



Town of New London
Zoning Board of Adjustment

043-020
P.O. Box 240
375 Main Street
New London, NH 03257

NOTICE OF DECISION

New London Zoning Board of Adjustment

RE: ROBERT SCHOFF

AUGUST 20, 2007

You are hereby notified that the appeal of Robert Schoff for an Area Variance to the terms of Article XX §B-3-b of the New London Zoning Ordinance has been **APPROVED** by a vote of three to one of the New London Zoning Board of Adjustment upon the two conditions of approval below:

1. The applicant must design and seek state approval for a modern septic system.
2. The applicant must maintain the position of the driveway as it currently exists.

The property is located at 1781 Little Sunapee Road, in the R2 zone, Tax Map 043, Lot 020.

After receiving input from the applicant, the Zoning Administrator, and various abutters, the board made the following findings of fact:

1. The variance will not result in a diminution of surrounding property values. The board found that building height will not diminish the value of the surrounding properties.
2. The variance will not be contrary to public interest. The board found that there will be no downside or concern regarding the public interest.
3. Hardship must exist. The board found that the structure in question does not meet the setback by an aggregate amount of 50 feet; in finding that the board agreed that it would cause hardship for the applicant to raise the building and move the foundation to meet the setback requirements.
4. Granting the variance would do substantial justice. The board found that substantial justice would be done by granting this variance; both to the abutting owners and the applicant.

The board found that granting this variance substantial justice would be done, and voted three to one in favor of approving the variance with the above mentioned conditions. Courtland Cross, Cheryl Devoe, Chair Bill Green, and W. Michael Todd voted.

Bill Green, Chairman
Courtland Cross
Cheryl Devoe
W. Michael Todd

NOTE: Application for rehearing on any question of the above determination may be taken within 30 days of said determination by any party to the action or person affected thereby according to New Hampshire Revised Statutes Annotated. 1955, Chapter 31:74-76.

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