

APPLICATION FOR A VARIANCE

RECEIVED
SEP 08 2015

To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: ROBERT L. STAHLMAN

Mailing Address: PO Box 84 WILMOT State: NH Zip 03287

Home Telephone: 603-877-0119 Work Telephone: X Cell: 603-496-2195

Email address: Bob.Stahl12@comcast.net

Owner of property: DONALD & ELAINE G.M. GREANEY
(if same as applicant, write "same")

Location of property 21 Gould Rd, New London, NH

Tax Map Number: 84 Lot Number: 81 Zone: RESIDENTIAL

A variance is requested from the provisions of Article: _____ Section: _____ of the Zoning Ordinance to permit A PARKING LOT FOR OFFICE AUTOS IN A SUBDIVISION OF A 1.3 ACRE RESIDENTIAL LOT.

Facts supporting this request:

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

The residential owner will retain .93 acres with his house, the other .26 acres will be purchased by Robert Stahlman to add an auto parking lot to his office bldg on adjacent commercial property, Pleasant St

2. The spirit of the ordinance is observed: The Stahlman Office Bldg, 1987, has had up to 50 employees & tenants who rented additional parking next to & across the street (Pleasant St). The offices restricted to 23 positions - present

3. Substantial justice is done: REVIEWED & submitted by PLANNING Board. A formal variance is req'd. The Stahlman Bldg (1987) has been a valuable asset to New London and additional parking is absolutely necessary since rented spots are no longer available. The new lot (.23 acres) is adjacent to the office bldg & will increase total parking to 41 spots.

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

The new parking lot is surrounded on (2) sides by commercial property, on (1) side by the owner of the residential house & .93 acres - He is selling the lot to Stahlman. The 4th side is (4) condos which will be about 100ft away & not experience any bad items.

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

No - Absolutely Necessary for "Stahlman" and approved by the property owner by selling the lot to Stahlman

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;

TRUE

_____ and

(2) The proposed use is a reasonable one;

The parking will be reasonable as an addition
& no "hardness" to the house owner & single neighbors

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.

The lot is adjacent to (2) office buildings & parking
lots plus a church and major parking

New Property Owner

Owner/applicant(s) Signature: Robert L. Stahlman Date: 9-1-15

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

Donald & Elaine Greaney
2 Mill Street Extension
Groveland MA 01834

September 14, 2015

Honorable Board Members of New London NH ~

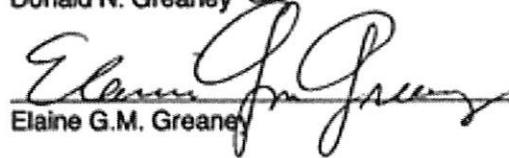
We, Donald & Elaine Greaney are writing this to authorize Mr. Bob Stahlman to speak to the Zoning Board and Planning Board on our behalf with regard to the .26 acres at 21 Gould Rd. Mr. Stahlman would like to purchase this portion of property for additional parking to his business.

Thank You in advance.

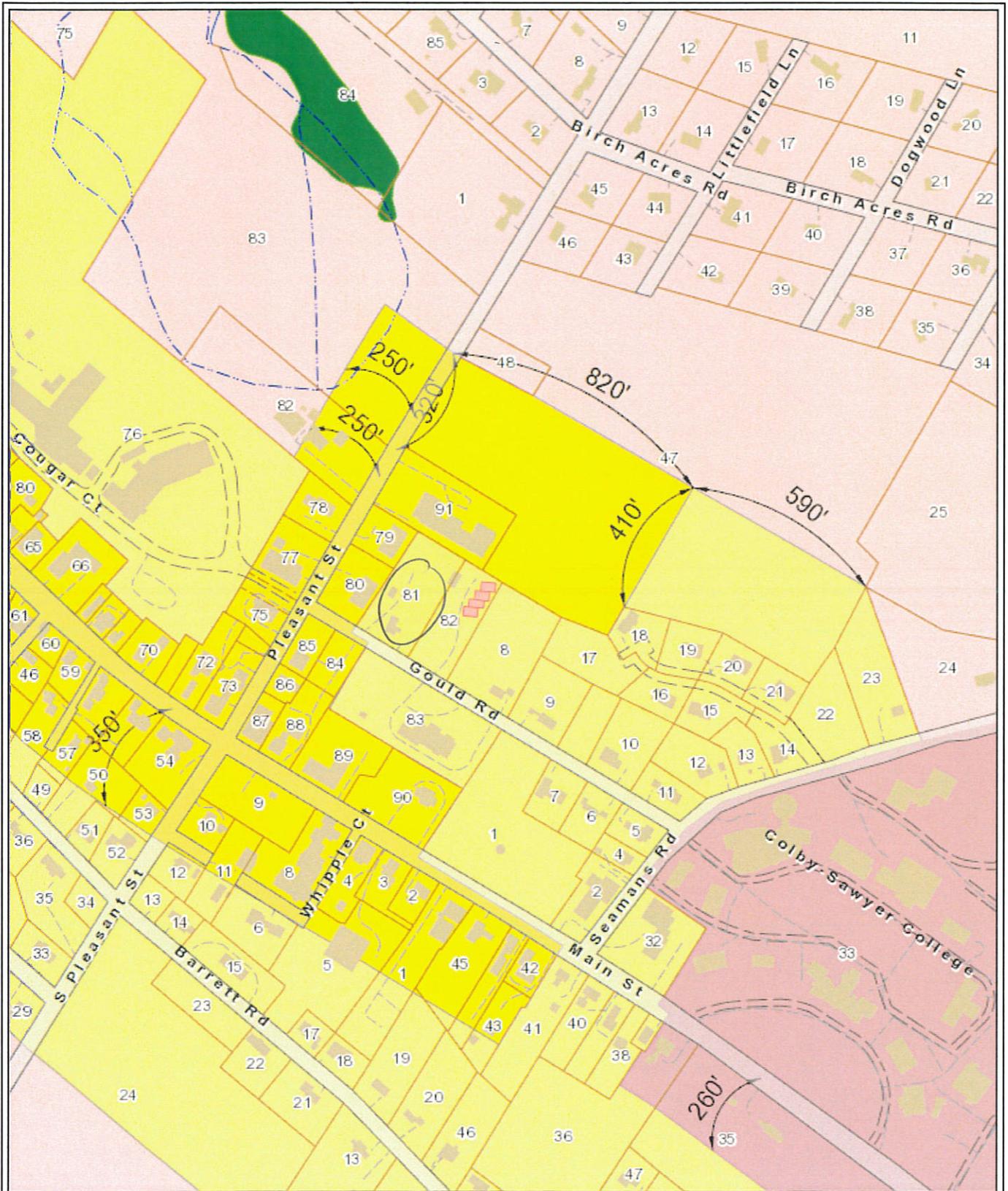
Best Regards ~



Donald N. Greaney



Elaine G.M. Greaney



21 Gould Road TM 084-081-000 Zoned R1 Residential
 Tri Town, NH
 1 Inch = 400 Feet
 September 14, 2015

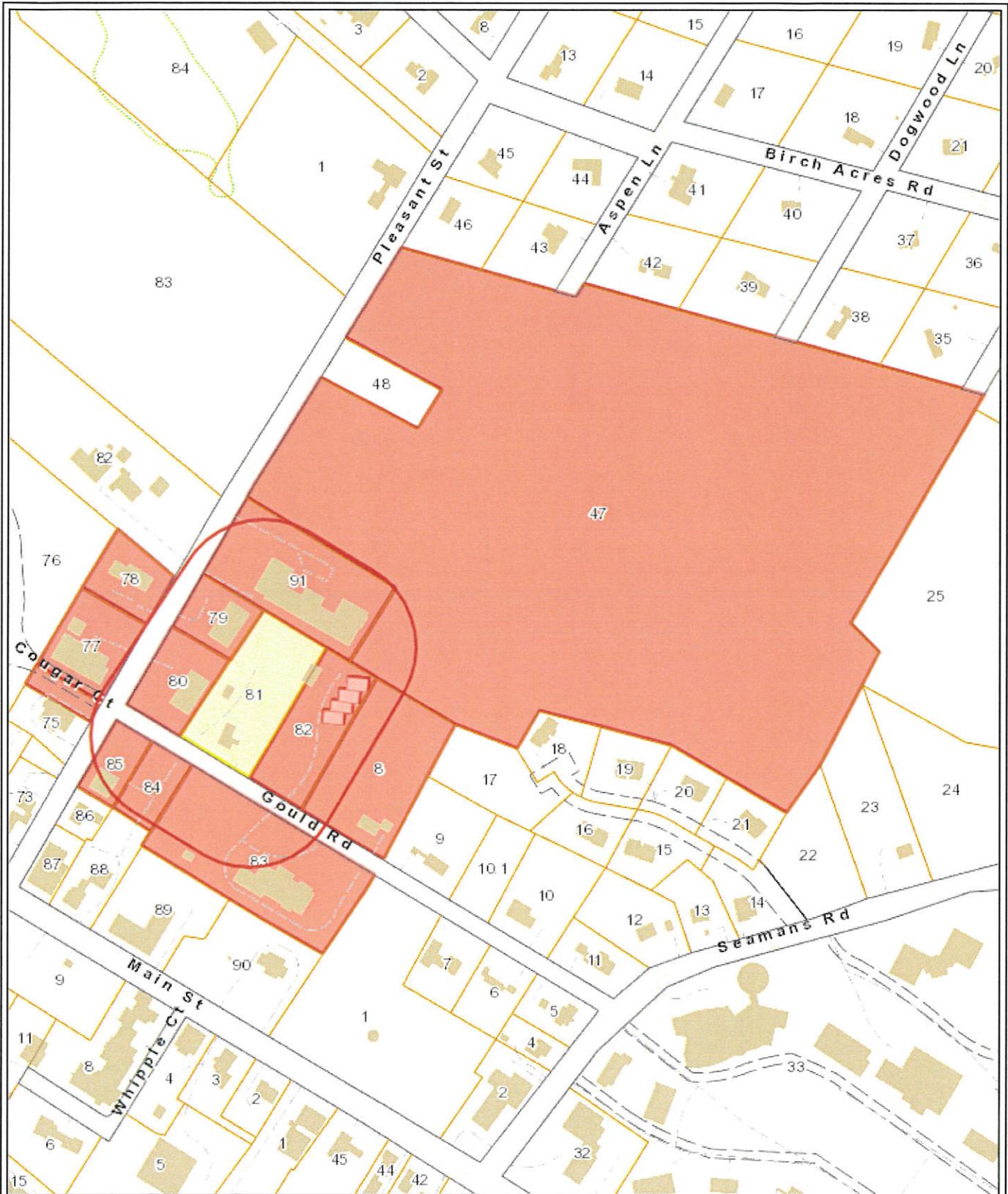


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21 Gould Road TM 084-081-000

Tri Town, NH

1 Inch = 300 Feet

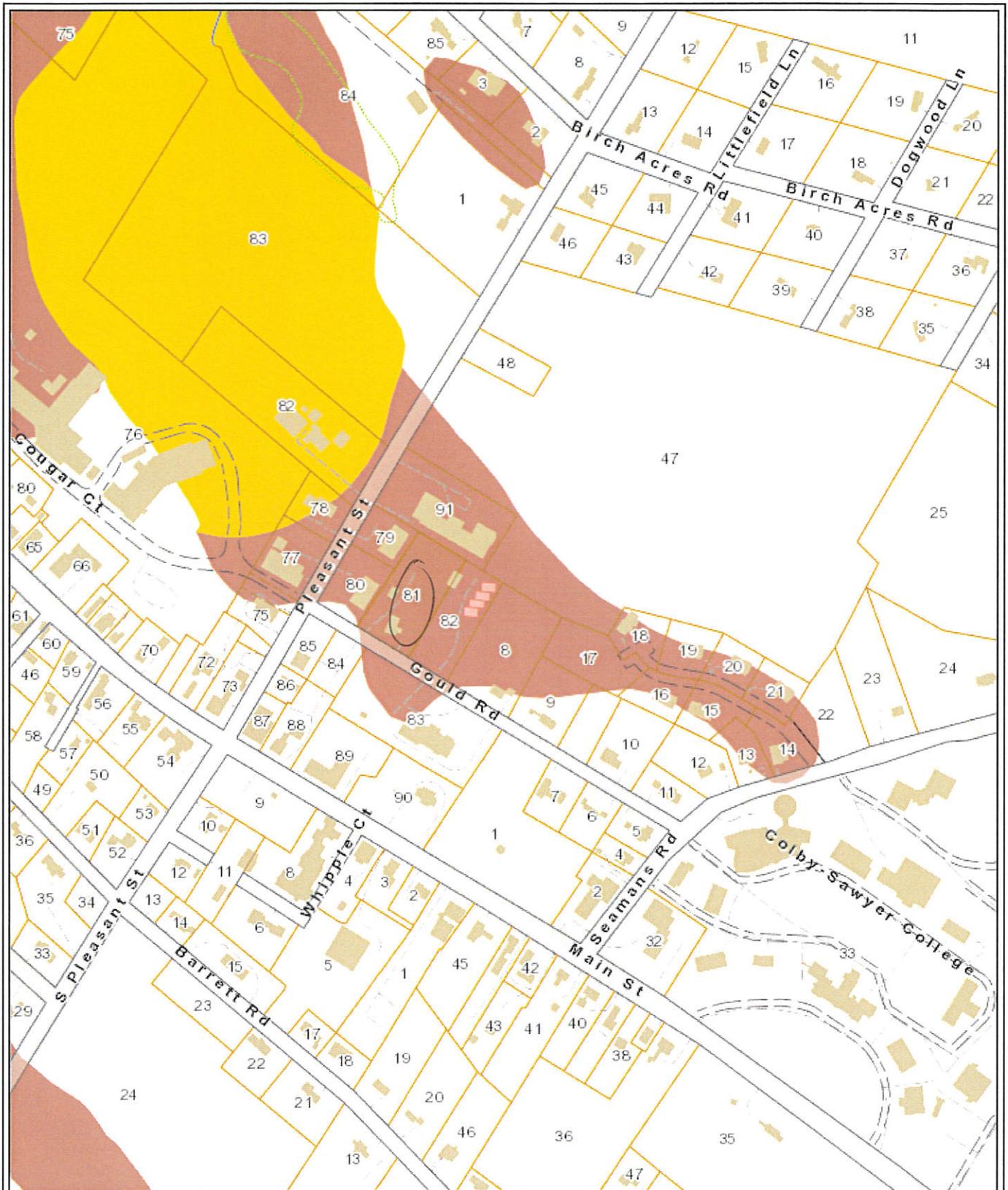
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21 Gould Road TM 084-081-000 GIS layer poorly drained soils

Tri Town, NH

1 Inch = 400 Feet

September 14, 2015



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MERRIMACK COUNTY RECORDS *Kevin L. Gray*, C.P.O., Register

McSwiney, Semple, Hankin-Birke & Wood P.C.
280 Main Street
P.O. Box 2450
New London, NH 03257-2450

Town of New London, NH

Deed Information

Map & Lot # 084-081
Sale Price \$ 288,900
Month & Year 8/15

Transfer Taxes: \$4334⁰⁰

WARRANTY DEED

WE, ANDREW P. DEEGAN AND CARRIE S. DEEGAN, married, of New London, New Hampshire for consideration paid hereby grant to

DONALD GREANEY AND ELAINE G.M. GREANEY, husband and wife, as joint tenants with rights of survivorship, of 2 Mill Street, Groveland, Massachusetts 01834

with WARRANTY COVENANTS: *Extension*

A certain tract or parcel of land with any buildings and improvements which may be thereon, situated in the Town of New London, County of Merrimack, State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pin driven in the ground on the Northeasterly side of Gould Road, so-called, at land now or formerly of one Harry Pond, said point of beginning being the most Southerly corner of the premises described herein; thence North 44° 30' East three hundred thirty-seven and six tenths (337.6) feet, more or less, along said Pond land to an iron pin driven in the ground near a stone wall at land now or formerly of Mark Shepard; thence North 44° 05' West one hundred forty-eight (148) feet, more or less, along a stone wall, and against said Shepard land, to an iron pin at land conveyed by Emelia Torstenson to Joseph H. and Jennie M. Goodwin by warranty deed recorded in Volume 943, Page 375 of the Merrimack County Registry of Deeds, said land now being owned by Village House Condominium; thence South 45° 12' 50" West three hundred thirty and seventeen hundredths (330.17) feet, more or less, along said Village House Condominium land to a rebar set in the ground on the Northeasterly edge of the right-of-way for said Gould Road; thence South 44° 05' East one hundred sixty-five (165) feet, more or less, along the Northeasterly edge of the right-of-way for said Gould Road to the point of beginning.

The premises conveyed herein comprise all of the real estate remaining from the conveyance by Wendell N. Hobbs to Emelia Torstenson by warranty deed dated June 7, 1960, recorded in Volume 865, Page 6 of the Merrimack County Registry of Deeds, following the conveyance of the Northwesterly portion of said premises to Joseph H. Goodwin and Jennie M. Goodwin by Emelia Torstenson by warranty deed dated July 6, 1964, recorded in Volume 943, Page 375 of said registry.

Meaning and intending to describe and convey the same premises conveyed to Andrew P. Deegan and Carrie S. Deegan by Deed of Scott P. Ellison and Carolyn A. Ellison dated June 17, 2008 and recorded with the Merrimack County Registry of Deeds in Book 3072, Page 1671.

We, Andrew P. Deegan and Carrie S. Deegan, married, hereby release any rights of homestead and all other interests herein.

Executed this 31 day of July, 2015.

[Signature]
Andrew P. Deegan
[Signature]
Carrie S. Deegan

STATE OF NEW HAMPSHIRE

Merrimack ss

July 31st, 2015

Then personally appeared the above named Andrew P. Deegan and Carrie S. Deegan and acknowledged the foregoing instrument to be their free act and deed before me.



[Signature]
Notary Public:
My Commission Expires: 6/5/18

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value	Code	Assessed Value
DEEGAN ANDREW P & CARRIE S 70 HAYFIELD LANE NEW LONDON, NH 03257 Additional Owners:	4 Rolling	2 Public Water 3 Public Sewer	1 Paved	3 Rural	RESIDENTL RES LAND RESIDENTL	1010 1010 1010	163,500 86,900 24,500	163,500 86,900 24,500	1010 1010 1010	177,000 86,900 24,500
SUPPLEMENTAL DATA					Other ID: 00084 00003 00000 Zone: MP Utility: W/F Ward: W/F Prec: CONSERVA1 ROADFF GIS ID: 084-081-000 ASSOC PID#					
RECORD OF OWNERSHIP					BK-VOL/PAGE 3072/1671 SALE DATE 06/20/2008 Q SALE PRICE 350,000 V.C. 00 Yr. Code Assessed Value Yr. Code Assessed Value 2015 1010 163,500 2014 1010 163,500 2015 1010 86,900 2014 1010 86,900 2015 1010 24,500 2014 1010 24,500 Total: 274,900 Total: 274,900					



Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Value (Card)	Appraised Value (Bldg)					
EXEMPTIONS															
OTHER ASSESSMENTS															
ASSESSING NEIGHBORHOOD															
NOTES															
NBHD/SUB 0001/A NBHD Name Street Index Name Tracing Batch Appraised Bldg. Value (Card) 162,200 Appraised XF (B) Value (Bldg) 1,300 Appraised OB (L) Value (Bldg) 24,500 Appraised Land Value (Bldg) 86,900 Special Land Value 0 Total Appraised Parcel Value 274,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 274,900															

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
05-125	10/03/2005	6	Interior	0	03/27/2006	100	04/01/2006	finish off garage in basem	12/31/2012 12/31/2012 07/16/2008 07/02/2008 07/06/2007			RE RE KM AR KM	M RE ML AC AC	MEASURE REFUSAL MEASURE & LIST ADMIN DATA ENTRY ADMIN DATA ENTRY

B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing	S Adj Fac	Adj. Unit Price	Land Value
1 1010	Single Fam MDL-01	R-1	2	180	43,560 SF	1,99	1.0000	4	1.0000	1.00	0.00	0.00	WET REAR		1.00	1,99	86,700
1 1010	Single Fam MDL-01	R-1	2		0.30 AC	5,000.00	1.0000	0	1.0000	0.10					1.00	500.00	200
Total Card Land Units: 1.30 AC Parcel Total Land Area: 1.3 AC Total Land Value: 86,900																	

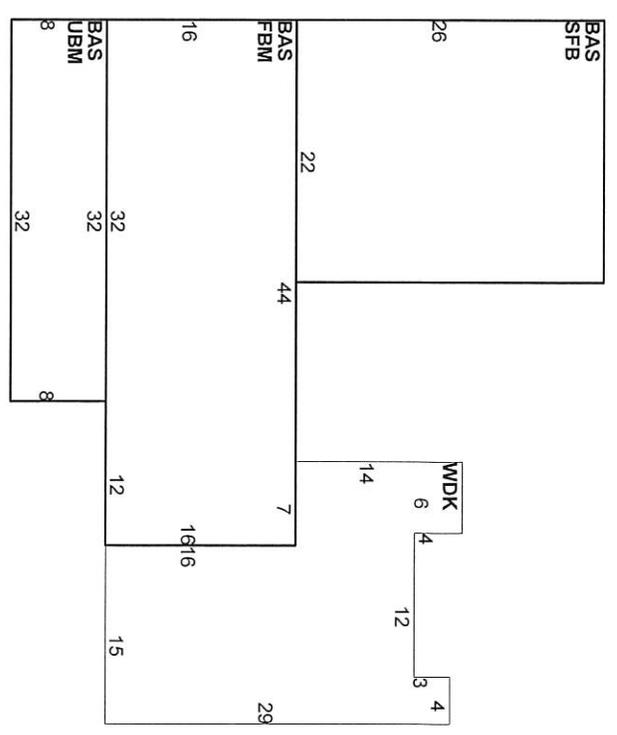
LAND LINE VALIDATION SECTION																	
BUILDING PERMIT RECORD																	
VISIT/ CHANGE HISTORY																	

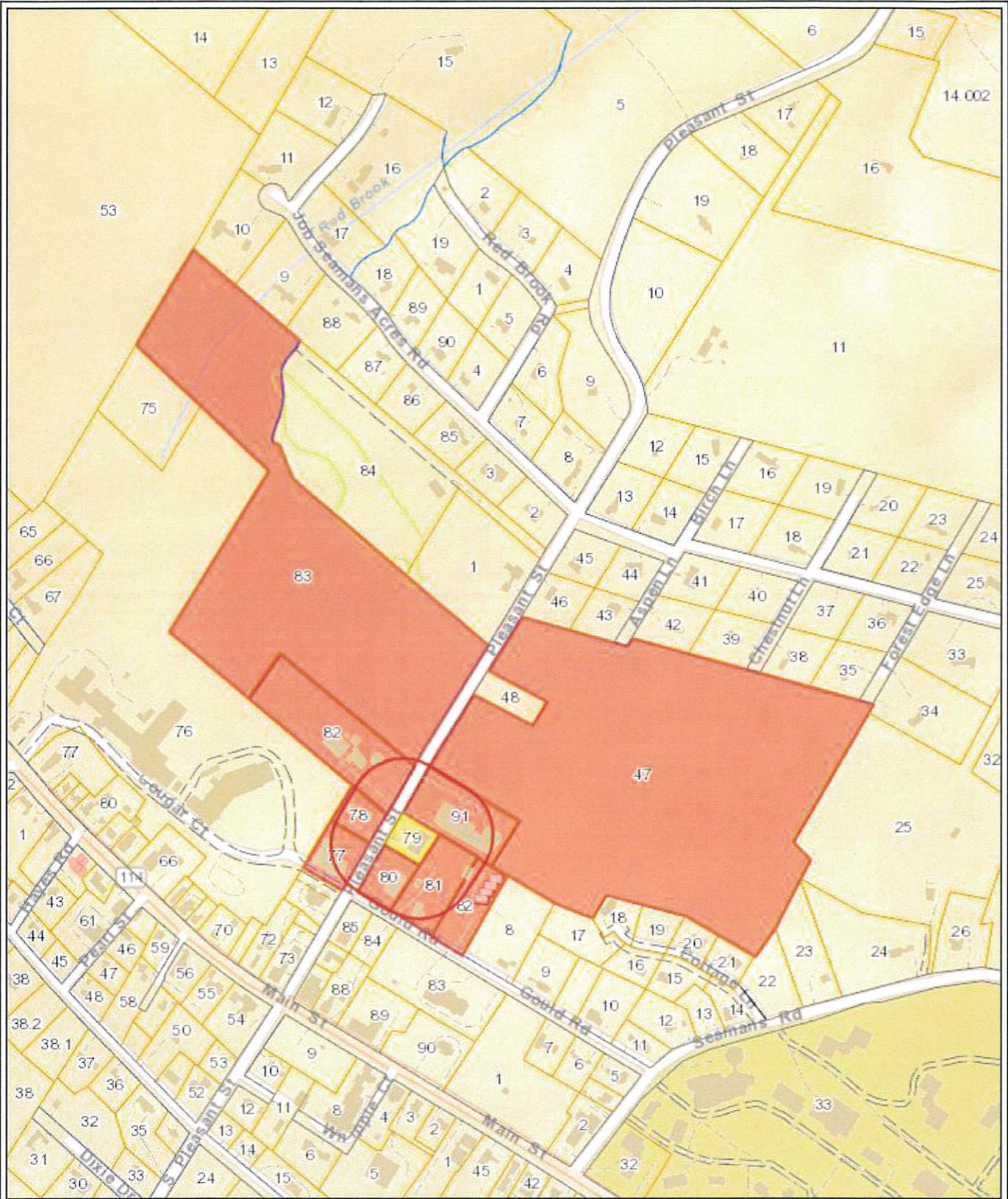
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Design/Appeal	04		Average +				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Comp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bathms	2						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	9						
Bath Style	02		Average				
Kitchen Style	02		Average				

COST/MARKET VALUATION										
Adj. Base Rate:	93.86									
Net Other Adj:	205,271									
Replace Cost	0.00									
AYB	205,271									
EYB	1962									
Dep Code	1993									
Remodel Rating	VG									
Year Remodeled										
Dep %	21									
Functional Obslnc	0									
External Obslnc	0									
Cost Trend Factor	1									
Condition										
% Complete	79									
Overall % Cond										
Apprais Val	162,200									
Dep % Ovr	0									
Dep Ovr Comment										
Misc Imp Ovr	0									
Misc Imp Ovr Comment										
Cost to Cure Ovr	0									
Cost to Cure Ovr Comment										

OB-BUILDING & YARD ITEM(S) / XF-BUILDING EXTRA FEATURES(B)										
Code	Description	Comment	LB Units	Unit Price	Yr	Gde	Dp Rt	Chd	%Chd	Apr Value
RPY2	RES PAY MED		1	2,000.00	2003	0	0	100	2,000	
FGP4	W/LOFT-AVG		1	30,000	2003	0	0	90	22,500	
FPL	FIREPLACE-G		1	1,600.00	1993	1	1	100	1,300	

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value			
BAS	First Floor	1,532	1,532	1,532		143,793			
FBM	Basement, Finished	0	704	211		19,804			
SFB	Finish Walkout Bsmt	0	572	343		32,194			
UBM	Unfinished Basement	0	256	51		4,787			
WDK	Deck	0	496	50		4,693			
Ttl. Gross Liv/Lense Area:		1,532	3,560	2,187		205,271			





74 Pleasant Street TM 084-079-000 Stahlman Property

Tri Town, NH

1 Inch = 500 Feet

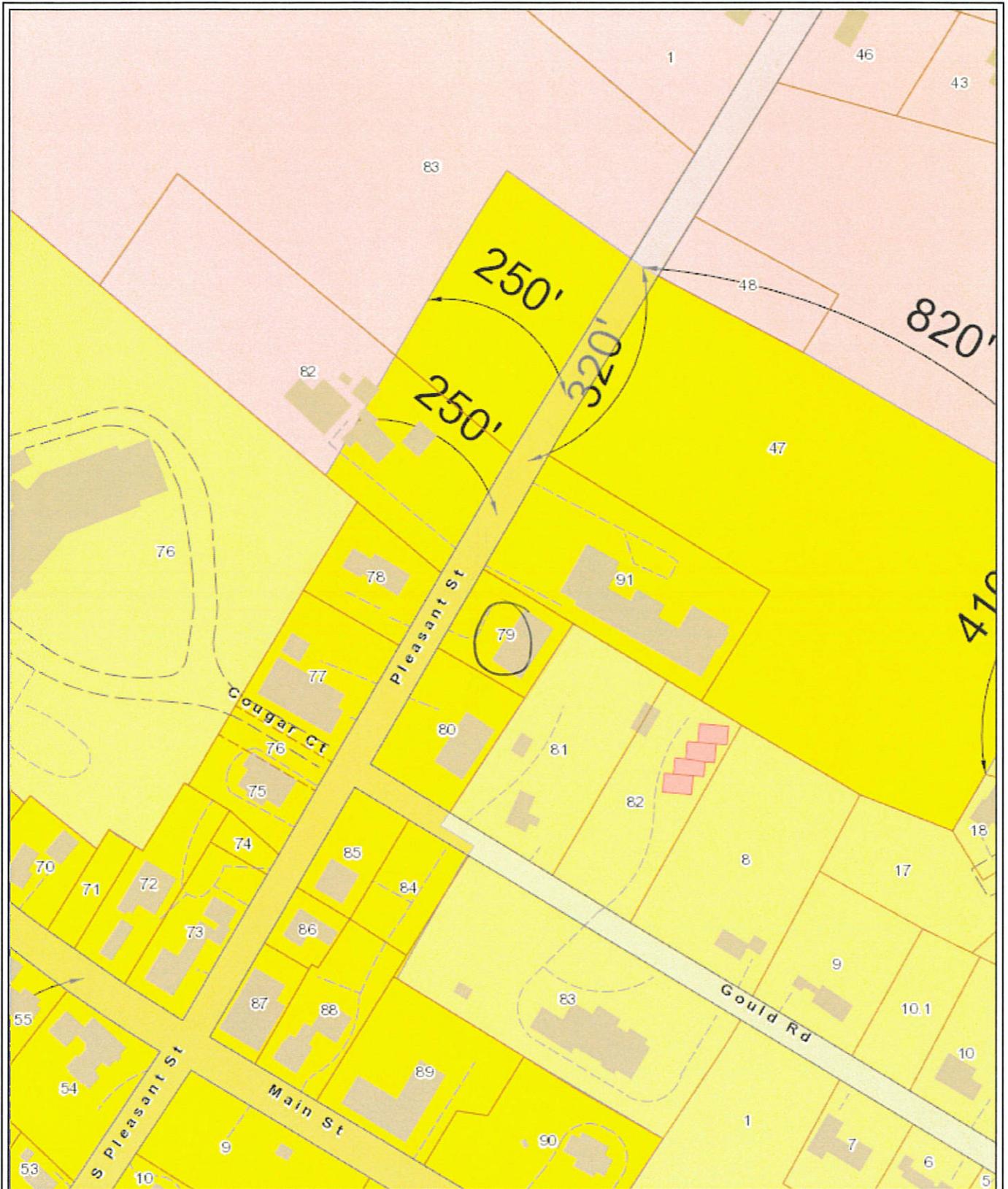
September 14, 2015



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74 Pleasant Street TM 084-079-000 Stahlman Property Zoned Commercial

Tri Town, NH

1 Inch = 200 Feet

September 14, 2015



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CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	18		Office Bldg				
Model	94		Commercial				
Grade	05		Average +25				
Stories	2						
Occupancy							
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	04		Tar & Gravel				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	03		Central				
Bldg Use	3400		OFFICE BLD MDL-94				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	02		HEAT/AC SPLIT				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	05		SUS-CEIL. & WL				
Rooms/Ptms	02		AVERAGE				
Wall Height	9						
% Conn Wall	0						

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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rl	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASHH			L	7,500	1.50	2003		0			50	5,600

BUILDING SUB-AREA SUMMARY SECTION

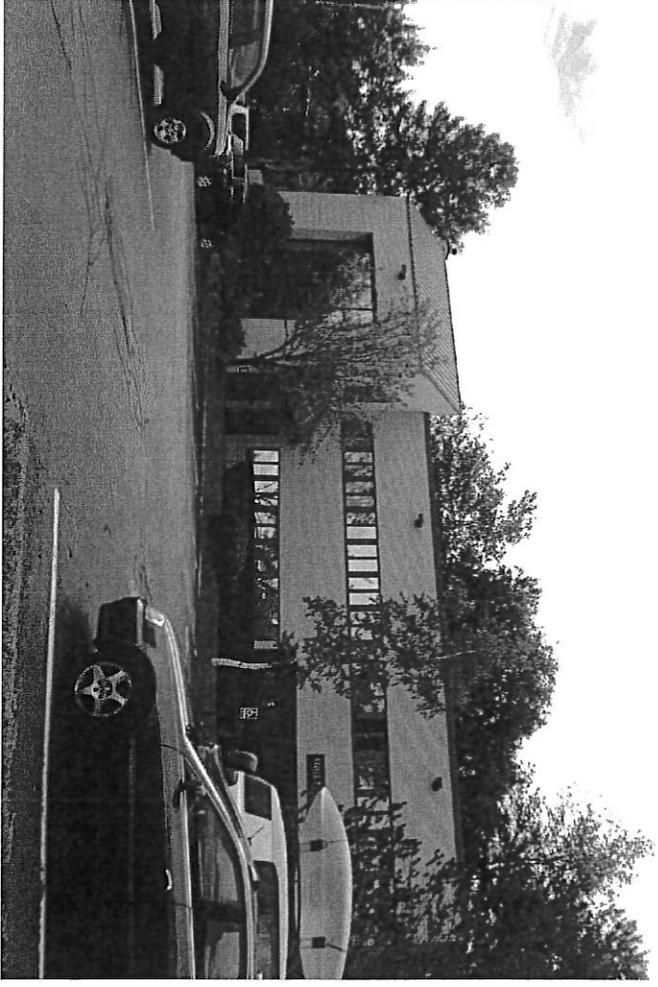
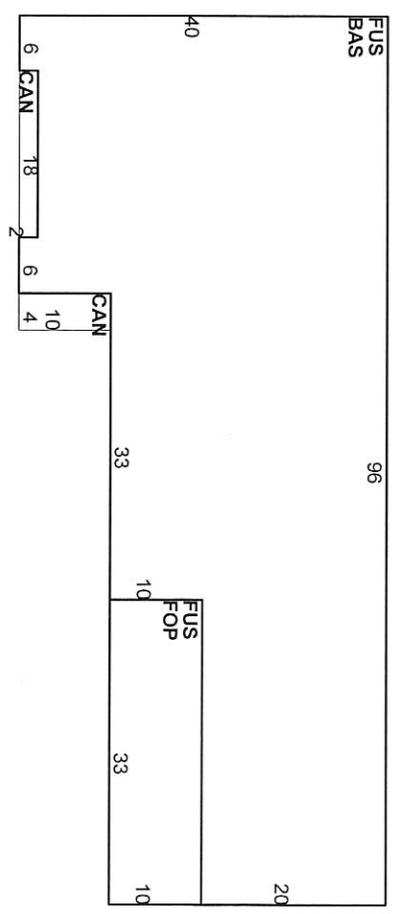
Code	Description	Living Area	Gross Area	Efft. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,814	2,814	2,814		319,614
CAN	Canopy	0	76	15		1,704
FOP	Open Porch	0	330	83		9,427
FUS	Upper Story, Finished	3,144	3,144	3,144		357,096
Total		5,958	6,364	6,056		687,840

MIXED USE

Code	Description	Percentage
3400	OFFICE BLD MDL-94	100

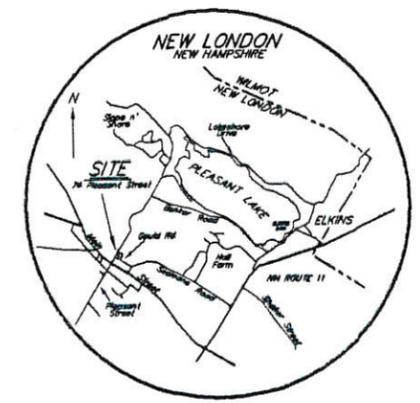
COST/MARKET VALUATION

Adj. Base Rate:	113.58
Net Other Adj:	687,840
Replace Cost:	0.00
AYB:	687,840
EYB:	1988
Dep Code:	1998
Remodel Rating:	A
Year Remodeled:	
Dep %:	32
Functional Obsolete:	0
External Obsolete:	0
Cost Trend Factor:	1
Condition:	
% Complete:	68
Overall % Cond:	
Apprais Val:	467,700
Dep % Ovr:	0
Dep Ovr Comment:	
Misc Imp Ovr:	0
Misc Imp Ovr Comment:	
Cost to Cure Ovr:	0
Cost to Cure Ovr Comment:	



FOR REGISTRY USE ONLY

2015 OBSERVED MAGNETIC



- KEY**
- x—x—x— Old Barbed Wire Fence
 - 1" Iron Rod (found) - or as noted
 - 3/4" Iron Rod (set - 2015) or as noted
 - Granite Bound (set - 2015)
 - ⊙ Iron Rod in Drift Hole (set - 2015)
 - Edge Road/ Drive
 - - - Woods Road/Trail
 - Culvert
 - Utility Pole w/ Overhead Lines
 - - - Line To Be Vacated
 - Tree Line/ Edge Field
 - - - Edge Jurisdictional Wetlands
 - ⊙ Sewer Manhole
 - Water Shutoff

NOTES

1. Deed references for property are:
 - A. TM 84 Lot 79 - MCR Book 2101 Page 1273, James L. Hume to Brian and Melanie Muchow, May 30, 1998.
 - B. TM 84 Lot 81 - MCR Book 3487 Page 352, Andrew and Carrie Deedan to Donald and Elaine Greaney, July 31, 2013.
2. This plan is the result of a Nikon DTM 522 total station survey, August 10, 2015, having a closed traverse relative error of closure greater than 1:15,000.
3. The purpose of this plan is to show the following:
 - A. The annexation of Parcel A (0.235 acs) from TM 84 Lot 81 (Greaney) to TM 84-79 (Stahlman).
 - B. A standard property survey of TM 84 Lot 79 (Stahlman) and TM 84 Lot 81 (Greaney).
 - C. The existing site conditions and topography on TM 84-79 and Parcel A, as well as a proposed layout for a proposed 22 space parking lot behind the Stahlman Office building.
4. The property conveyed as a result of this annexation shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee so that the same shall hereafter be one confirmed single lot of record.
5. This property is located in the following zoning districts:
 - A. TM 84-79 is located in the Commercial District; the required building setbacks are 10' from property lines and 30' from the edge of road right of ways.
 - B. TM 84-81 is located in the R-1 District; the required building setbacks are 15' from property lines and 25' from the edge of road right of ways. A variance request is pending for the use of Parcel A as a parking area.
6. Easements of Record:
 - A. Unrecorded, signed easement on file at the New London Town Hall: Bob Stahlman to the Town of New London for a 3' sidewalk over TM 84-79, near Pleasant Street, dated May 27, 1998.
7. Proposed Easements:
 - A. Driveway easement along the northerly portion of TM 84-80 (as shown) to allow for the construction of a driveway to the rear parking area, for the benefit of TM 84-79.

**STAHLMAN OFFICE BUILDING
74 PLEASANT STREET
PLAN OF ANNEXATION AND CONCEPTUAL PARKING LAYOUT**

PROPERTY TO BE CONVEYED FROM
TAX MAP 84 LOT 81, 21 GOULD ROAD - PROPERTY OF
DONALD and ELAINE G.M. GREANEY
2 MILL STREET EXT. GROVELAND MA 01834

TO TAX MAP 84 LOT 79 - PROPERTY OF THE
ROBERT L. STAHLMAN REVOCABLE TRUST
PO BOX 84 WILMOT NH 03257

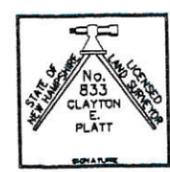
LOCATED IN
NEW LONDON, N.H.



SEPTEMBER 1, 2015

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

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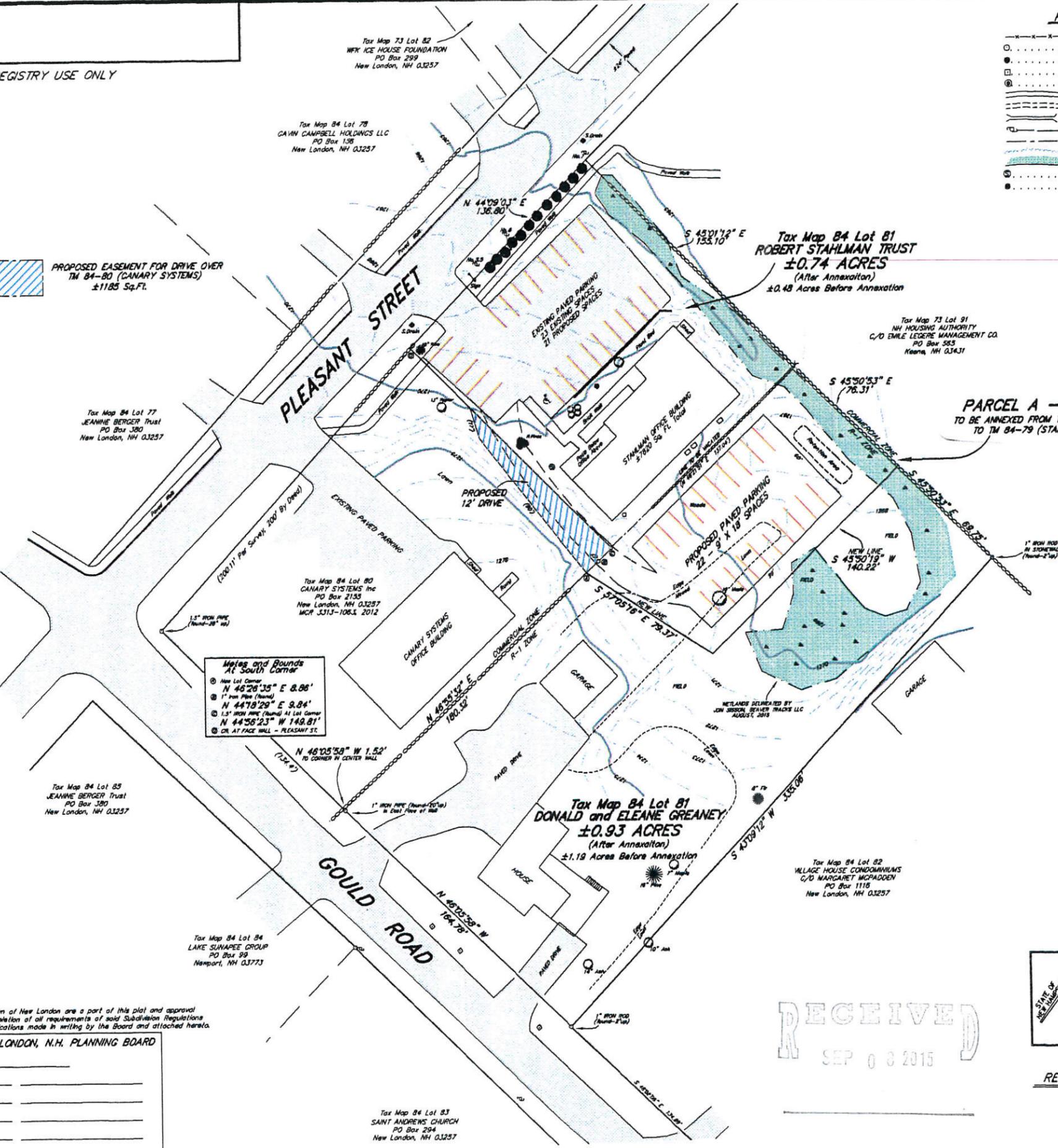


REVISIONS

The Subdivision Regulations of the Town of New London are a part of this plan and approval of this plan is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____



Metes and Bounds At South Corner

- New Lot Corner N 46°26'35" E 8.86'
- 1" Iron Pipe (found) N 44°19'29" E 9.84'
- 1.5" IRON PIPE (found) At Lot Corner N 44°56'23" W 149.81'
- ON AT FACE WALL - PLEASANT ST.

Tax Map 73 Lot 82
WPK ICE HOUSE FOUNDATION
PO Box 299
New London, NH 03257

Tax Map 84 Lot 78
CAVIN CAMPBELL HOLDINGS LLC
PO Box 138
New London, NH 03257

Tax Map 84 Lot 77
JEANNE BERGER Trust
PO Box 380
New London, NH 03257

Tax Map 84 Lot 80
CANARY SYSTEMS Inc
PO Box 2135
New London, NH 03257
MCR 3313-106L 2012

Tax Map 84 Lot 83
JEANNE BERGER Trust
PO Box 380
New London, NH 03257

Tax Map 84 Lot 84
LAKE SUNAPEE GROUP
PO Box 99
Newport, NH 03773

Tax Map 84 Lot 83
SAINT ANDREWS CHURCH
PO Box 294
New London, NH 03257

Tax Map 84 Lot 81
ROBERT STAHLMAN TRUST
±0.74 ACRES
(After Annexation)
±0.48 Acres Before Annexation

Tax Map 73 Lot 91
NH HOUSING AUTHORITY
C/O EMILE LEDEBRE MANAGEMENT CO.
PO Box 585
Keene, NH 03431

PARCEL A - 0.26 ACS
TO BE ANNEXED FROM TM 84-81 (GREANEY)
TO TM 84-79 (STAHLMAN TRUST)

Tax Map 84 Lot 81
DONALD and ELAINE GREANEY
±0.93 ACRES
(After Annexation)
±1.19 Acres Before Annexation

Tax Map 84 Lot 82
VILLAGE HOUSE CONDOMINIUMS
C/O MARGARET MCPADDEN
PO Box 1116
New London, NH 03257