Land Use Board History

TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Zoning Board of Adjustment

RE: SDB INVESTMENTS JUNE 14, 2010

MAP 041, LOT 001-000

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Spotswood (Spec) Bowers, representing SDB Investments. The applicant requested a Variance to the terms of Article XVI, Section J, 1, a, of the New London Zoning Ordinance in order to permit a minor expansion of an existing non-conforming structure in the Waterfront Buffer of Otter Pond, after-the-fact.

1. Granting variance would not be contrary to the public interest:

The Board determined that granting the variance would likely not be apparent to the public in any way, and that the potential for degradation of Otter Pond would not be increased by allowing it to remain.

2. The spirit of the ordinance is observed:

The Board concluded that because impervious surfaces of the site and the intensity of use would not be increased, the goals of the ordinance were met.

3. Substantial justice is done:

The Board agreed that substantial justice was done because denial of the variance and subsequent removal of the small increase in volume of the structure would likely be more disruptive to the environment than leaving it alone.

4. The proposed use would not diminish property values:

The Board determined that since there is no noticeable change in the building, surrounding property values could not adversely affected.

5. Literal enforcement of the ordinance would result in an unnecessary hardship.

A. For the purposes of this paragraph, unnecessary hardship means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because there is no change in the footprint of the building or the amount of impervious surface on the site, only a minor change in volume of the structure.

(2) The proposed use is a reasonable one because the building remains essentially unchanged.

After hearing testimony, it was determined that the requirements for the Variance had been met. **By unanimous vote, the Zoning Board of Adjustment APPROVED the application for the variance to permit the existing minor change in dimensions of the building on the subject property to remain in place.**

William Green, Chairman

Courtland Cross

Douglas Lyon

Michael Todd

Laurie DiClerico

Town of New London
APPLICATION FOR BUILDING PERMIT

Permits are valid for one year from the date of issue. Although a building permit may be extended by the Board of Selectmen, projects not substantially under way at the one-year anniversary of approval shall be deemed to have expired and owner must apply for a new building permit, subject to current regulations and fees.

Map/Lot # 041 - 001 - 000 **PERMIT #** 10-044

Property Owner Name(s) SDB Investments, Inc Date 5/18/10

If the property is owned by a Trust, Corp, LLC: Name & Title of Authorized Officer Spec Bowers, Pres.

Name of Owner Agent, if Applicable

Property Owner Mailing Address PO Box 323, Georges Mills, NH 03751

Property location 1876 Newport Rd Approx. Starting Date Immed.

Tel. No. (H) 763-2369 (W) 763-2369 (C) (Email) info@GeorgesMillsCottages.com

Contractor: self Tel No. 763-2369 Cell No.

Zone: ☐ Urban Residential (R-1) ☐ Agricultural Rural Residential (ARR) ☐ Institutional (INST)
☐ Residential (R-2) ☐ Conservation (CON) ☐ Hospital Institutional (HINST)
☐ Commercial (C) ☐ Forest Conservation (FOR) ☐ Institutional/Recreational (I/R)

Description of work fixing leak roof, venting and insulating under roof. Replacing old leaky windows with modern energy-efficient windows.

In signing this building permit application, the owner of the property ag... t the proposed construction, as described herein, will conform to the Zoning Ordi... n 11, 1958, as amended, and with all other requirements of the laws and regula... New Hampshire, as specified by RSA155-A:2, pertaining to buildings, wiri..., air conditioning, domestic water supply, and driveways as well as current N... wage disposal systems. The applicant is aware that all required permits must... y be performed. The applicant hereby authorizes a designated Town representat... val of the permit and from time to time during construction to ensure continuing c... e, and state law. In addition, the applicant authorizes the Town Assessor to enter... of the proposed work in order to assess any change in value of the property that ... cribed herein

DENIED AS-BUILT DOES NOT COMPLY WITH ARTICLE XVI SECTION 1,a EXPANDED NON-CONFORMING USE

X Spotswood D Bowers III

Authorized Signature(s) - (Property Owner(s), Agent, Truste...

Permit is hereby: ☐ Approved ☑ Denied **Date:** 6/1/10

New London Board of Selectmen:

Christina M. Wolfe

Mark Rosen

R. Peter Brandon

Rev. Date: 3/10

Land Use Board history

Zoning Board of Adjustment

New London, New Hampshire 03257

NOTICE OF DECISION

May 27, 1987

RE: HAL B. DECKER & THOMAS H. DECKER d/b/a DOUBLE DECKER CONSTRUCTION

You are hereby notified that the appeal of HAL B. DECKER AND THOMAS H. DECKER d/b/a DOUBLE DECKER CONSTRUCTION for a VARIANCE to the terms of ARTICLE VI, SECTION C of the NEW LONDON ZONING ORDINANCE to ADD TO AN EXISTING STRUCTURE, WITH INSUFFICIENT YARD REQUIREMENTS on property located on ROUTE 11, NEW LONDON/SUNAPEE TOWN LINE Map 41, Lot 1) has been DENIED.

After reviewing the petition and after hearing all of the evidence, and by taking into consideration the personal knowledge of the property in question, a majority of the Board members have determined the following findings of fact:

1. That there (will - will not) be a diminution in value of surrounding properties as a result of the granting of this variance. (split vote)

2. That the granting of this variance will not be of benefit to the public interest.

3. Denial of this permit will not result in unnecessary hardship to the owner seeking it. Financial hardship in this connection does not mean the personal financial hardship to the owner, but means that the land, building or structure if required to be constructed or used literally in accordance with provisions of the ordinance produces unnecessary hardship to the owner.

4. That by granting this variance substantial justice will not be done.

Note: Application for rehearing on any question of the above determination may be taken within 20 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.

Zoning Board of Adjustment

New London, New Hampshire 03257

NOTICE OF DECISION

RE: HAL B. DECKER & THOMAS H. DECKER d/b/a DOUBLE DECKER CONSTRUCTION

5. That the use contemplated by the petitioner as a result of obtaining this variance will be contrary to the spirit of the ordinance.

The vote to DENY was UNANIMOUS.

Sumner Stanley, Acting Chairman
James E. Bewley
Joan S. Bucklin
Brian J. Prescott

Note: Application for rehearing on any question of the above determination may be taken within 20 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.

Zoning Board of Appeals

New London, New Hampshire 03257

NOTICE OF PUBLIC HEARING

New London Town Hall Date MAY 13, 1987 Time 7:30 p.m.

REQUESTED BY: HAL B. DECKER & THOMAS H. DECKER d/b/a/ DOUBLE DECKER CONSTRUCTION

FOR: _____

1. _____ A Special Exception, as provided in article _____, Section _____, of the zoning ordinance.

2. ___x___ A Variance to the terms of Article 3 14, Section 40 C (2), of the zoning ordinance.

3. _____ An Appeal from an administrative order in relation to Article _____, Section _____, of the zoning ordinance.

LOCATION OF THE PROPERTY: ROUTE 11, NEW LONDON-SUNAPEE TOWN LINE NEW LONDON TAX MAP 41, LOT 1

ZONE: ARR

PROPOSED USE: ADD TO AN EXISTING STRUCTURE WITH INSUFFICIENT SET BACK