



***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: JUDITH CURTIS**

**JUNE 12, 2006**

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of William Faccione of Lyon Brook Builders, representing Judith Curtis. Applicants requested a variance to the terms of Article VI §C-1 of the New London Zoning Ordinance, in order to move an existing, non-conforming structure (a garage) located at 385 Seamans Road, further back onto the property, and turning it 90-degrees. The relocation would reduce the building's infringement into the 50-foot front yard setback, but would not change its non-compliance with the 25-foot side yard setback requirement. The property is in the ARR zone.

The Board received input from the applicants and the New London Zoning Administrator (no abutters attended the hearing), and made the following findings of fact:

1. There will be no diminution in value of surrounding properties. The property is surrounded by Cleveland and Colby Sawyer land—no houses. The value of the Curtis's house would be increased by this improvement.
2. The variance will benefit the public interest by improving safety both for the owner and for travelers on Seamans Road.
3. Denial of the variance would result in unnecessary hardship to the owner. During the hearing the Board heard testimony from both the applicant and the zoning administrator to the effect that there is no other location on this lot that would both be in compliance with all setbacks, and allow the applicant to access her garage safely.
4. The proposed use is not contrary to the spirit of the ordinance. The relocation will bring the garage into compliance with the front yard setback.

The Board determined that in granting this variance substantial justice would be done, and voted unanimously to approve. Russ Cooper, Randy Foose, Bill Green, and Caroline Newkirk voted. Chair Larry Ballin did not vote.

Lawrence Ballin, Chairman  
Russell Cooper  
Randy Foose  
Bill Green  
Caroline Newkirk

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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