



**City of Laconia**  
**Zoning Board of Adjustment**  
Monday, September 20, 2021 - 6:30 PM  
City Hall in the Armand A. Bolduc City Council Chamber

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
  - 5.I. August 16 2021 Zoning Board Of Adjustment Meeting Minutes (PDF)

Documents:

[AUGUST 16 2021 ZBA MINUTES.PDF](#)

6. EXTENSIONS

- 6.I. 664 Scenic Road Special Exception Extension Request (PDF)  
Special Exception extension request to allow multifamily in the SFR (Shorefront Residential) Zone

Documents:

[664 SCENIC RD SPECIAL EXCEPTION EXTENSION REQUEST TO ALLOW MULTIFAMILY IN SFR.PDF](#)

- 6.II. 63-99 Fletcher Lane Special Exception Extension Request (PDF)  
Special Exception Extension request to allow multifamily in the SFR (Shorefront Residential) Zone.

Documents:

[63-99 FLETCHER LANE SPECIAL EXCEPTION EXTENSION REQUEST TO ALLOW MULTIFAMILY IN SFR.PDF](#)

- 6.III. 63-99 Fletcher Lane Variance Extension Request (PDF)  
Variance Extension Request for area variance in the SFR (Shorefront Residential) Zone.

Documents:

63-99 FLETCHER LANE EXTENSION REQUEST FOR AREA VARIANCE IN  
SFR ZONE.PDF

7. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

- 7.I. ZO2021-0018SE 33 Clearwater Place Special Exception Application (PDF)  
Application ZO2021-0018SE Applicant requests a Special Exception per Article VII Section 235-70(2) to allow Short Term Lodging.

Documents:

[ZO2021-0018SE 33 CLEARWATER PLACE SPECIAL EXCEPTION APPLICATION.PDF](#)

8. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

- 8.I. ZO2021-0041VAR 28-36 Endicott St East Variance Application (PDF)  
Application ZO2021-0041VAR. Applicant is requesting a variance from Article VIII Section 235-48 E(2) Design Requirements to allow for an existing parking lot, that overlaps the proposed boundary line, to remain in place after the subdivision of the lot.

Documents:

[ZO2021-0041VAR 28-36 ENDICOTT ST E VARIANCE APPLICATION.PDF](#)  
[ZO2021-0041VAR 28-36 ENDICOTT ST E VARIANCE APPLICATION MAPS.PDF](#)

- 8.II. ZO2021-0044 1164 Weirs Blvd Unit 4 Variance Application (PDF)  
Application ZO2021-0044VAR. Applicant is requesting a variance from Article VI Section 235-35B Side and Rear Setbacks to permit the construction of a 4' x 12' deck on the rear of the cottage.

Documents:

[ZO2021-0044VAR 1164 WEIRS BLVD VARIANCE APPLICATION.PDF](#)

- 8.III. ZO2021-0045VAR 55 Shore Drive Variance Application (PDF)  
Application ZO2021-0045VAR. Applicant is requesting a variance from Article VI Section 235-35A Front Setback to permit the construction of an 8x16 front deck a portion of which would encroach into the front setback.

Documents:

[ZO2021-0045VAR 55 SHORE DRIVE VARIANCE APPLICATION.PDF](#)

- 8.IV. ZO2021-0046EW 74 Sterling Drive Equitable Waiver Application (PDF)

Application ZO2021-0049VAR. Applicant is requesting a variance from Article VI Section 235-35A Front Setback to permit the construction of a second story deck.

Documents:

[ZO2021-0046EW 74 STERLING DRIVE EQUITABLE WAIVER APPLICATION.PDF](#)

8.V. ZO2021-0047VAR 674 Main St Variance Application (PDF)

Application ZO2021-0047VAR. Applicant is requesting a variance from Article VI Section 235-33 Maximum Residential Unit Density to permit the conversion of the second floor to two residential units.

Documents:

[ZO2021-0047VAR 674 MAIN ST VARIANCE APPLICATION.PDF](#)

8.VI. ZO2021-0048VAR 18 Endicott St N Variance Application (PDF)

Application ZO2021-0048VAR. Applicant is requesting a variance from Article VI Section 235-35B Side and Rear Setbacks to permit the replacement of non-conforming structures in the rear setback.

Documents:

[ZO2021-0048VAR 18 ENDICOTT ST VARIANCE APPLICATION.PDF](#)

8.VII. ZO2021-0049VAR 27 Centenary Ave Variance Application (PDF)

Application ZO2021-0049VAR. Applicant is requesting a variance from Article VI Section 235-35A Front Setback to permit the construction of a second story deck.

Documents:

[ZO2021-0049VAR 27 CENTENARY AVE VARIANCE APPLICATION.PDF](#)

9. OTHER BUSINESS

10. ADJOURNMENT

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so necessary arrangements can be made.