

## Background info regarding variance application

SDB Investments, Inc. is the owner of Georges Mills Cottages (GMC). Spec Bowers is the owner of SDB Investments.

GMC comprises 7 buildings - one large building with 7 apartments; a duplex; and 5 single family cottages. All are very close to the water - completely within 50 feet.

One cottage, the subject property, is in New London. It is a single-family residence on a lot that is zoned ARR.

The other 6 buildings are in Sunapee. The driveways are in Sunapee; the sewer system is in Sunapee.

The apartment house is mostly two stories, but partly three stories. The duplex is one and a half stories - the front is one story, the rear is two stories. The cottages are one story.

The subject cottage (Ladyslipper) is the smallest in square feet, and is the shortest in height. The bedrooms were too small to have closets, and there wasn't enough room to walk around the beds. The kitchen was very small.

I am entitled to rebuild the burnt cottage in the same footprint. The reason for seeking a variance is to rebuild it a little taller. Specifically, I seek relief from these provisions:

XX.B.1.a - "No ... vertical expansion of the existing structure shall be allowed." I want to add a second story.

XX.B.1.c.iii - "No change in the footprint (drip line) of the structure (within the Waterfront Buffer) will result from the new foundation."

XX.B.5.a - "... so long as the new Structure is a functionally equivalent use (with regard to number of Bedrooms)" I want to add two bedrooms.

The subject property (burned down) and the neighboring building:



View from neighbors' driveway. Burnt building is barely visible on right. From neighbors' building, it is completely obscured by trees.



This view also from the neighbors' driveway shows the next two buildings to the left of the previous photo. The building on the left is two stories tall in the rear.



This is the two-story building in the previous photo, taken from the lake side. This building is about 50 yards from the subject building.



This is the rightmost building (as viewed from the lake side) of the complex. It is about 100 yards from the subject building.



These are neighbors from across the lake. As you can see they are 2-3 stories tall.



Another neighbor across the pond. Two stories tall and much larger than the subject property.



This neighbor is on the New London side of the pond.

