



Town of New London
Zoning Board of Adjustment

73-19
P.O. Box 240
375 Main Street
New London, NH 03257

NOTICE OF DECISION

New London Zoning Board of Adjustment

RE: Alan & Priscilla West

JULY 2, 2007

You are hereby notified that the appeal of Alan and Priscilla West representing West Revocable Trust for an Area Variance to the terms of Article V, Section C-2 of the New London Zoning Ordinance has been **DENIED** by unanimous vote of the New London Zoning Board of Adjustment for the following reason:

After receiving testimony from the applicant and Zoning Administrator, Zoning Board members found that the proposed use would meet four of the five criteria required to grant a variance, but would not meet the requirement that Hardship be found. (Note: two conditions must exist to find Hardship: 1. A special condition of the property must exist that makes the area variance necessary in order to allow the development as designed. 2. The same benefit cannot be achieved by some other reasonably feasible method that would not impose undue financial burden on the applicant.)

At this Hearing, the Board agreed that no special conditions (as wetlands or slopes) exist on this property that would prevent applicants from constructing a slightly smaller second bay to the garage that would meet the ordinance's side yard setback requirement of 15-feet, and that would not impose undue financial burden.

William Green, Jr., Chair
Cheryl Devoe
Laurie DiClerico
Jeff Horten

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.

(603) 526-4821 (telephone)
(603) 526-9494 (fax)