



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

The Laconia Zoning Board of Adjustment will meet on **MONDAY, JULY 20, 2015 at 7 PM** in the conference room on the second floor of City Hall for the following hearings:

**CALL TO ORDER:**

**ROLL CALL:**

**MINUTES:** The minutes from the ZBA meeting of June 15, 2015 will be reviewed.

**PUBLIC HEARING:** The Heritage Commission proposed changes to the demolition ordinance was continued from the May 18 meeting. ZBA, acting as the Building Code of Appeals

**HEARINGS: (Continued)**

**Application # 2015-0006**  
**Fat Boy Kole, LLC**

**MSL 407-227-50**  
**11 Walker St**

**C Zone**  
**Variance**

The applicant is requesting a continuance to the July 20 meeting in order to prepare additional information for the board. He had requested a variance from 235-49 (B) in order to use an area of their property for a loading zone. The area in question is located along the Butler Street frontage.

**Application # 2015-0012**  
**A E Mitchell**

**MSL # 162-252-11**  
**38 Endicott St N**

**CR Zone**  
**Variance**

The applicant is requesting a variance from Table VI, Table of Sign Regulations, in order to keep a sign that is larger than the 72 SF permitted in the zone. The sign has been in place for some time with no permit. The current size was 107.5 SF. The applicant is requesting a total of 105 SF, with the EMC portion being 70 SF, and the changeable copy being 35 SF.

**Application # 2015-0009**  
**A E Mitchell**

**MSL # 162-252-11**  
**38 Endicott St N**

**CR Zone**  
**Special Exception**

The applicant is requesting a special exception from Table VI, Table of Sign Regulations, in order to erect an EMC sign.

**HEARINGS: (New)**

**Application # 2015-0013**  
**PEM Real Estate**

**MSL # 165-72-11**  
**326 Endicott E**

**SFR Zone**  
**Variance**

The applicant is requesting a Variance from Table I, Table of Permitted Uses, in order to permit an indoor storage facility to be operated within the existing structure. There will be no associated office nor regularly assigned personnel on the site.

**Application # 2015-0014**  
**Dawn Longval**

**MSL # 433-101-65**  
**59 Harvard Street**

**RG Zone**  
**Variance**

The applicant is applying for a variance from 235-33, Table of Dimensional Requirements, Table II, in order to meet the density to change an existing one-family structure to a two-family. There is enough parking for 4 vehicles. The drive has 1400 SF and 4 spaces would take up 684 SF. The lot is 9583 SF and for 2 units they would require 14,520 SF.

**Application # 2015-0015**  
**Peter Horan**

**MSL 427-89-80**  
**43 Gillette Street**

**RS Zone**  
**Variance**

The applicant is requesting a variance from 235-41 (J) (1) in order to add an accessory apartment which exceeds the permitted 400 SF threshold. The apartment is a permitted use but would be 900 SF and located over the two-story garage.

**Application # 2015-0016**  
**D. & S. Cote**

**MSL 328-6-20**  
**46 Appleton Street**

**RS Zone**  
**Variance**

The applicant is requesting a variance from 235-35 (A), front setback, in order to rebuild an existing portion of the house, adding an additional 2' to the size and making it two stories. The front setback in the zone is 25' and the current structure already sits in the setback. This would increase the length an additional 2', allowing the same 14' setback that currently exists. A porch will also be added on the side but will be located out of the setback area.

**Application # 2015-0017**  
**B. Thurston**

**MSL # 257-370-1**  
**Waterford Place**

**AI Zone**  
**Special Exception**

The applicant is requesting a Special Exception from Table I, Table of Permitted Uses, in order to establish a landscaping business on this parcel. The applicant is in the process of purchasing the property which is located in Laconia but the only access to the property is in Gilford.

**OTHER BUSINESS:**

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