ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

The Laconia Zoning Board of Adjustment will meet on **MONDAY, AUGUST 17, 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 July 20, 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 – From July 20 Meeting)

Application # 2015-0014 **MSL # 433-101-65** **RG Zone**
Dawn Longval **59 Harvard Street** **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 # 2015-0012 **MSL # 162-252-11** **CR Zone**
A E Mitchell **38 Endicott St N** **Variance**
The applicant is requesting a variance from 235-58, 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 **MSL # 162-252-11** **CR Zone**
A E Mitchell **38 Endicott St N** **Special Exception**
The applicant is requesting a special exception from 235-58 (D), Table VI, Table of Sign Regulations, in order to erect an EMC sign.

Application # 2015-0013 **MSL # 165-72-11** **SFR Zone**
PEM Real Estate **326 Endicott E** **Variance**
The applicant is requesting a Variance from 235-28, 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.

HEARINGS: (New - From July 20 Meeting)

Application # 2015-0017 **MSL # 257-370-1** **AI Zone**
B. Thurston **Waterford Place** **Special Exception**

The applicant is requesting a Special Exception from 235-26, 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.

HEARINGS:

Application # 2015-0018 **MSL # 06-158-30** **DR Zone**
Robert H Irwin Corp **183 Messer Street** **Variance**
The applicant is requesting a variance from 235-42 (E) (4) (c), planting of street trees. The property is under a State of NH DES activity and use restriction which permits excavation to a depth of 24". Planting of the street trees would result in a violation of this restriction.

Application # 2015-0019 **MSL # 146-200-23** **CR Zone**
B & D Rillihan **24 Simpson Avenue** **Variance**
The applicant is requesting a variance from 235-35 (B), side and rear setbacks, in order to place a small storage shed on the property. Due to the lot restraints there is nowhere to place the shed without infringing upon a setback. This still permits a 5' setback at the closest point.

Application # 2015-0020 **MSL # 450-54-63.002** **BCI Zone**
M T McCarthy Realty **161 Court Street** **Variance**
The applicant is requesting a variance from 235-58, Table of Sign Regulations, in order to exceed the allotted 96 SF of signage for this property. The total amount requested is 151.53 SF. This would not exceed the 2 permitted signs.

Application # 2015-0021 **MSL # 450-54-63.002** **BCI Zone**
M T McCarthy Realty **161 Court Street** **Variance**
The applicant is requesting a variance from 235-58, Table of Sign Regulations, in order to exceed the amount of signage permitted for a wall sign in this zone. A wall sign cannot exceed 48 SF and the applicant is requesting a total of 138.2 SF which would be in proportion to the size of the building.

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