

APPLICATION FOR A VARIANCE

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

Name of owner/applicant: Doug Gansley GREENLINE PROP. SVCS, LLC

Mailing Address: 54 NORTH ROAD SCUNAPEE State: NH Zip: 03782

Home Telephone: _____ Work Telephone: _____ Cell: 603-304-8338

Email address: GREENLINE@MYFAIRPOINT.NET

Owner of property: DAVID & RISA RAPEKE
(if same as applicant, write "same")

Location of property 583 FOREST ACRES RD

Tax Map Number: 119 Lot Number: 21 Zone: R2

A variance is requested from the provisions of Article: XX Section: B16

of the Zoning Ordinance to permit REMOVE PORTION OF EXISTING MULTI-LEVEL DECK
REBUILD DECK IN SIMILAR FOOTPRINT WITH LESS AREA DISTURBANCE,

Facts supporting this request: FARTHER FROM POND EDGE AND SINGLE LEVEL.

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

SEE ATTACHED SHEET

2. The spirit of the ordinance is observed:

SEE ATTACHED SHEET

3. Substantial justice is done:

SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

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;

SEE ATTACHED SHEET

and

(2) The proposed use is a reasonable one;

SEE ATTACHED SHEET

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.

SEE ATTACHED SHEET

Owner/applicant(s) Signature: _____

Donna M. King

Date: 3-11-19

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



Radeke Zoning Variance Attached Sheet

1) **The variance will not be contrary to the public interest:** The deck & stairs already exist, presumedley prior to surface water setback regulations. Constructing a new deck on a very similar footprint, using less area of disturbance and building farther from the Pond edge will, in turn, create greater undisturbed buffer for the Pond.

2) **The spirit of the ordinance is observed:** The proposed deck will be constructed further from the Pond reference line and will increase undisturbed area and greater vegetative protection toward the Pond

3) **Substantial Justice is done:** The existing deck in in poor condition and should be replaced. Having multi-levels at 1 – 2 step intervals on the deck is dangerous. Having single level deck will be safer for both adults and children using the deck.

4) **The values of surrounding properties are not diminished; and:** The proposed deck and single stair set will be farther from the Pond, thereby lessening the disturbance to the waterfront buffer. The majority of area now under the existing deck will be replanted with native species, adding vegetative protection and wildlife habitat toward the Pond with no detrement to surrounding property values.

5A 1) **No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision of the property:** The existing deck & stairs protrude close to the Pond edge. Reconstructing proposed deck will be substantially farther back from the Pond, adding unaltered area to the Pond edge.

And 5A2) **The use is a reasonable one;** Existing deck is showing signs of age (loose boards & rails) and is multi-level. The combination of reconstructing the deck with new hardware & materials and making the deck a single level is advantageous both to the owners and the Pond waterfront buffer.

5B) **If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict accordance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.** To rebuild the existing deck in like kind with multi levels could be considered a safety hazard. Rebuilding a single level deck farther from the Pond edge will be good both for public safety and the Pond itself.



Greenline Property Services, LLC

54 North Road, Sunapee, NH 03782
greenline@myfairpoint.net Cell: 603-304-8338

Radeke Deck Photos May, 2018



Photo 1



Photo 2



Greenline Property Services, LLC

54 North Road, Sunapee, NH 03782
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Photo 3



Photo 4



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To whom it may concern:

We, David & Risa Radeke, owners of a certain property known as 583 Forest Acres Road, New London, NH do authorize Douglas Gamsby of Greenline Property Services, LLC of Sunapee NH to represent us at a Zoning Hearing in the Town of New London, NH concerning a deck removal & replacement at the above mentioned property. The meeting will be held in April, 2019. Said representation will be terminated at the conclusion of said meeting in New London, NH.

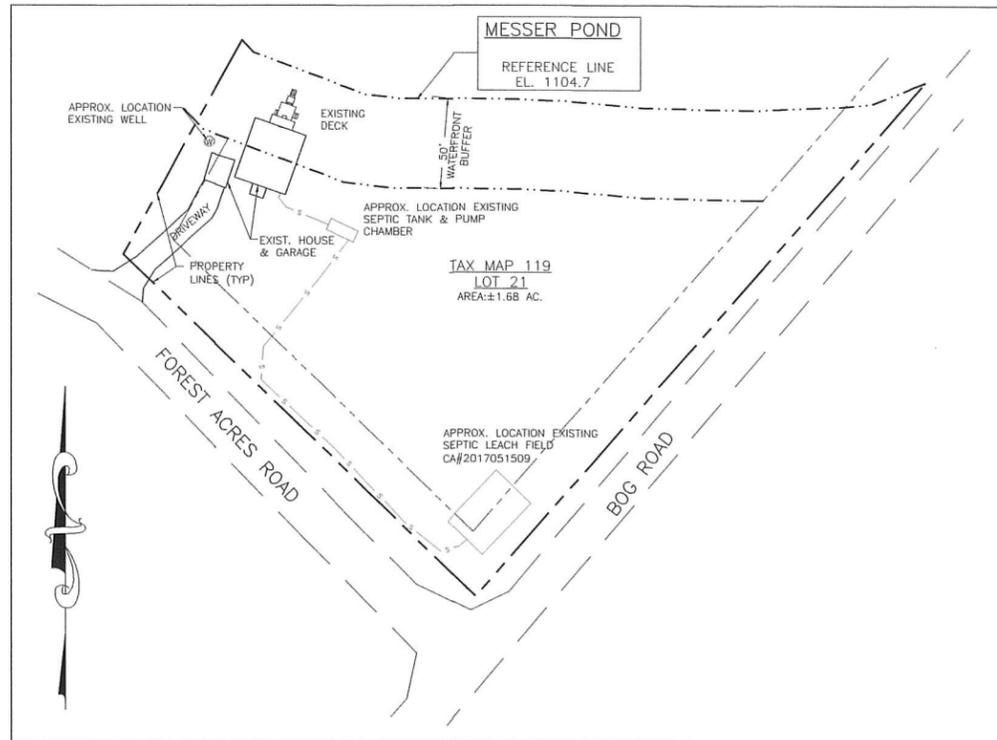
Signature

date

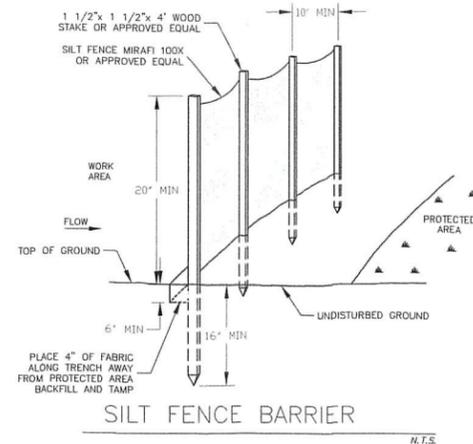
Signature

date





PLOT PLAN
SCALE: 1"=50'



SILT FENCE BARRIER
N.T.S.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LAKE REFERENCE LINE
- REFERENCE SETBACK LINE
- PROPOSED SILT FENCE
- 3 PHOTO LOCATION & ORIENTATION
- [Pattern] EXISTING DECK IMPERVIOUS AREA
- [Pattern] PROPOSED DECK IMPERVIOUS AREAS
- [Pattern] TEMPORARY IMPACTS ±110 S.F.

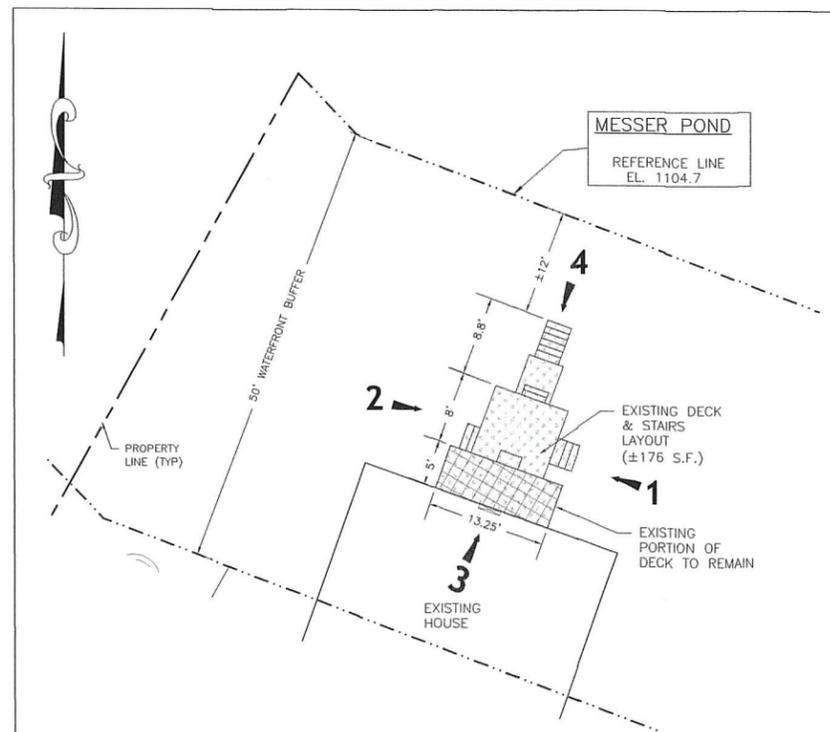
- NOTES:
- OWNER OF RECORD: DAVID & RISA RADEKE, 11115 SHEARWATER COURT, SARASOTA, FL 34237
 - TAX MAP 119 LOT 21, NEW LONDON, NH, LOT AREA: ±1.68 ACRES, MCRD BK. 3530 PG. 1002
 - PARCEL IS IN THE R-2 & SHORELAND OVERLAY DISTRICTS. FRONT SETBACK 25', SIDE SETBACK MINIMUM OF 20' FOR ONE SIDE, TOTAL OF 50' FOR BOTH SIDES, WATERFRONT BUFFER 50'
 - THE INTENT OF THIS PLAN IS REMOVE A PORTION OF EXISTING MULTI-LEVEL DECK AND REBUILD NEW SINGLE LEVEL DECK IN SIMILAR FOOTPRINT, FARTHER FROM THE POND REFERENCE LINE AND IN LESS IMPERVIOUS AREA
 - NO TREES TO BE DISTURBED AS A RESULT OF THIS PROJECT.

EXISTING IMPERVIOUS AREA CALCULATION

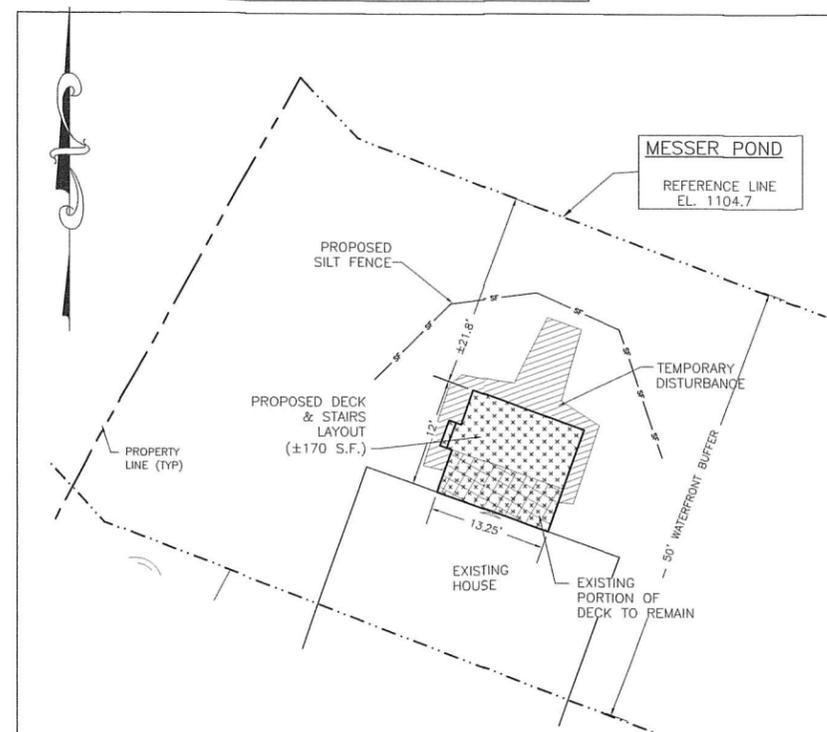
TOTAL LOT AREA:	±73,180 S.F. S.F.
EXISTING IMPERVIOUS AREA:	
HOUSE	±1214 S.F.
GARAGE	±405 S.F.
GRAVEL DRIVE	±715 S.F.
EXISTING DECK	±176 S.F.
TOTAL	±2510 S.F.
2510 S.F./73,180 S.F.= 3.4%	

PROPOSED IMPERVIOUS AREA CALCULATION

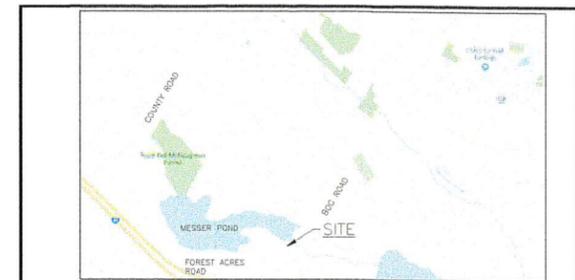
TOTAL LOT AREA:	±73,180 S.F. S.F.
EXISTING IMPERVIOUS AREA:	
HOUSE	±1214 S.F.
GARAGE	±405 S.F.
GRAVEL DRIVE	±715 S.F.
PROPOSED DECK	±170 S.F.
TOTAL	±2504 S.F.
2504 S.F./73,180 S.F.= 3.4%	



EXISTING DECK
SCALE: 1"=10'



PROPOSED DECK LAYOUT
SCALE: 1"=10'



LOCATION MAP

DATE	REVISION

TAX MAP 119 LOT 21
583 FOREST ACRES ROAD

ZONING HEARING & SHORELAND PBN
COMPLIANCE PLAN

OFFICE OF NEW LONDON
SELECTMEN'S OFFICE

MAR 11 2019

RECEIVED

PREPARED FOR: DAVID & RISA RADEKE
11115 SHEARWATER COURT
SARASOTA, FL.34237

SCALE: 1" = 10' DATE: 3-5-2019 PROJ. NO. 18-152 SHEET 1 of 1

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