



Town of New London
Zoning Board of Adjustment

*P.O. Box 240
375 Main Street
New London, NH 03257*

NOTICE OF DECISION

New London Zoning Board of Adjustment

RE: SAMUEL B. ROWSE

May 1, 2006

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing requested by Samuel B. Rowse. Applicant requested a variance as provided by Article XX §B-3-b of the New London Zoning Ordinance, in order to make Substantial Improvements (exceeding 50% of the market value of the existing structure) to a non-conforming structure located at 47 Sunset Shores Road in the R-2 zone. (Tax Map 103-024-000)

After receiving input from the owner, architect and New London zoning administrator, the Zoning Board of Adjustment found that:

- o No diminution in value to surrounding properties will result from the granting of this variance, as there will be little exterior change, no change to the size or footprint of the building, and no further encroachment on the setback.
- o Granting the variance will benefit the public interest.
- o Denial would result in unnecessary hardship to the owner. Testimony was received from the zoning administrator to the effect that no other reasonably feasible method of completing these renovations is available without imposing undue financial burden.
- o For same reason, granting the variance will do substantial justice.
- o The use is in keeping with the spirit of the Ordinance, allowing necessary renovations to this well-established, old lake house, without resulting in any additional encroachment into the setback.

The Board unanimously approved granting the requested variance.

Lawrence Ballin, Chairman
Russell Cooper
Cheryl Devoe
Laurie DiClerico
Bill Green

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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