



TOWN OF NEW LONDON, NEW HAMPSHIRE

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February 14, 2018

ZONING ADMINISTRATOR'S REVIEW

Submitted by: Nicole Gage, Zoning Administrator

Application:

Name(s): Peter Hill, Applicant / Wesley & Nina Royce, Owners
Property: 1590 Little Sunapee Road
Parcel ID: 030-019-000
Zone: Residential (R-2) in the Shoreland Overlay District
Hearing: February 21, 2018
Purpose: Request for an Equitable Waiver of Dimensional Requirements from Article V, Section C.2. of the Zoning Ordinance for relief from the minimum 20' side yard setback, whereas the existing foundation is 17.9' in the southeast corner only.

Photos – See page 2-4

Sections of the Zoning Ordinance to consider:

Pages 81-82

Article XXI Board of Adjustment
H. Equitable Waiver of Dimensional Requirement

Page 33

Article V Residential Districts, Section C Yard Requirements, 2

Administrator's Summary:

- 1) After-the-Fact-Permit Fees: The fee for an after-the-fact building permit for residential projects is \$200 + \$0.25/sf.
- 2) March 23, 2017: A building permit was applied for on March 23, 2017 and there was a lot of back-n-forth between the applicant and the staff to get the application complete over the next 2 months. During those 2 months, the applicant provided an approved septic plan and a State driveway permit.
- 3) On May 26, 2017, the applicant met with the Planning & Zoning Administrator who, after seeing how close the proposed structure was to the minimum setback, then requested an updated survey of the property showing the foundation would meet the setback requirements. The applicant was also advised to apply for a town driveway permit.

- 4) On June 23, 2017 The Town was made aware that the foundation was poured without a permit. The applicant (on behalf of the property owner) was contacted and advised that no permit had been issued and that all construction should cease.
- 5) On December 28, 2017, the applicant appeared before the ZBA to request an Equitable Waiver to permit the poured foundation. The poured foundation is infringing on the setback requirements by approximately 2.1 feet. However, the applicant withdrew his application.
- 6) On January 16, 2018, the open application for a building permit was denied.

Recommendation:

- 1) Approve or deny the request for relief.
- 2) If approved, the ZBA could make the following conditions:

The property owner must obtain an approved Driveway Permit and Building Permit, and pay all associated fees and after-the-fact permit fees as established by the Board of Selectmen, prior to continuing any work on the existing foundation.

Photos of subject taken 2/27/2018:

STREET VIEW FROM ROYCE ENTRANCE





STREET VIEW FROM NEIGHBOR'S DRIVEWAY:

