



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

The Laconia Zoning Board of Adjustment will meet on **MONDAY, JUNE 21, 2010** at 7:00 p.m., in Room 200A, on the second floor of City Hall for the following hearing:

**HEARINGS:**

<b>Application # 2010-0006</b>	<b>MSL 306-178-1</b>	<b>RS Zone</b>
<b>Summer Fun Realty Trust</b>	<b>272 Paugus Park Road</b>	<b>Variance</b>

The applicant is requesting a variance from Chapter 235-19 (F) (2) (b), Shoreline Protection Overlay District, in order to expand an existing deck. The current deck lies within the 50' SPOD. The proposed deck would be extended in length and would be located within the SPOD as well.

<b>Application # 2010-0007</b>	<b>MSL 306-178-1</b>	<b>RS Zone</b>
<b>Summer Fun Realty Trust</b>	<b>272 Paugus Park Road</b>	<b>Variance</b>

The applicant is requesting a variance from Chapter 235-35(A), front setback, in order to construct a cover over the top of the existing stairs. The current stairs are in the 25' front setback. The owner also proposes to install a permeable paver walk way and landscaping in the front setback area.

<b>Application # 2010-0008</b>	<b>MSL 306-178-1</b>	<b>RS Zone</b>
<b>Summer Fun Realty Trust</b>	<b>272 Paugus Park Road</b>	<b>Variance</b>

The applicant is requesting a variance from Chapter 235-35(A) and (B), front and side setbacks, in order to change an existing car port to a one-car garage. The garage will be located in the same spot as the car port and is within both the front and side setbacks.

<b>Application # 2010-0009</b>	<b>MSL 426-91-27</b>	<b>RG Zone</b>
<b>William Cook</b>	<b>50 Girard St</b>	<b>Variance</b>

The applicant is requesting a variance from 235-35 (A), side setback, in order to construct a storage shed. The shed would be located approximately 4 feet from the property line. There is a 10' side setback. The shed will be located outside the 75' setback from Jewett Brook.

<b>Application # 2010-0010</b>	<b>MSL 424-142-54</b>	<b>P Zone</b>
<b>Laconia Clinic Prop Inc</b>	<b>734 Main Street</b>	<b>Variance</b>

The applicant is requesting a variance from 235-35 (A), front setback, in order to erect a sign within the front setback. The front setback in the Professional Zone is 15 ft.

<b>Application # 2010-0011</b>	<b>MSL 447-126-2</b>	<b>RS Zone</b>
<b>Brett Beliveau</b>	<b>141 Lafayette St</b>	<b>Variance</b>

The applicant is requesting a variance from 235-35 (A), front setback, in order to add a porch and front stairs. The porch will encroach into the front setback of 25' slightly in one corner only while the stairs will be wholly in the setback. The total encroachment should be no more than 5'.

**Application # 2010-0012**  
**Nicole DuBois Rogers**

**MSL 455-54-40**  
**254 Court Street**

**C Zone**  
**Special Exception**

The applicant is seeking a Special Exception from Table I, Table of Permitted Uses, in order to run a Nursery School from the property on Court Street. This is an allowed use with the granting of the Special Exception.

**Application # 2010-0013**  
**Nicole DuBois Rogers**

**MSL 411-220-18**  
**306 Union Avenue**

**C Zone**  
**Special Exception**

The applicant is seeking a Special Exception from Table I, Table of Permitted Uses, in order to run a Nursery School from the Union Avenue property. This is an allowed use in the Commercial Zone with the granting of the Special Exception

**OTHER BUSINESS:**

**MINUTES:** The minutes from the ZBA meeting of May 17, 2010 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.