



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Zoning Board of Adjustment

RE: ARTHUR & JANE BOLAND

SEPTEMBER 26, 2011

MAP 030, LOT 005-000

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Arthur and Jane Boland. The applicants requested a Variance to the terms of Article XVI, Section J, 1, a of the New London Zoning Ordinance in order to permit the expansion of the exterior dimensions of a structure located within the Waterfront Buffer to raise a portion of the roof approximately 4' and add small shed dormers to both the front and rear. The purpose of the proposed changes is to add headroom to an existing bedroom and provide emergency egress windows to the space.

1. Granting variance would not be contrary to the public interest.

The Board concluded that the proposed improvements would not be contrary to the public interest since the result is a functionally equivalent use, with no increase in bedrooms or septic loading, and no appreciable change in the overall appearance of the structure.

2. The spirit of the ordinance is observed.

The Board concluded that because there was no potential increase in stormwater runoff and the overall height of the structure remained unchanged, the proposed variance was not contrary to the spirit of ordinance.

3. Substantial justice is done.

The Board agreed that allowing the minor expansion of the structure was reasonable and just.

4. The values of surrounding properties are not diminished.

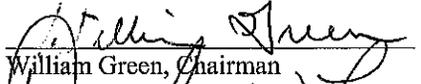
The Board determined that because the proposed expansion resulted in a functionally equivalent use and would not significantly alter the appearance of the existing structure there would be no change in the values of surrounding properties.

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

a. The Board concluded that because of the small size of the lot it was not physically possible to move the structure to a conforming location. Therefore, not allowing the proposed modifications would result in an unnecessary hardship.

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494

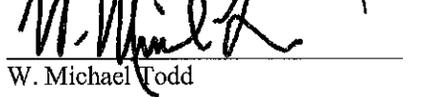
After hearing testimony, it was determined that the requirements for the Variance had been met. **By unanimous vote, the Zoning Board of Adjustment APPROVED the application for a Variance to allow the petitioners to expand the structure within the Waterfront Buffer as described, provided there were no further changes in the roof line of the building.**



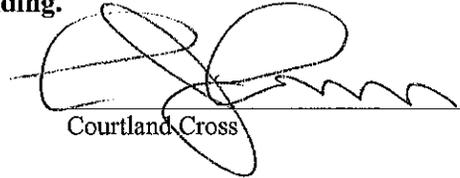
William Green, Chairman



Douglas Lyon



W. Michael Todd



Courtland Cross

Sue Andrews