



APPLICATION FOR A VARIANCE



To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: Michael Morgan and Laurie Schive

Mailing Address: 1763 Proffit Road, Vienna State: VA Zip 22182

Home Telephone: Work Telephone: Cell:

Email address: mmorg721@gmail.com

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

Location of property 721 Little Lake Sunapee Road

Tax Map Number: 33 Lot Number: 15 Zone: R2/SL

A variance is requested from the provisions of Article: XVI Section: C.2. and Section F. of Waterfront Buffer. the Zoning Ordinance to permit construction of 309 square feet of impervious surface and a pervious patio in the 50' Waterfront Buffer.

Facts supporting this request:

1. The variance will not be contrary to the public interest:

The impervious area within the 50' waterfront buffer will be reduced by 177 sf. The construction is proposed within a currently developed lawn area and no encroachment on unaltered area in the 50' waterfront buffer is proposed to construct the features. A stormwater management plan is proposed with infiltrating drip edges and dry wells to reduce runoff to the lake. Therefore, the proposed variance will not be contrary to the public interest.

2. The spirit of the ordinance is observed:

The spirit of the ordinance is to protect the health, safety, or general welfare of the community. The proposed improvements to stormwater management and reduction in impervious area in the 50' waterfront buffer will result in only positive impacts to the health, safety, and general welfare of the community. Therefore, the spirit of the ordinance is observed.

3. Substantial justice is done:

The proposed project will improve stormwater management on the property. The proposed construction in the 50' waterfront buffer will be within currently altered lawn areas. The existing riparian buffer to the lake will remain intact. Denying the owner the opportunity to improve the property would be an injustice to the owner with no benefit to the general public. Substantial justice is done by the proposed project.

4. The values of surrounding properties are not diminished; and:

The proposed project will increase the property value of the subject parcel and by default the values of surrounding properties. The property is surrounded by trees and a tree buffer will remain in place post-construction. No views from abutting properties will be negatively impacted and the stormwater improvements will improve water quality in the lake. Therefore the values of surrounding properties are not diminished.

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 intent of this section of the ordinance is to protect riparian buffers around large water bodies in an effort to maintain or improve water quality in the water bodies. Since a portion of the 50' waterfront buffer is altered with lawn, the proposed construction will not be reducing unaltered riparian buffer. In addition, the stormwater management plan will improve water quality. _____ and

(2) The proposed use is a reasonable one;

The proposed use is consistent with other residential uses in the area and it is a reasonable one.

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.

Owner/applicant(s) Signature:  Date: 5/23/16

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



Morgan -Schive 721 Little Sunapee Road

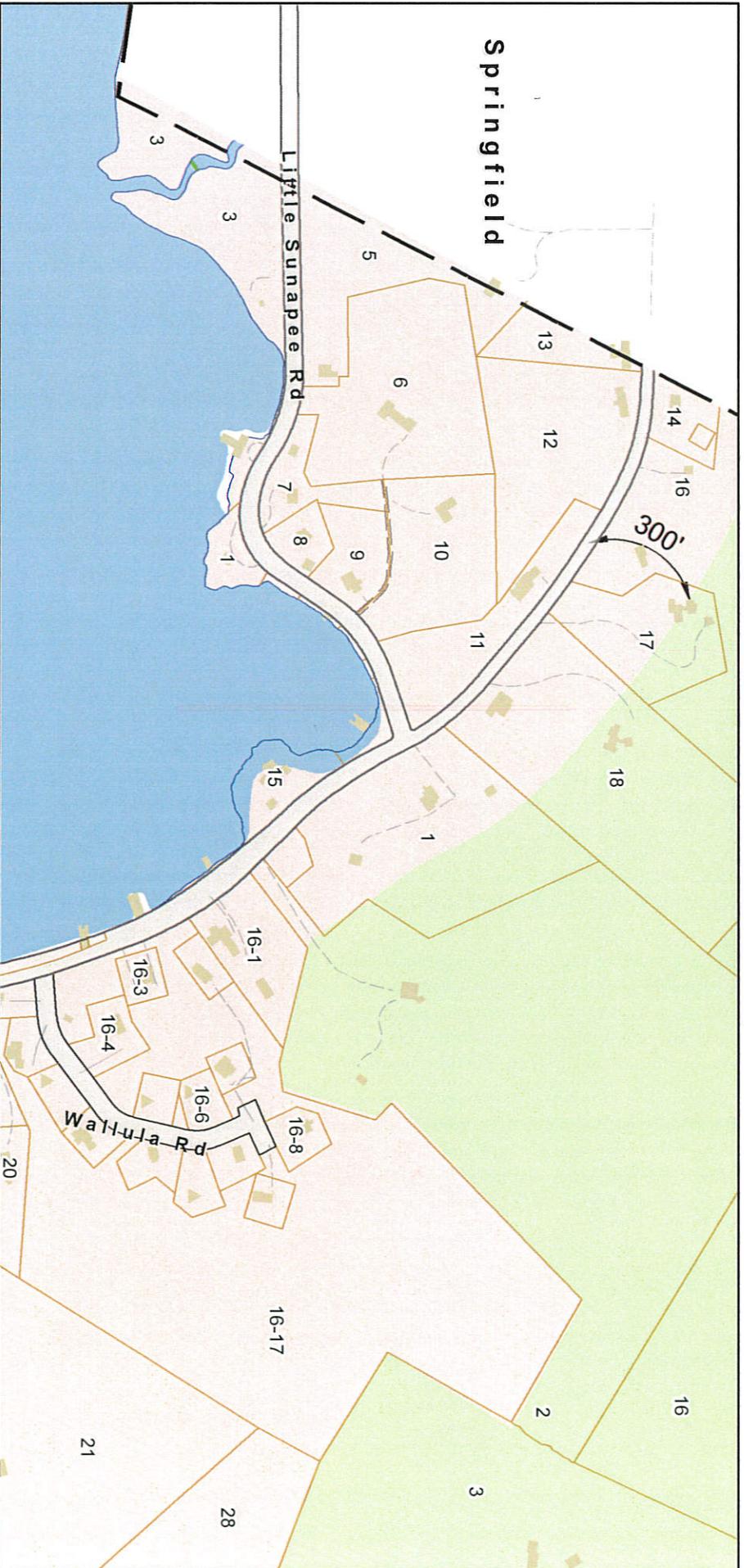
Tax Map 033-015-000

June 15, 2016

1 inch = 400 Feet



www.cai-tech.com



Large Scale	ROAD-PVT	RW	Street Names
<all other values>	WATER-P	New London Buildings	Zone Arcs
PROPERTYLINE	BRIDGE	Right of Ways	FOREST CONSERVATION
ROAD	DW	New London Water-poly	R-2

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.



Morgan-Schive 721 Little Sunapee Road

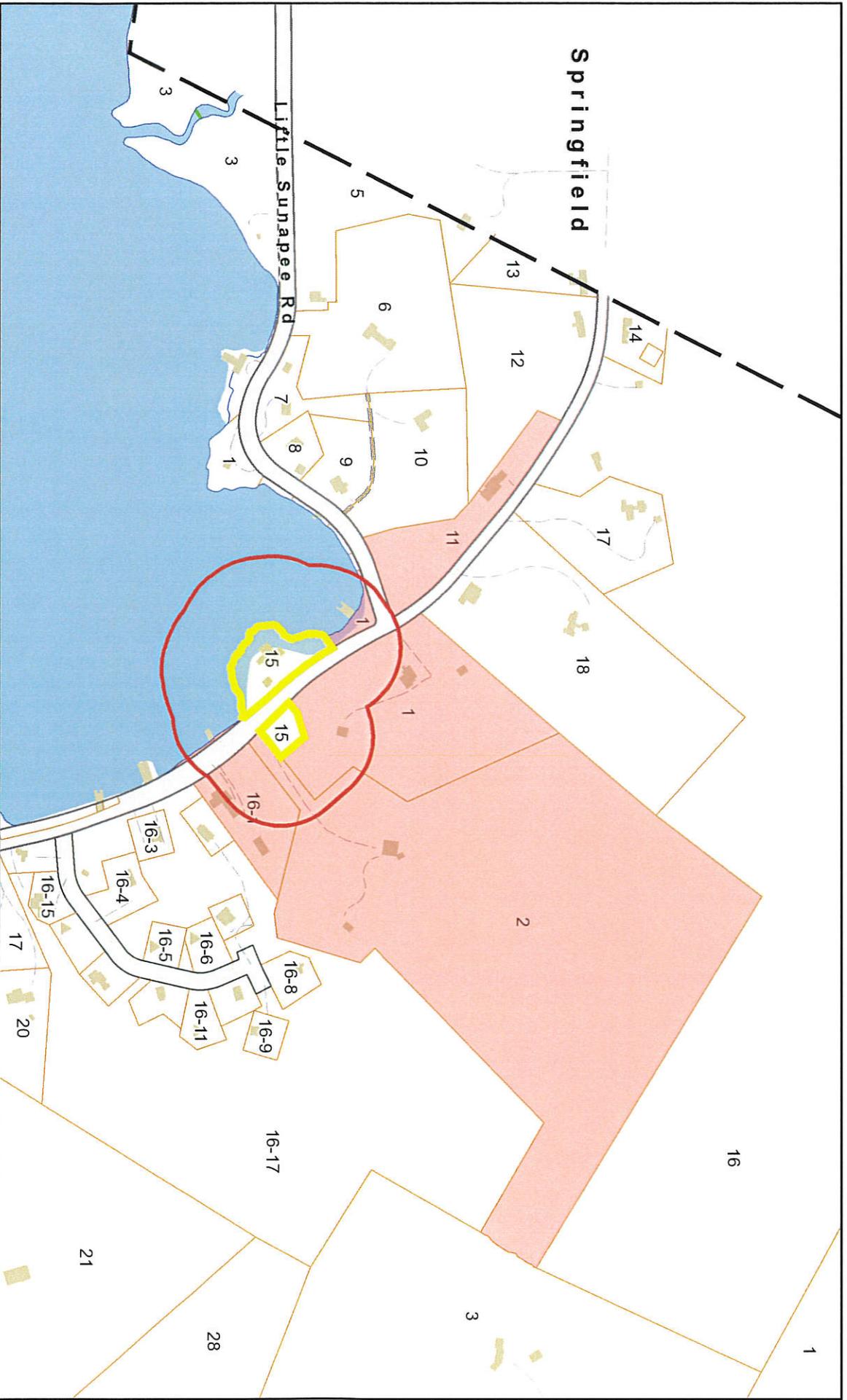
Tax Map 033-015-000

1 inch = 400 Feet



June 15, 2016

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Morgan Schive TM 033-015-000

721 Little Sunapee Road GIS Flood data layers



June 7, 2016

1 inch = 200 Feet

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PROPERTYLINE	DW	New London Water-poly	UVLSRPC Flood Data
ROAD	RW	Street Names	
ROAD-PVT	New London Buildings	A	
WATER-P	Right of Ways	X	

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CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
MORGAN MICHAEL & LAURIE		4 Rolling	7 Water Precinct	1 Paved	7 Waterfront	Description	Code
1763 PROFFIT ROAD			2 Public Water			RESIDENTL	1015
VIENNA, VA 22182			6 Septic			RES LAND	1015
Additional Owners:						RESIDENTL	1015
Other ID: 00033 00016 00000		SUPPLEMENTAL DATA		Septic Infor	WORK #: 200408181 BDR		
ZONE		MP		MP	530		
UTILITY		WF		CONSERVA1			
Ward		Prec.					
ROADFF		ROADFF					
GIS ID: 033-015-000		ASSOC PID#					



RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
MORGAN MICHAEL & LAURIE		3306/14003	04/03/2012	Q	1	760,000	00	Yr.	Code
MOORE PETER V & SUSAN E								204,500	2015
								700,400	2015
								800	2015
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								700,400	2014
								800	2014

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Design/Appeal	03		Average				
Stories	1.5		1 1/2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gl/Cmp				
Interior Wall 1	02		Wall Brd/Wood				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	09		Pine/Soft Wood				
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bathms	2						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	7						
Bath Style	02		Average				
Kitchen Style	02		Average				

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

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PATI	PATIO-AVG		1	300	5,00	1990	0				
PPL2	1.5-STORY CH		2	2,900.00	1973		1				3,400

BUILDING SUB-AREA SUMMARY SECTION

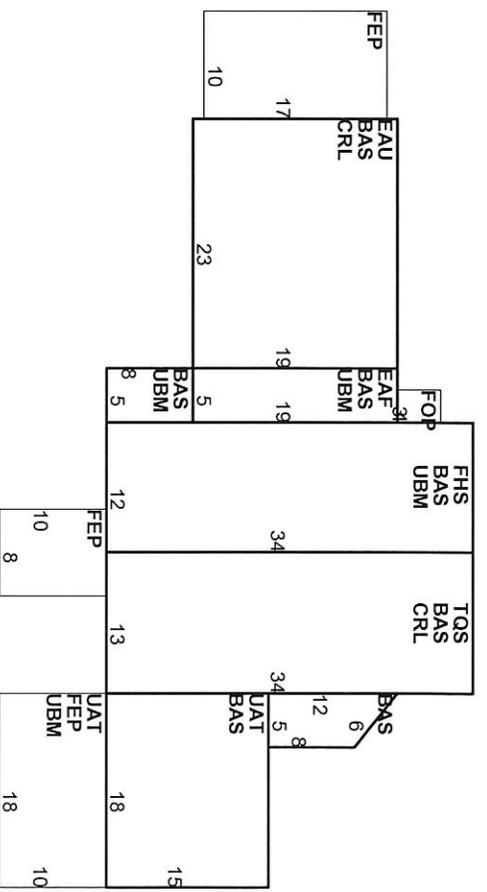
Code	Description	Living Area	Gross Area	Bfr Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,742	1,742	1,742		132,166
CRL	Crawl Space	0	879	0		0
EAF	Attic, Expansion, Finished	38	95	38		2,883
EAU	Attic, Expansion, Unfinished	0	437	87		6,601
FEP	Enclosed Porch	0	430	301		22,837
FHS	Half Story, Finished	204	408	204		15,477
FOP	Open Porch	0	12	2		152
TOS	Three Quarter Story	332	442	332		25,189
UAT	Attic, Unfinished	0	450	45		3,414
UBM	Unfinished Basement	0	723	145		11,001
		2,316	5,618	2,896		219,720

COST/MARKET VALUATION

Adj. Base Rate:	75.87
Net Other Adj:	219,720
Replace Cost	0.00
AYB	219,720
EYB	1920
Dep Code	1973
Remodel Rating	F
Year Remodeled	
Dep %	41
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	59
Apprais Val	129,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

MIXED USE

Code	Description	Percentage
1015	LL SUNAPEE	100



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
MORGAN MICHAEL & LAURIE	4 Rolling	7 Water Precinct	1 Paved	7 Waterfront	Description	Code	Appraised Value	Assessed Value	Assessed Value
1763 PROFFIT ROAD		2 Public Water			RESIDENTL	1015	204,500	204,500	204,500
VIENNA, VA 22182		6 Septic			RES LAND	1015	700,400	700,400	700,400
Additional Owners:					RESIDENTL	1015	800	800	800
SUPPLEMENTAL DATA					Code		Appraised Value	Assessed Value	Assessed Value
Other ID: 00033 00016 00000					1015		204,500	204,500	204,500
ZONE MP					1015		700,400	700,400	700,400
UTILITY WF					1015		800	800	800
Ward CONSERVA1					1015				
Prec. 530									
ROADFF									
GIS ID: 033-015-000									
ASSOC PID#									



RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
MORGAN MICHAEL & LAURIE	3306/14003	04/03/2012	Q	1	760,000	00	Yr.	Code	Assessed Value
MOORE PETER V & SUSAN E							2015	1015	204,500
							2015	1015	700,400
							2015	1015	800
Total:							905,700	Total:	905,700

EXEMPTIONS		OTHER ASSESSMENTS		APPRAISED VALUE SUMMARY					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Comm. Int.
								0	0
								0	0
								0	0
Total:								0	0

ASSESSING NEIGHBORHOOD		NOTES	
NBHD/SUB	NBHD Name	Street Index Name	Tracing
13/A			Batch

NOTES
 FIRE CODE.
 7/12- SALE INSPECT. GROUND LEVEL STORAGE ONLY, STRUCTURAL SUPPORTS
 DON'T ALLOW A VEHICLE TO PARK, NOT TO

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY												
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result
									07/25/2012			KM	SR	SALE REVW
									04/27/2012			AR	AC	ADMIN DATA ENTRY
									06/29/2010			KM	FR	IN FIELD REVIEW
									04/15/2009			KM	AC	ADMIN DATA ENTRY
									06/03/2008			NB	AC	ADMIN DATA ENTRY

LAND LINE VALUATION SECTION																		
B Use #	Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I Factor	Acre S.A.	Disc	C Factor	ST Idx	Adj.	Notes-Adj	S Adj Fact	Adj. Unit Price	Land Value
2	1015	LL SUNAPEE	R2	2			0 SF	103.82	1.0000	4	1.0000	1.00	13	5.50		.00	571.01	0
Total Card Land Units: 0.00 AC Parcel Total Land Area: 1.33 AC Total Land Value: 0																		

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Design/Appeal	03		Average				
Stories	1.5		1 1/2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Cable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	02		Wall Brd/Wood				
Interior Wall 2							
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	03		Gas				
Heat Type	03		Hot Air-no Duc				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Baths	1						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	4		4 Rooms				
Bath Style	01		Old Style				
Kitchen Style	01		Below Avg				

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

Code	Description	Comment	L/B Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Cnd	Apr Value
FPL3	2 STORY CHIN		B	1	4,000.00	1975		1		100	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	504	504	504	504	50,274
FEP	Enclosed Porch	0	36	25	36	2,494
FUS	Upper Story, Finished	504	504	504	504	50,274
UBM	Unfinished Basement	0	432	86	0	8,579
UST	Utility, Storage, Unfinished	0	108	16	0	1,596
Ttl. Gross Liv/Lense Area:		1,008	1,584	1,135		113,216

MIXED USE

Code	Description	Percentage
1015	LL SUNAPEE	100

COST/MARKET VALUATION

Adj. Base Rate:	99.75
Net Other Adj:	113,216
Replace Cost	0.00
AYB	113,216
EYB	1940
Dep Code	1975
Remodel Rating	F
Year Remodeled	
Dep %	39
Functional Obsolete	0
External Obsolete	0
Cost Trend Factor	0
Condition	
% Complete	61
Overall % Cond	
Apprais Val	69,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

