



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: GEORGE SOULIOTIS

NOVEMBER 7, 2005

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Aristotle Souliotis and George Souliotis of Arigeo Realty LLC & Geolari Realty LLC. Applicants requested a variance to the terms of Article VII, §B-1 of the New London Zoning Ordinance in order to construct a 24-foot wide, 36-foot long canopy over the gas pumps. The canopy would have less than the required front yard setback from Main Street. The property (formerly New London Texaco, now New London Mini-Mart) is located at 384 Main Street in the Commercial zone.

No abutters or members of the public attended this hearing. After hearing testimony from the applicants and their engineer, ZBA members and the applicant agreed to amend the request by reducing the size of the proposed canopy to 20-feet wide, and 30-feet long. Members reviewed the five criteria for granting a variance, and found that:

1. Granting the variance allowing the canopy would not diminish values of surrounding properties.
2. The canopy, even at its reduced size, would benefit the public interest in providing a convenient and comfortable environment for fuel customers, and a better business establishment for the community.
3. Denial of the variance would result in unnecessary hardship to the owner, making it difficult for him to compete with the other gas stations in Town. This will be a reasonable use which has been allowed on similar properties in similar circumstances.
4. Granting the variance would do substantial justice in allowing applicant to equitably compete with other businesses.
5. The use will not be contrary to the spirit of the ordinance, but proposes to continue the historic use of the property as a fuel service area.

Russ Cooper, Bill Green, Cheryl Devoe and Brian Prescott voted unanimously to grant the variance allowing the 20' by 30' canopy, centered over the gas pumps. Chair Larry Ballin did not vote.

Lawrence Ballin, Chairman
Russell Cooper
Cheryl Devoe
Bill Green
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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