

APPLICATION FOR A VARIANCE
CASE# ZBA18-27 AMMENDED 01.29.2019

To: Zoning Board of Adjustment, Town of New London, 375 Main Street

Name of owner/applicant: Jeremy Bonin, Bonin Architects, Applicant

Mailing Address: 210 Main Street, New London State: NH Zip: 03257

Home Telephone: _____ Work Telephone: 603.526.6200 Cell: _____

Email address: jeremy@boninarchitects.com

Owner of property: William & Linda Minsinger
(if same as applicant, write "same")

Location of property 133 Old Main Street, New London, NH

Tax Map Number: 107 Lot Number: 004 Zone: R-2

**A variance is requested from the provisions of Article: 5 Section: C1 & C2
of the Zoning Ordinance to permit**

Facts supporting this request:

1. The variance will not be contrary to the public interest:
as granting of this variance in no way threatens the public's health, safety, or welfare; nor does it unduly or to a marked degree, conflict with the primary zoning objectives of our ordinance.
2. The spirit of the ordinance is observed:
as granting the variance is not injurious to the public or private rights of others and does not alter the essential character of the neighborhood. We emphasize "character of the neighborhood" concerning "the spirit" as the Zoning Ordinance does not have a specific statement of purpose nor does the Article 5.
3. Substantial justice is done:
as granting this variance does not cause harm to the general public that outweighs the benefit to the applicant. Additionally, no harm is apparent to the private rights of any direct abutter. In support of this statement, the most directly affected abutter is in favor of granting the request.
4. The values of surrounding properties are not diminished; and:
granting the request increases the value of this property as a two car garage and handicap accessibility are positive attributes contributing to the assessed value and market appeal of the home.
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; as this portion of the ordinance establishes an aesthetic pattern of development based on, the distance of abutting structures to one another, property lines, and street setbacks. These distances and setbacks are typically not in conformance in this neighborhood, specifically the abutting properties. Additionally, this lot is burdened by its limited width compared to abutting properties in the neighborhood, making this lot is unique. Therefore, the application of these provisions does not advance the purpose of the ordinance in any fair or substantial manner.
 - (2) The proposed use is a reasonable one; as a residence and garage, are Uses Permitted in the R-2 district under Article 5, Sections A1 and A7 (single family dwelling & accessory building, respectively), and granting of the requested variance does not alter the essential character of 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: 01.29.2019

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:

Zoning Administrator
603-526-1246
Email: zoning@nl-nh.com

Or

Assessing Coordinator
603-526-1243
Email: landuse@nl-nh.com