



Town of New London

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

ZONING BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

Date: Monday, July 24, 2006

Time: 7:30 PM

Place: New London Town Offices, 375 Main Street, Sydney Crook Conference Room, 2nd Floor

Requested by: Jerry & Jane Barnes

Mailing Address: PO Box 102, Elkins, NH 03233

Requested: Variance

Owner and Location of the property: Jerry & Jane Barnes, 800 Lakeshore Drive, New London, NH 03257

Zone: R-2

Tax Map: 051-005-000

PURPOSE OF REQUESTED WAIVER: Variance for substantial improvement of a nonconforming structure (the cost of home improvements to the existing structure being greater than 50% of the assessed value of the building). The assessed value is \$263,000 and the estimated costs for renovations exceed \$160,000. This appeal is to the terms of Article XX, B, 3, b, of the New London Zoning Ordinance.

Larry Ballin, Chairman



Town of New London
Zoning Board of Adjustment

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NOTICE OF DECISION

New London Zoning Board of Adjustment

RE: JERRY & JANE BARNES

JULY 24, 2006

Jerry and Jane Barnes requested a variance to the terms of Article XX §B-3-b of the New London Zoning Ordinance in order to make Substantial Improvements to their home on Lake Shore Drive in the R-2 zone. The cost of the improvements will exceed 50% of the assessed value of the current building.

During the hearing, Zoning Board members received input from the applicants and from the New London Zoning Administrator. No abutters attended the hearing, though it was the Board's understanding that a letter of support was received by email at the Town Office. The Board made the following findings of fact:

1. The proposed improvements to this home will enhance its value, as well as those of surrounding properties. No abutters attended this hearing, but applicants confirmed that they have spoken with all abutting neighbors, and received no negative comments. Also, the Board understands that an email letter was received at the Town Office from one neighbor expressing support of this proposal.
2. It was agreed that the project will have no impact on the public interest.
3. Denial of this variance would prevent the property from being fully used as a family home.
4. Substantial justice will be done in allowing applicants and their family to fully use their property.
5. The proposal is not contrary to the spirit of the ordinance. It does not encroach on the fifty-foot setback from the lake, and has received support, and no negative comments, from neighbors.

The Zoning Board voted unanimously to grant the variance as requested, with Larry Ballin, Cheryl Devoe, Caroline Newkirk and Brian Prescott voting.

Lawrence Ballin, Chairman
Cheryl Devoe
Caroline Newkirk
Brian Prescott

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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