



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
Zoning Board of Adjustment (ZBA)
Tuesday, August 18, 2015

The Zoning Board of Adjustment made the following decision(s) at the Tuesday, August 18, 2015 meeting. Refer to the agenda, public hearing notice and meeting minutes for additional details of the discussion.

- Rehearing of the ZBA decision of July 2, 2015 to deny the Appeal from an Administrative Decision of abutters Steven and Philomena Landrigan regarding Tax Map 122, Lot 002 (Sandra Rowse property). The Motion for the Rehearing was granted by the ZBA at the July 27th meeting.

After rehearing the appeal, the ZBA denies the appeal and affirms the decision of the Board of Selectmen that the building permit issued was proper and is in compliance with the Zoning Ordinance for the following reasons:

1. The ZBA found that that the conversion of the office space to residential use is permitted.
2. The ZBA found that the building was considered a two family residence prior to the zoning ordinances.
3. The ZBA found that the home office use was abandoned and the office was permissibly converted to residential space.
4. The ZBA found that based on the representation of the owner, the renovation affects less than 50% of the total usable area.

MOTION PASSED UNANIMOUSLY

Respectfully Submitted:

Lucy A. St. John, AICP
Planning and Zoning Administrator

Per RSA 674:33 (as may be amended) the concurring vote of 3 members of the board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass. 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 676:3 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.