



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION ***New London Zoning Board of Adjustment***

RE: LORETTA STEINER

NOVEMBER 23, 2009

MAP 078, LOT 016-000/15 SCYTHE SHOP ROAD

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Joseph Bucchieri representing Loretta Steiner. The applicant requested an Area Variance to the terms of Article V, Section C, 2 of the New London Zoning Ordinance in order to permit construction of a replacement barn with less than the required 20' side yard.

1. The proposed use would not diminish property values.

The Board determined that the previous structure was in disrepair and that the proposed construction would have a positive impact on the value of surrounding properties.

2. Granting variance would not be contrary to the public interest?

The Board concluded that since the resulting structure would have a smaller footprint than the original building, resulting in more side yard clearance, granting the variance would be in the public interest.

3. Denial would result in unnecessary hardship to the owner.

a. Because the property rises fairly abruptly to the left (southwest) side and rear, the original location of the barn is the only reasonable place to build a new one.

b. Because of the slope of the property, the same benefit could not be achieved elsewhere on the parcel.

4. Granting the Special Exception would do substantial justice.

The Board agreed that allowing replacement of the derelict structure was a just outcome.

5. The use is not contrary to the ordinance

The Board concluded that because the property was nestled in amongst other properties with similar setback issues, the proposed construction would not be contrary to the spirit of the ordinance.

After hearing testimony, it was determined that the requirements for the Area Variance had been met. **By unanimous vote, the Zoning Board of Adjustment APPROVED the application for the area variance to allow the petitioners to construct a new barn and el with les than the required 20' side yard.**

William Green, Chairman

Cheryl Devoe

Douglas Lyon

Laurie DiClerico

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
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