



ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

The Laconia Zoning Board of Adjustment will meet on **MONDAY, NOVEMBER 21 at 7:00 p.m.**, in the conference room on the second floor of City Hall for the following hearings:

HEARINGS: (CONTINUED)

Application # 2011-0016
Michael Mills

MSL # 260-241-3
154 White Oaks Rd

RRII Zone
Variance

The applicant is requesting an after-the-fact variance from 235-35 (A), front setback in order to construct a 12' X 30' deck. The deck will be built over an existing patio area and be attached to the rear of the house, approximately 60 feet off of the street.

Application 2011-0019
Robert Wood

MSL # 179-316-8
146 Harglen

RRI Zone
Variance

The applicant is requesting an after-the-fact variance from 235-35 (A), front setback, in order to replace an existing deck with living space, and from 235-35 (B), side setback, to replace a garage roof to allow more storage.

HEARINGS: (NEW)

Application # 2011-0021
CKI Corporation

MSL # 407-220-6
446 Union Avenue

C Zone
Variance

The applicant is requesting a variance from 235-42 (E) (4) (c), Street Trees. They appeared before the Minor Site Plan Committee on September 28 (application 2011-0087 MSP), where the submitted plans indicated that street trees would be planted. The applicant is seeking relief in order not to plant trees as they feel they are incompatible with auto display.

Application # 2011-0020
Scott Kipreotis

MSL # 464-174-42
38 Overland Street

RG Zone
Variance

The applicant is requesting a variance from 235-35 (B), side setback, in order to allow a shed to remain in its current location. The property is located in the RG zone which has a 10 ft side setback; the shed is approximately 6 ft from the abutting property and outside of the rear setback area.

Application # 2011-0022
425 Brick House LLC

MSL 139-127-17
425 Lakeside Avenue

CR Zone
Variance

The applicant is requesting a variance from 235-35 (B), Side and rear setback, in order to replace an existing deck. The new deck will be 20.5' by 12' and will protrude into the rear setback. It will encroach onto the abutting property by approximately 6 feet.

Application # 2011-0025
425 Brick House LLC

MSL 139-127-17
425 Lakeside Avenue

CR Zone
Variance

The applicant is requesting a variance from 235- (B), rear setback, in order to allow them to construct a deck, 50' x 10', which will protrude into the rear setback of 15', leaving a setback area which varies from approximately 3 – 5'. The deck will be added to a proposed structure which will be constructed on the site, on an existing foundation, and which will meet current setbacks.

Application # 2011-0023
Ames Associates/L. Riley Trust

MSL 180-346-18
Birch Haven Rd

RR1 Zone
Variance

The applicant is seeking a variance from 235-19(F) (2) (b), Shoreland Protection Overlay District (SPOD) in order to erect a gazebo on this empty lot which is located entirely in the SPOD.

Application # 2011-0024

MSL 424-169-12

RS Zone

R. Dargy

14 Oak Street

Variance

The applicant is requesting a variance from 235-48 (E) (1), Parking Setbacks, in order to add parking spaces in the front setback area of a multi family residence. The two additional spots will meet the size requirements.

OTHER BUSINESS:

MINUTES: The minutes from the meetings of October 27, 2011 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.