



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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November 21, 2018

ZONING ADMINISTRATOR'S REVIEW

Submitted by: Nicole Gage

Application: PUBLIC HEARING for VARIANCE, Case #ZBA18-27  
for tax map 107-004-000, 133 Old Main St.

ZONE: R-2, Residential

Purpose: A Variance is requested from Article V Residential Districts, Section C Yard Requirements, Item 2 (page 34) of the Zoning Ordinance to permit an addition to be built approximately 11-ft. from the side property line where a 50-ft. aggregate / 20-ft. minimum is required.

Land Use History:

None (only documents found are an older septic system & assessor cards)

Comments:

1. This single-family home is a legal, non-conforming structure because:
  - a. It was built in 1964
  - b. It does not meet the current side yard setbacks, which were adopted in 1987, but this house was built in 1964 (per the town Property Card). R-2 now requires 50-foot aggregate side setbacks, with no less than 20-feet (see p. 119 of the Zoning Ordinance).
  - c. It is also legal non-conforming because it does not meet the minimum 2-acre minimum of the R-2 zone, whereas this property is approx. 0.55 acres (per town Property Card). The 2-acre minimum for R-2 was adopted in 2001.
2. Mr. Minsinger met with me a number of times to review options for this property regarding zoning compliance and the proposed addition. He obtained a licensed survey, *and* worked with his neighbor for a potential lot line adjustment, before applying for this variance.
3. Should the variance be granted, he will need a Building Permit and possibly an updated septic system design.
4. Mr. Minsinger included a positive letter from his abutter, Mr. Schweizer, with his application.