



**ZONING BOARD OF ADJUSTMENT**  
**NOTICE OF PUBLIC HEARING**

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

**DETERMINATION:**

<b>Application # 2012-0025</b>	<b>MSL # 244-430-32</b>	<b>RS ZONE</b>
<b>Gables/Paugus Bay Condo Assoc</b>	<b>388 Davidson Drive</b>	<b>Variance</b>

The applicant requested a re-hearing for a variance from the 1988 Zoning Ordinance, Section 14.45 (b) (3), Lot Coverage, to allow the coverage to increase from a minimum of 20% to a minimum of 30%.

**REQUEST FOR BUILDING CODE OF APPEALS HEARING:**

<b>Application # 2012-0039</b>	<b>MSL # 151-269-40-1</b>	<b>SFR Zone</b>
<b>J Remington</b>	<b>183 Wentworth Cove Road</b>	<b>Appeal</b>

The applicant is requesting a hearing to appeal the determination made by the Laconia Fire Department on September 19, 2012 regarding the sprinkler system required by the City of Laconia at the above property.

**HEARINGS:**

<b>Application # 2012-0037</b>	<b>MSL # 371-152-55</b>	<b>RG Zone</b>
<b>As For Me LLC</b>	<b>105 Mechanic St</b>	<b>Variance</b>

The applicant is requesting a variance from 235-28, Uses Not Permitted under Table I, Table of Permitted uses, in order to construct a self storage unit with an office. The proposed building would meet all setback requirements.

<b>Application # 2012-0045</b>	<b>MSL # 216-248-4</b>	<b>CR Zone</b>
<b>Lakehouses at Christmas Island, LLC</b>	<b>630 Weirs Blvd</b>	<b>Variance</b>

The applicant is requesting a variance from 235-19-F-2(b) in order to install a surface water treatment swale within the 50' Shoreland vegetative buffer.

<b>Application # 2012-0046</b>	<b>MSL # 146-10-7</b>	<b>CR Zone</b>
<b>Al Fecteau</b>	<b>15 Baker Ave</b>	<b>Variance</b>

The applicant is requesting a variance from 235-A, Front Setback, and 235-B, Side/Rear Setbacks, in order to add a second floor deck. The property is currently non-conforming. The required front setback is 15' although the existing structure is currently 2' from the property line; the required side setback is 10' although the existing structure is currently 6' from the property line. The footprint of the structure will not be altered.

**Application # 2013-0001**  
**Stafford Oil**

**MSL 455-54-64**  
**227 Court Street**

**C Zone**  
**Variance**

The applicant is requesting a variance from Table VI, Table of Sign Regulations, in order to exceed the 3 signs permitted in this zone. The applicant is requesting a total of 7 signs with 164.98 SF which would be under the 189 SF they are permitted to have.

**Application # 2013-0002**  
**Akwa Village LLC**

**MSL # 124-234-003**  
**616 Scenic Road**

**SFR Zone**  
**Variance**

The applicant is requesting a variance from 235-37, Table II, Table of Dimensional Requirements, in order to construct a multi-family structure that will exceed the permitted structure height. The permitted height in the zone is 35 ft and the structure would be approximately 60 ft in height.

**Application # 2013-0003**  
**P & A Algeo**

**MSL 31-253-11**  
**12 Leighton Ave N**

**RR1 Zone**  
**Variance**

The applicant is requesting a variance from 235-35 (B), side and rear setbacks, in order to raise the roof in an existing loft area and add dormers. The property is currently non-conforming and there will be no further encroachment into setbacks.

**Application # 2013-0004**  
**J & R Barthelmess**

**MSL # 145-83-10**  
**17-19 Foster Ave**

**CR Zone**  
**Equitable Waiver**

The applicant is applying for an Equitable Waiver for 17-19 Foster Avenue. The owners purchased the property as a multi-family, with supporting approval documentation issued by the City of Laconia. While the use of a multi-family unit is permitted in the CR zone, the property does not meet the density.

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

**MINUTES:** The minutes from the meetings of November 19, 2012 and January 22, 2013 will be reviewed.

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.