

APPLICATION FOR A VARIANCE

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MAY 23 2017

To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: Jeremy Bonin, Bonin Architects

Mailing Address: PO Box 2571, New London State: NH Zip 03257

Home Telephone: NA Work Telephone: 603.526.6200 Cell: NA

Email address: jeremy@boninarchitects.com

Owner of property: John Dowd
(if same as applicant, write "same")

Location of property 476 Route 103A

Tax Map Number: 080/001/000 Lot Number: 080/01/000 Zone: R2

A variance is requested from the provisions of Article: XX Section: B.2.a & B.3 of the Zoning Ordinance to permit

Facts supporting this request:

1. **The variance will not be contrary to the public interest:**
Granting this variance is not injurious to adjacent landowners nor does it interfere with the purposes of the zoning intent. The character of the lot will remain substantially unchanged thus not altering the essential character of the neighborhood. Granting of the variance remains consistent with the intent of zoning as the existing home will become no higher within the 50' buffer than as exists. Granting of the variance does not threaten the public health, safety nor welfare. Also, denial of the variance realizes no appreciable gain to the public.

2. **The spirit of the ordinance is observed:**
The spirit of the ordinance is upheld as there is no net increase in the building height within the waterfront buffer; the building height will be maintained while a portion of the home within the buffer is brought to the same height as existing. In addition, renovations over existing footprint have substantially less impact than expansion of the footprint, and there is no net increase in impermeable area.

3. **Substantial justice is done:**
Substantial justice is done in granting of the variance because it is in keeping with the intent of the zoning and restrictions within the Shoreland district, limiting permeable area and development. As the proposed alteration does not create further development nor impermeable area justice is done for all parties.

4. **The values of surrounding properties are not diminished; and:**
Surrounding property values are not diminished with the granting of this variance as there is no alteration to the character of the neighborhood nor impact on adjacent lots. In addition, the alterations will increase the property value, in turn raising values within the overall neighborhood.

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

A. For purposes of this subparagraph, "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;

The existing home will be no taller than the portion already within the waterfront buffer. The general public purposes is to limit building height within the buffer, this alteration is not increasing the height within the buffer, merely extending a pre-existing height within the buffer to make better use of a small lot and building envelope. Unique conditions specific to this lot are the two existing heights within the buffer and the lot only .26 acres allowing for 13% development of allowable building area in lieu of a conforming 2 acre lot's approximate 62%. Due to setback an addition is not a reasonable option.

(2) The proposed use is a reasonable one;

The proposed use is reasonable; as with the intended alteration use of the property remains the same and consistent with both zoning and the present use of properties in the neighborhood.

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Not applicable

Owner/applicant(s) Signature: _____ Date: 05.23.2017

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:

Lucy St. John, Zoning Administrator

603-526-4821, ext. 16

Email: zoning@nl-nh.com

Or

Amy Rankins, Assessing Coordinator

603-526-4821, ext. 20

Email: landuse@nl-nh.com

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Residential
Commercial
Landscape

Bonin Architects
Meredith, NH • New London, NH
603.526.6200 • boninarchitects.com



05.23.2017

New London Zoning Board of Appeals

RE: Dowd Residence

We are pleased to present to the Board an application for a variance for two sections of the New London Zoning Regulations. Both articles pertain to the fact the home is within the Waterfront Buffer. We are proposing to extend the current roof line over the existing footprint of the home; there will be no increase in footprint and approximately a 400 square-foot increase on the second floor (less than 20% increase) dedicated to the expansion of the master bedroom. No new bedrooms are intended nor will there be an increase in occupant load.

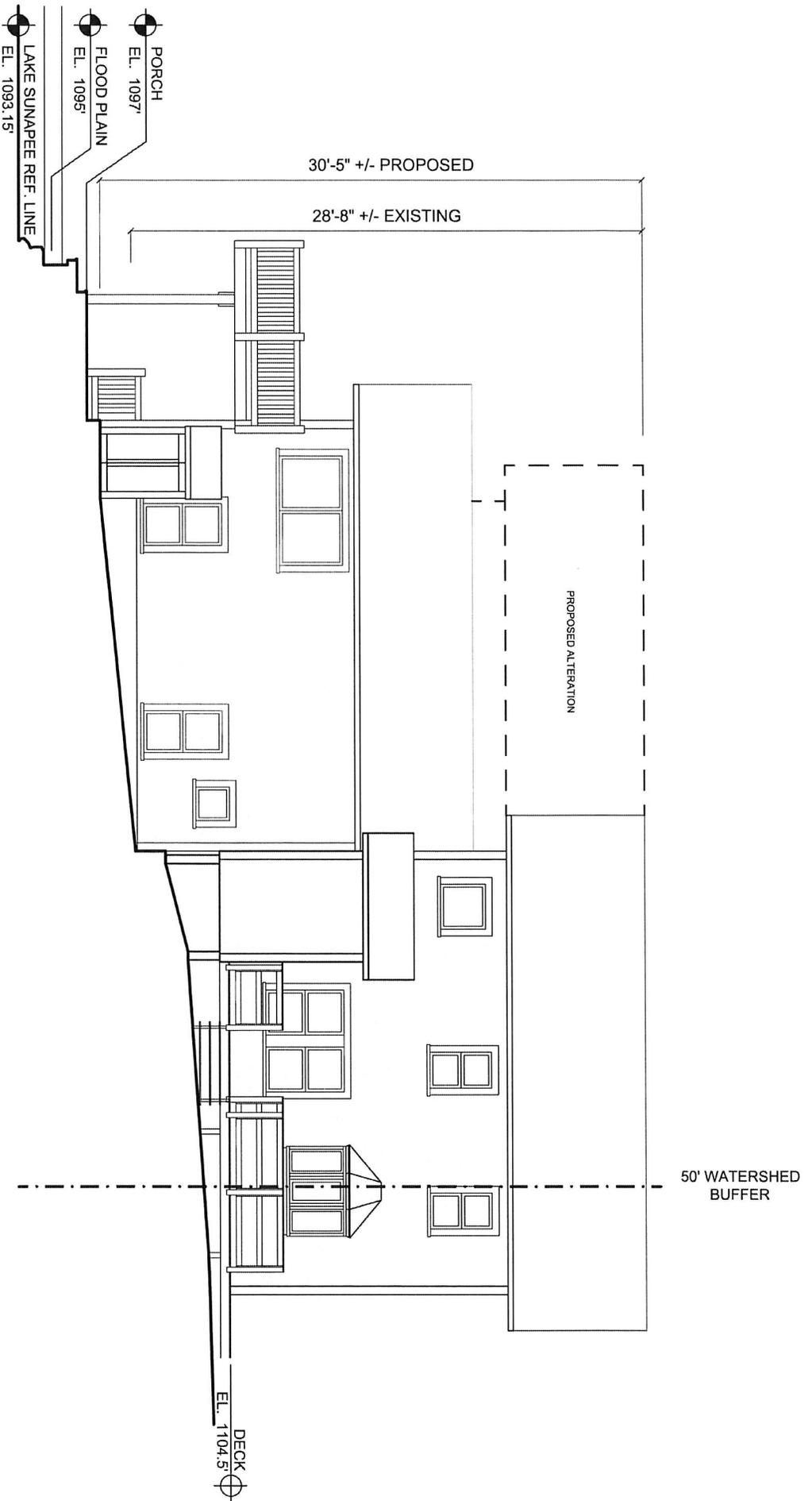
Additionally, the existing lakeside porch has a post footing within the FEMA floodplain. It is our intent to complete the LOMA process and to have no portion of the structure in the flood boundary. Currently, the home and its foundation are not within the flood elevation, only the footing for the deck.

We appreciate the time and efforts of the Zoning Board in the review of these materials and this unique property.

Thank you and best regards,

Jeremy Bonin AIA, NCARB, LEED AP
Bonin Architects

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1 SOUTH ELEVATION

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Bonin Architects
210 Main Street, PO Box 2571,
New London, New Hampshire 03257
290 Daniel Webster Hwy,
Meredith, New Hampshire 03253
603.526.6200

Dowd Residence
476 Route 103A New London, NH.

Sheet Title: Elevation
Scale: NOT TO SCALE
Sketch Number: sk1

Date: 5/23/2017

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Lucy St. John

From: Jeremy <jeremy@boninarchitects.com>
Sent: Tuesday, May 23, 2017 11:39 AM
To: Lucy St. John
Cc: Kim Bonin
Subject: FW: permit application.

Hi Lucy,

Here is the letter from John Dowd.

Jeremy

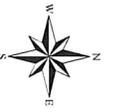
From: "Dowd, John" <j.dowd@townofnewlondon.com>
Date: Monday, April 24, 2017 at 1:02 PM
To: Jeremy <jeremy@boninarchitects.com>
Subject: permit application.

To the Town of New London:

This letter serves as official notice to allow Jeremy Bonin and the firm of Bonin Architects, to be our agent for the permit application for 476 Route 103A, New London, New Hampshire.

Thank you-John Dowd

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May 18, 2017

Dowd at 476 Route 103A

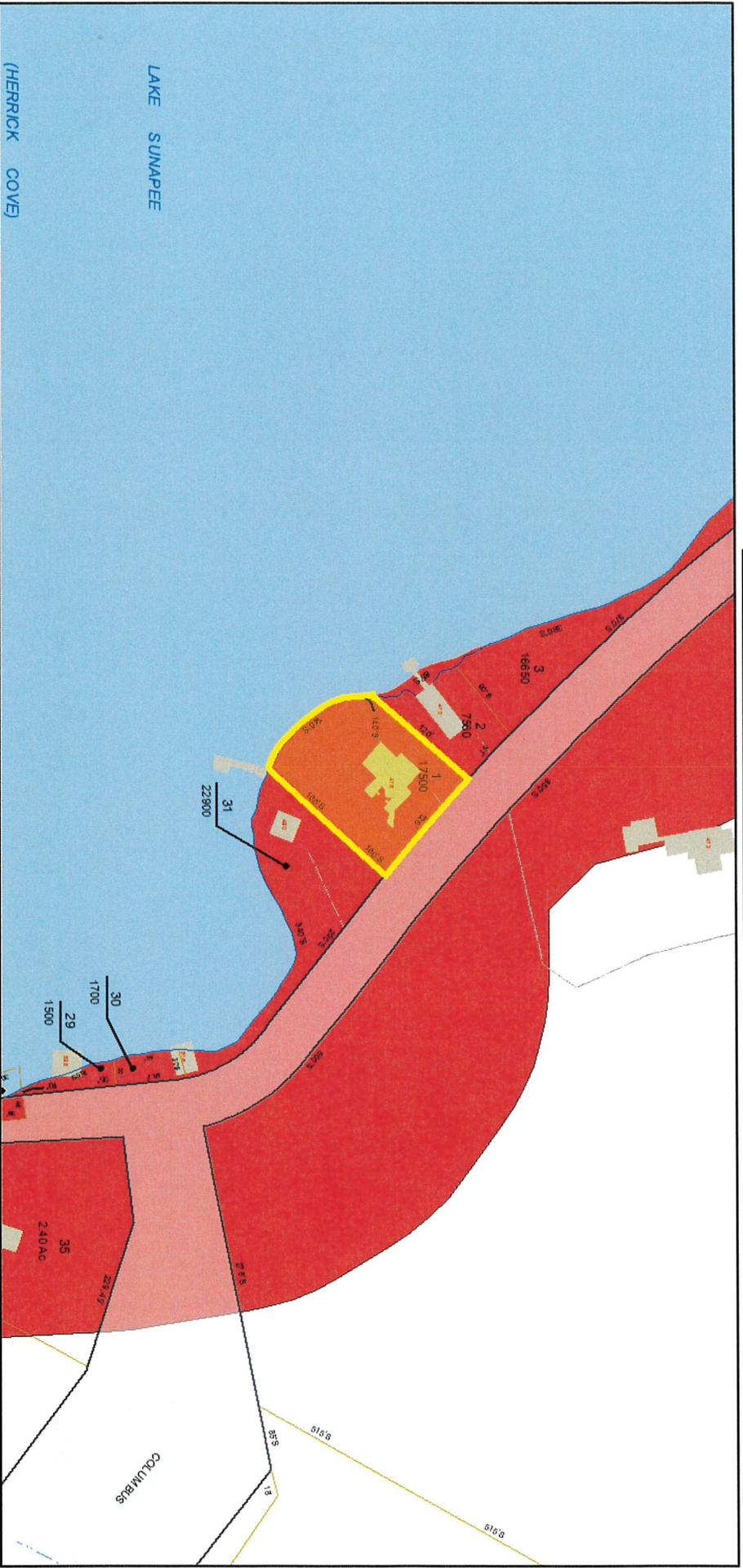
Tax Map 080-001-000

1 inch = 150 Feet



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| | | |
|--------------|-----------------------|-----------------------------|
| COMMON | DW | USGS Hydrography |
| PROPERTYLINE | New London Buildings | Shore Land Overlay District |
| ROAD | Right of Ways | |
| WATER-P | New London Water-poly | |

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

| CURRENT OWNER | | UTILITIES | | STRT./ROAD | | LOCATION | | CURRENT ASSESSMENT | |
|------------------------|-----------|-----------|---------|--------------|-------------|----------|-----------------|--------------------|----------------|
| DOWD JOHN E JR & LINDA | 4 Rolling | 5 Well | 1 Paved | 7 Waterfront | Description | Code | Appraised Value | Assessed Value | 2119 |
| 1390 LONGMEADOW STREET | 6 Septic | | | | RESIDENTL | 1013 | 192,300 | 192,300 | NEW LONDON, NH |
| LONGMEADOW, MA 01106 | | | | | RES LAND | 1013 | 518,100 | 518,100 | |
| Additional Owners: | | | | | RESIDENTL | 1013 | 26,400 | 26,400 | |

| SUPPLEMENTAL DATA | | ASSOC PID# | |
|-------------------------------|------------------|------------|-----|
| Other ID: 00080 00015 00000 | Septic Infor | MP | 140 |
| ZONE UTILTY Ward Prec. ROADFF | MP WFR CONSERVAI | | |
| GIS ID: 080-001-000 | | | |

| RECORD OF OWNERSHIP | | BK VOL/PAGE | | SALE DATE | | Q/W | | SALE PRICE V.C. | | PREVIOUS ASSESSMENTS (HISTORY) | | |
|------------------------|-----------|-------------|---|-----------|---------|-----|--|-----------------|--|--------------------------------|------|----------------|
| DOWD JOHN E JR & LINDA | 2723 / 51 | 11/18/2004 | Q | 1 | 731,800 | 0 | | | | Yr. | Code | Assessed Value |
| PITTMAN KATE | 2493/ 619 | 04/25/2003 | | | | | | | | 2017 | 1013 | 192,300 |
| | | | | | | | | | | 2017 | 1013 | 518,100 |
| | | | | | | | | | | 2017 | 1013 | 26,400 |
| Total: | | | | | | | | | | Total: | | 736,800 |

| EXEMPTIONS | | OTHER ASSESSMENTS | |
|------------|------|-------------------|--------|
| Year | Type | Description | Amount |
| | | | |
| Total: | | | |

| ASSESSING NEIGHBORHOOD | | NOTES | |
|------------------------|-----------|-------------------|---------|
| NBHD SUB | NBHD Name | Street Index Name | Tracing |
| 18/A | | | |

| BUILDING PERMIT RECORD | | VISIT/ CHANGE HISTORY | |
|------------------------|------------|-----------------------|-------------|
| Permit ID | Issue Date | Type | Description |
| 01-58 | 06/06/2001 | RS | Residential |
| | | Insp. Date | % Comp. |
| | | 09/23/2005 | 100 |
| | | Date Comp. | 04/01/2005 |
| | | Comments | WOOD DECK |
| | | Date | Type |
| | | 04/27/2017 | IS |
| | | 08/10/2015 | NB |
| | | 07/30/2015 | NB |
| | | 08/31/2014 | NB |
| | | 08/24/2010 | NB |

| LAND LINE VALUATION SECTION | | APPRaised VALUE SUMMARY | |
|-----------------------------|-----------------|-------------------------|---------------------------------|
| B Use # Code | Use Description | Zone | D Front |
| 1 1013 | SFR WATER | R2 | 126 |
| | | Depth | Units |
| | | | 11,205 SF |
| | | Unit Price | 6.49 |
| | | Factor S.A. | 1.0000 |
| | | Disc | 1.0000 |
| | | Factor C. | 0.95 |
| | | ST. ldx | 18 |
| | | Adj. | 7.50 |
| | | Notes-Adj | TOPO |
| | | Special Pricing | |
| | | S Adj Fact | 1.00 |
| | | Adj. Unit Price | 46.24 |
| | | Land Value | 518,100 |
| Total Card Land Units: | | 0.26 AC | Parcel Total Land Area: 0.26 AC |
| Total Land Value: | | 518,100 | |



CONSTRUCTION DETAIL / **CONSTRUCTION DETAIL (CONTINUED)**

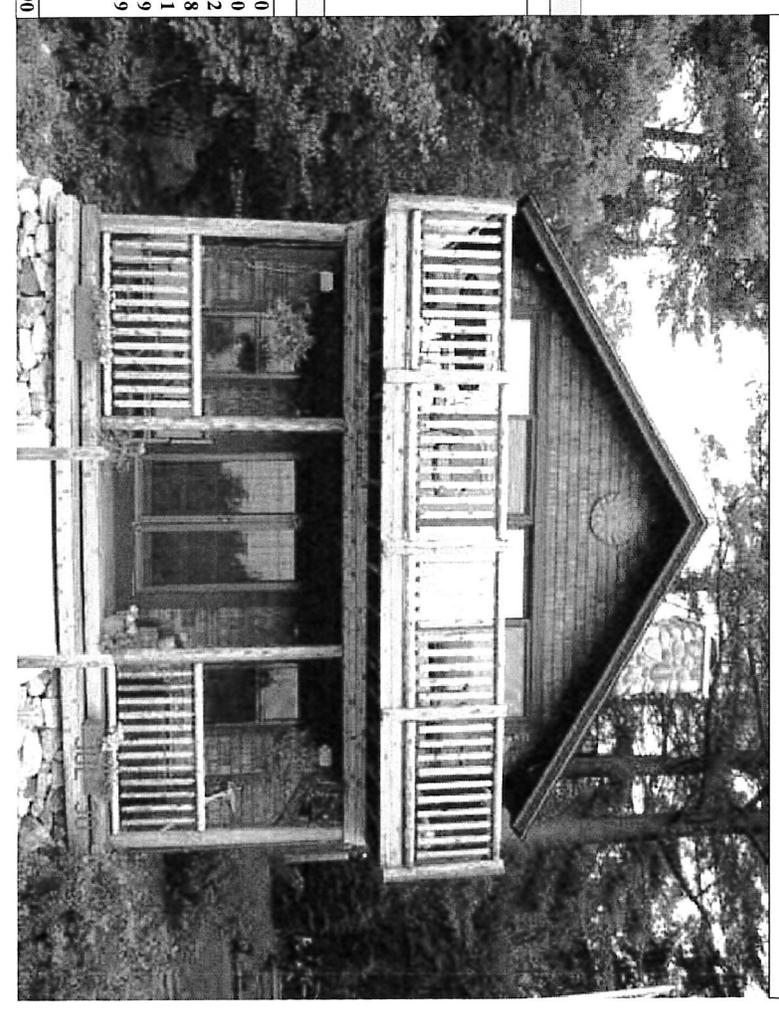
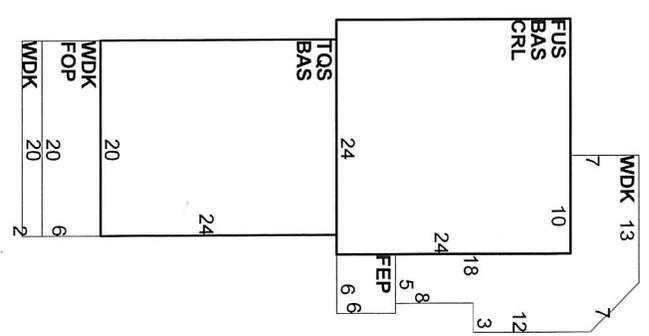
| Element | Description | Element | Description |
|------------------------------|--------------------|---------|-------------|
| Style | 06 Conventional | | |
| Model | 01 Residential | | |
| Design/Appeal | 06 Above Avg | | |
| Stories | 2 2 Stories | | |
| Occupancy | 1 Wood Shingle | | |
| Exterior Wall 1 | 14 | | |
| Exterior Wall 2 | | | |
| Roof Structure | 03 Gable/Hip | | |
| Roof Cover | 03 Asph/F Gls/Comp | | |
| Interior Wall 1 | 07 K PINE/A WD | | |
| Interior Wall 2 | 05 Drywall/Sheet | | |
| Interior Fir-1 | 09 Pine/Soft Wood | | |
| Interior Fir-2 | 14 Carpet | | |
| Heat Fuel | 03 Gas | | |
| Heat Type | 05 Hot Water | | |
| AC Type | 01 None | | |
| Total Bedrooms | 03 3 Bedrooms | | |
| Total Bathrms | 2 | | |
| Total Half Baths | 0 | | |
| Total Xtra Fixtrs | 0 | | |
| Total Rooms | 5 5 Rooms | | |
| Bath Style | 02 Average | | |
| Kitchen Style | 02 Average | | |
| COST/MARKET VALUATION | | | |
| Adj. Base Rate: | | 134,08 | |
| Net Other Adj: | | 278,890 | |
| Replace Cost: | | 0,00 | |
| AYB: | | 278,890 | |
| EYB: | | 1935 | |
| Dep Code: | | 1987 | |
| Remodel Rating: | | VG | |
| Year Remodeled: | | | |
| Dep %: | | 27 | |
| Functional Obslnc: | | 5 | |
| External Obslnc: | | 0 | |
| Cost Trend Factor: | | 1 | |
| Condition: | | | |
| % Complete: | | 68 | |
| Overall % Cond: | | 189,600 | |
| Apprais Val: | | 0 | |
| Dep % Ovr: | | 0 | |
| Dep Ovr Comment: | | | |
| Misc Imp Ovr: | | 0 | |
| Misc Imp Ovr Comment: | | | |
| Cost to Cure Ovr: | | 0 | |
| Cost to Cure Ovr Comment: | | | |

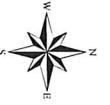
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

| Code | Description | Comment | LJB | Units | Unit Price | Yr | Gale | Dp Rr | Chd | %Chd | Apr Value |
|------|-------------|---------|-----|-------|------------|------|------|-------|-----|------|-----------|
| DDK1 | DOCKS-RES T | 410SF | L | 410 | 75,00 | 2003 | 0 | 0 | | 75 | 23,100 |
| SHD1 | SHED FRAME | 11X8 | L | 165 | 20,00 | 2008 | 0 | 0 | | 100 | 3,300 |
| FPL3 | 2 STORY CHN | | B | 1 | 4,000,00 | 1987 | 1 | 1 | | 100 | 2,700 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprc Value |
|----------------------------------|-----------------------|--------------|--------------|--------------|-----------|----------------|
| BAS | First Floor | 1,056 | 1,056 | 1,056 | | 141,590 |
| CRL | Crawl Space | 0 | 576 | 0 | | 0 |
| FEP | Enclosed Porch | 0 | 36 | 25 | | 3,352 |
| FOP | Open Porch | 0 | 120 | 24 | | 3,218 |
| FUS | Upper Story, Finished | 576 | 576 | 576 | | 77,231 |
| TOS | Three Quarter Story | 360 | 480 | 360 | | 48,269 |
| WDK | Deck | 0 | 394 | 39 | | 5,229 |
| Ttl Gross Liv/Lease Area: | | 1,992 | 3,238 | 2,080 | | 278,890 |





May 31, 2017

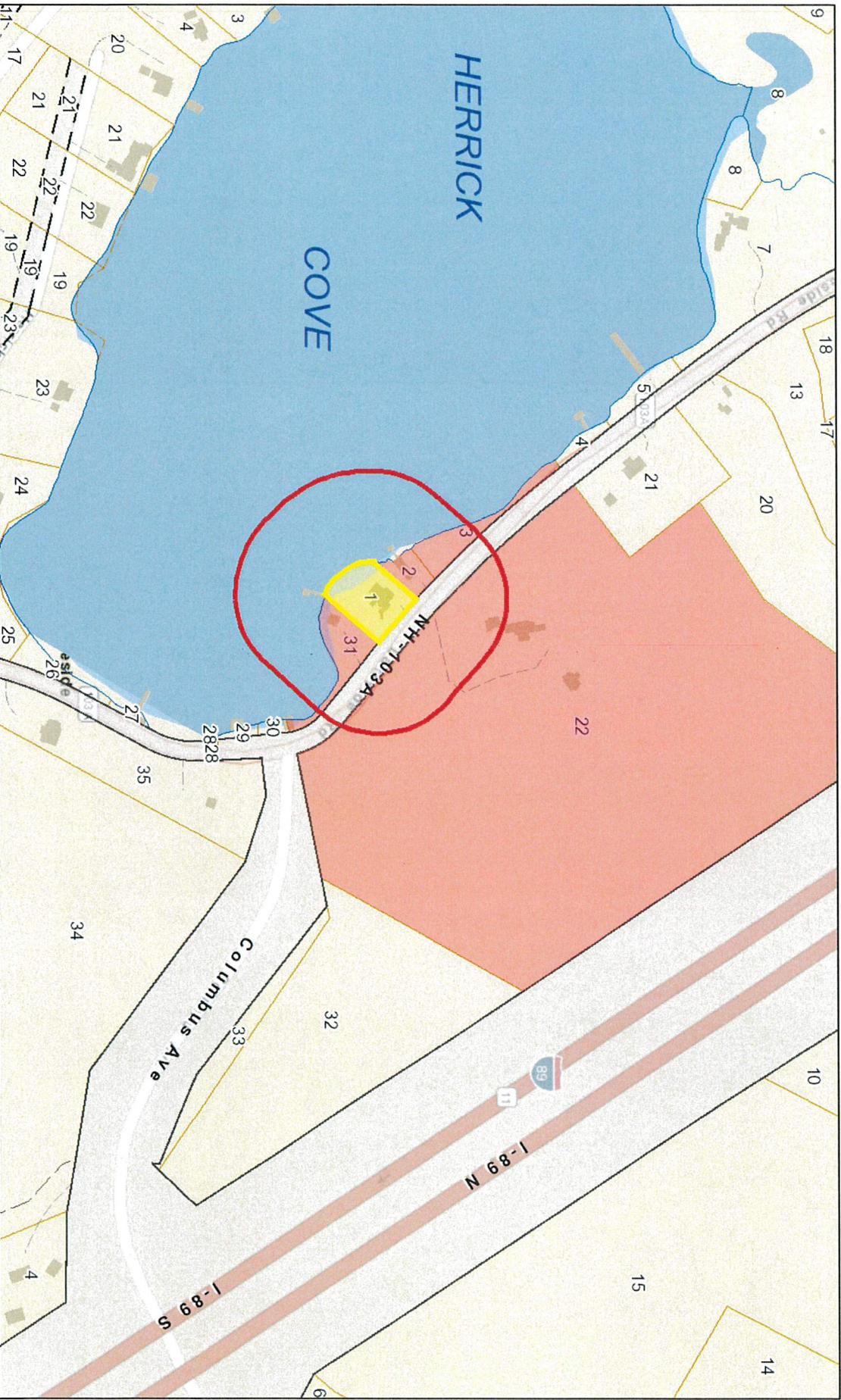
Dowd at 476 Route 103A

Tax Map 080-001-000

1 inch = 300 Feet



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