSL # 309-71-2 640 Elm St	RS Zone Variance
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The applicant is seeking a variance from 235-40-(B) (6) (c) in order to allow clustered housing on a plot smaller than the required 10 acres.

NEW HEARINGS:

Application # 2013-0018 C. Richer	MSL # 309-71-2 640 Elm St	RS Zone Variance
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The applicant is requesting a variance from 235-40 (B) (6) (g) in order to reduce a buffer area from the required 40' to 30' to locate an internal street and driveways in the limited perimeter buffer area which is currently used as a driveway.

Application # 0213-0015 K. Boylan	MSL 426-246-61 90 Winter St	RS Zone Variance
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The applicant is requesting a variance from 235-28, Table I, Permitted Uses, in order to retain the use of an existing apartment within a single family home. The residence is located in a zone where the use of a two family is not permitted; however this has been used in this fashion since at least 1980. The applicant did not maintain the use and the grandfathering lapsed. He is requesting a waiver for the fees.

Application # 2013-0017 M. Persson, Agent	MSL # 424-142-71 755 Main Street	P Zone Variance
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The applicant is requesting a variance from 235-48-E (2) and 235-48-G (1) which requires a 10 ft parking setback and a 10' landscaped buffer area. They are requesting a 7' setback on the north side and a parking area to be paved within 3' on the east.

AMENDMENT:

Application # 2012-0025 The Gables on Paugus Bay	MSL 244-430-32 388 Davidson Dr	RS Zone Amendment
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The applicant is requesting an amendment to the decision granted by the ZBA on February 19, 2013 to allow the increase of coverage from a minimum of 20% to a minimum of 30%. The amendment allows the size of

decks and patios to increase but “would not extend outward away from any building any further than an existing deck or patio thereon and would not extend further sideways than the corner of any building than an existing deck or patio thereon”.

OTHER BUSINESS: a) Zoning Task Force; b) Any other business that comes before the board.

From this date until the hearings, the proposed plans and other related materials are available for inspection at the Planning Office, basement of City Hall. Business hours are 8:30 am – 4:30 pm.

NOTE: Any continuation of the Public Hearing or of deliberations on the application will be announced at the Public Hearing. If you require special accommodation in order to attend this meeting, please call the Planning Department at 603-527-1264 within 48 hours of the meeting date.