



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT
(ZBA)

NOTICE OF DECISION

Public Hearing held Wednesday, November 14, 2018

PUBLIC HEARING for VARIANCE, Case #ZBA18-20 for tax map 085-015-000, 33 Cottage Lane, Harry M. Snow, III Applicant/Owner, zone R-1. A Variance is requested from Article V Section A1 & B3 of the Zoning Ordinance to permit the conversion of a two-family residence into a four-family residence within the existing building.

PUBLIC HEARING for VARIANCE, Case #ZBA18-21 for tax map 085-016-000, 63 Cottage Lane, Harry M. Snow, III Applicant/Owner, zone R-1. A Variance is requested from Article V Section A1 & B3 of the Zoning Ordinance to permit the conversion of a two-family residence into a four-family residence within the existing building.

PUBLIC HEARING for VARIANCE, Case #ZBA18-22 for tax map 085-018-000, 68 Cottage Lane, Harry M. Snow, III Applicant/Owner, zone R-1. A Variance is requested from Article V Section A1 & B3 of the Zoning Ordinance to permit the conversion of a two-family residence into a four-family residence within the existing building.

PUBLIC HEARING for VARIANCE, Case #ZBA18-23 for tax map 085-019-000, 54 Cottage Lane, Harry M. Snow, III Applicant/Owner, zone R-1. A Variance is requested from Article V Section A1 & B3 of the Zoning Ordinance to permit the conversion of a two-family residence into a four-family residence within the existing building.

PUBLIC HEARING for VARIANCE, Case #ZBA18-24 for tax map 085-020-000, 42 Cottage Lane, Harry M. Snow, III Applicant/Owner, zone R-1. A Variance is requested from Article V Section A1 & B3 of the Zoning Ordinance to permit the conversion of a two-family residence into a four-family residence within the existing building.

PUBLIC HEARING for VARIANCE, Case #ZBA18-25 for tax map 085-021-000, 30 Cottage Lane, Harry M. Snow, III Applicant/Owner, zone R-1. A Variance is requested from Article V Section A1 & B3 of the Zoning Ordinance to permit the conversion of a two-family residence into a four-family residence within the existing building.

In a vote 3-2, the Board voted to APPROVE the applications for the six (6) variances with the condition that the second floor apartments have fire escapes constructed on all six units and also that the applicant go to the Planning Board for full Site Plan Review and to get all required permits. Chair Lyon stated we have heard testimony on the question of the spirit of the ordinance, substantial justice, property values, character of the neighborhood, hardship criteria and have been satisfied on the basis of the preponderance of the evidence that all five criteria have been met.

Nicole Gage, Zoning Administrator
Town of New London, Nov. 21, 2018

Variances and Special Exceptions shall be valid if exercised within two (2) years. Refer to RSA 674:33, Powers of the Zoning Board of Adjustment, for the specific language. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures; RSA 674:33 Powers of the Zoning Board of Adjustment; RSA 676:5 Appeals to Board of Adjustment; RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.