

Bowers-  
Application

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

Name of owner/applicant: Spec Bowers

Mailing Address: PO Box 323, Georges Mills State: NH Zip: 03751

Home Telephone: 763-2369 Work Telephone: 763-2369 Cell: 454-4233

Email address: GMCottages77@gmail.com

Owner of property: SDB Investments, Inc.  
(if same as applicant, write "same")

Location of property 1876 Newport Rd.

Tax Map Number: 041 Lot Number: 001 Zone: \_\_\_\_\_

**A variance is requested from the provisions of Article: \_\_\_\_\_ Section: \_\_\_\_\_  
of the Zoning Ordinance to permit See attached sheets**

Facts supporting this request:

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The spirit of the ordinance is observed: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

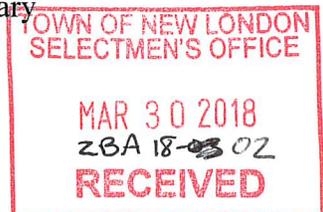
3. Substantial justice is done: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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;

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and

(2) The proposed use is a reasonable one;

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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.

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Owner/applicant(s) Signature: Edgewood Bowers III Date: 3/30/18

**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

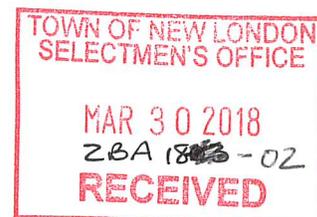
Email:

Or

Assessing Coordinator

603-526-1243

Email:



Background info regarding variance application

SDB Investments, Inc. is the owner of Georges Mills Cottages (GMC). Spec Bowers is the owner of SDB Investments.

GMC comprises 7 buildings - one large building with 7 apartments; a duplex; and 5 single family cottages. All are very close to the water - completely within 50 feet.

One cottage, the subject property, is in New London. It is a single-family residence on a lot that is zoned ARR.

The other 6 buildings are in Sunapee. The driveways are in Sunapee; the sewer system is in Sunapee.

The apartment house is mostly two stories, but partly three stories. The duplex is one and a half stories - the front is one story, the rear is two stories. The cottages are one story.

The subject cottage (Ladyslipper) is the smallest in square feet, and is the shortest in height. The bedrooms were too small to have closets, and there wasn't enough room to walk around the beds. The kitchen was very small.

I am entitled to rebuild the burnt cottage in the same footprint. The reason for seeking a variance is to rebuild it a little taller. Specifically, I seek relief from these provisions:

XX.B.1.a - "No ... vertical expansion of the existing structure shall be allowed." I want to add a second story.

XX.B.1.c.iii - "No change in the footprint (drip line) of the structure (within the Waterfront Buffer) will result from the new foundation."

XX.B.5.a - "... so long as the new Structure is a functionally equivalent use (with regard to number of Bedrooms)" I want to add two bedrooms.



**A variance is requested from the provisions of Article: XX,**

**Sections:**

- B.1.a, "No ... vertical expansion of the existing structure shall be allowed."
- B.1.c.iii, "No change in the footprint (drip line) of the structure (within the Waterfront Buffer) will result from the new foundation."
- B.5.a, "... so long as the new Structure is a functionally equivalent use (with regard to number of Bedrooms)"

**of the Zoning Ordinance to permit:**

- vertical expansion of the existing structure
- a one foot overhang of the second floor on the front side (away from the lake)
- an increase in the number of bedrooms

**Facts supporting this request:**

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

The requested variance would not change the footprint of the building. Adding a second floor and increasing the number of bedrooms would not threaten the public health, safety or welfare. Nor will it threaten other purposes of the ordinance, such as congestion in the streets, undue concentration of population, or water quality.

**2. The spirit of the ordinance is observed:**

The proposed building is entirely in keeping with the character of the neighborhood.

The existing complex has buildings that are taller than the proposed building; just 50 yards away is a building that is similar to the proposed building; there is a much larger building with three stories just 100 hundred yards away.

Most other buildings on the lake have two or more stories.

The variance is consistent with a stated purpose: "Encourage those uses that can be appropriately located adjacent to shorelines."

The requested overhang would move the drip line farther from the water, which would further protect the lake by increasing ever so slightly the filtration of water through the soil.



3. Substantial justice is done:

The general public would realize no appreciable gain from denying this variance.

Denying the variance would result in substantial loss to the petitioner.

4. The values of surrounding properties are not diminished:

The changes in the context of the entire property are miniscule.

The changes would be barely noticeable from other properties.

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; and

(2) The proposed use is a reasonable one;

The property has these Special conditions:

- it is a small part of a larger complex
- the complex straddles town boundaries
- the driveway is in Sunapee and the complex connects to the Sunapee sewer, not NL.

(1) There is no fair and substantial relationship between the general public purposes of the restriction against extending upward or of increasing the number of bedrooms, and the specific application of those provisions to this unique property.

(2) The proposed use is a reasonable one:

The building would continue to be a single-family residence; it would be consistent with the character of the other buildings of the complex. All rooms, while still fairly small, would now be adequate in size.





Town of New London, NH

Contact

axisgis.com

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0 300 600ft

X: -72.05360, Y: 43.43017

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<b>CURRENT OWNER</b> SDB INVESTMENTS INC. PO BOX 323 GEORGES MILLS, NH 03751 Additional Owners:		<b>UTILITIES</b> 5 Well 6 Septic		<b>STRT./ROAD</b> 1 Paved 7 Waterfront		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
Other ID: 00041 00001 00000 ZONE MP UTILITY WF Ward CONSERVA1 Prec. CONSERVA1 ROADFF GIS ID: 041-001-000		<b>SUPPLEMENTAL DATA</b>		<b>ASSOC PID#</b>		<b>SALE PRICE V.C.</b>		<b>Assessed Value</b>	
<b>RECORD OF OWNERSHIP</b> SDB INVESTMENTS INC. DECKER, HAL B. & THOMAS H.		1990/1985		06/27/1995		239,000		2017 1010 22,400 2017 1010 22,400 2016 1010 91,900 2016 1010 91,900	

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
Year	Description	Amount	Comm. Int.
		0	0
		0	0
		0	0
		0	0
<b>Total:</b>		<b>114,300</b>	<b>114,300</b>

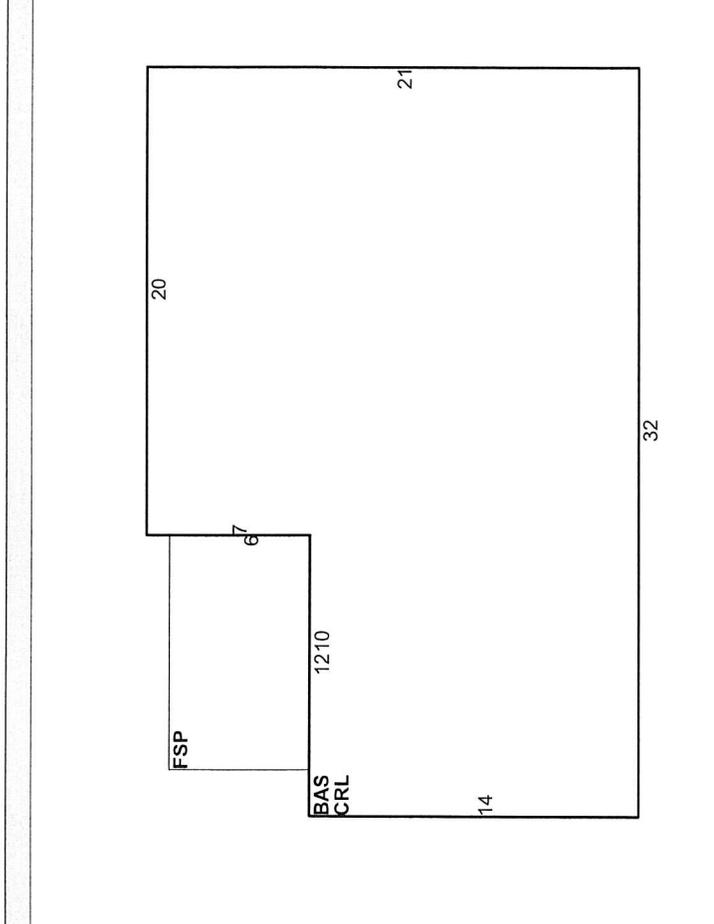
**ASSESSING NEIGHBORHOOD**  
 Street Index Name: \_\_\_\_\_  
 NBHD/ SUB: 27/A  
 Batch: \_\_\_\_\_  
**NOTES**  
 2/10- INSPECT PROPERTY, 2 BEDS  
 1 BATH, CLOSE TO ROAD  
 11/12- P/U VARIOUS IMPROVEMENTS, MEASURE

<b>APPRaised VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	22,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	91,900
Special Land Value	0
Total Appraised Parcel Value	114,300
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>114,300</b>

<b>BUILDING PERMIT RECORD</b>		<b>VISIT/CHANGE HISTORY</b>	
Permit ID	Issue Date	Type	Date
10-044		4	08/31/2014
			11/29/2012
			02/10/2010
			04/02/2002
			01/11/1996

<b>LAND LINE VALUATION SECTION</b>											
B #	Use Code	Use Description	Zone	Depth	Units	Unit Price	Factor	Acre Disc	% Comp.	Date Comp.	
1	1010	Single Fam MDL-01	ARR	110	10,800 SF	6.70	1.0000	4	100	04/01/2013	
1	1010	Single Fam MDL-01	ARR		180.00 FF	150.00	0.8000	0			
		Notes- Adj		Special Pricing		S Adj Fact		Adj		Unit Price	
		TOPO				1.00		1.00		7.04	
										88.20	
										Land Value	
										76,000	
										15,900	
<b>Total Card Land Units:</b> 0.25 AC										<b>Parcel Total Land Area:</b> 0.25 AC	
										<b>Total Land Value:</b> 91,900	

**VISION**



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
36	Camp		
01	Residential		
04	Average +		
1	1 Story		
1	Occupancy		
13	Exterior Wall 1		
03	Roof Structure		
03	Roof Cover		
02	Interior Wall 1		
09	Interior Wall 2		
03	Heat Fuel		
03	Heat Type		
01	AC Type		
02	Total Bedrooms		
0	Total Baths		
4	Total Rooms		
01	Bath Style		
01	Kitchen Style		

MIXED USE	
Code	Description
1010	Single Fam MDL-01
	Percentage
	100

COST/MARKET VALUATION	
Item	Value
Adj. Base Rate:	78.88
Net Other Adj:	47,562
Replace Cost	0.00
AYB	47,562
EYB	1954
Dep Code	1981
Remodel Rating	A
Year Remodeled	
Dep %	33
Functional Obsinc	0
External Obsinc	20
Cost Trend Factor	1
Condition	
% Complete	47
Overall % Cond	22,400
Apprais Val	0
Dep % Ovr	0
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-BUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Comment	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr. Value

BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Gross Area	Unit Cost
BAS	First Floor	588	588
CRL	Crawl Space	0	0
FSP	Screened Porch	0	15
		588	603

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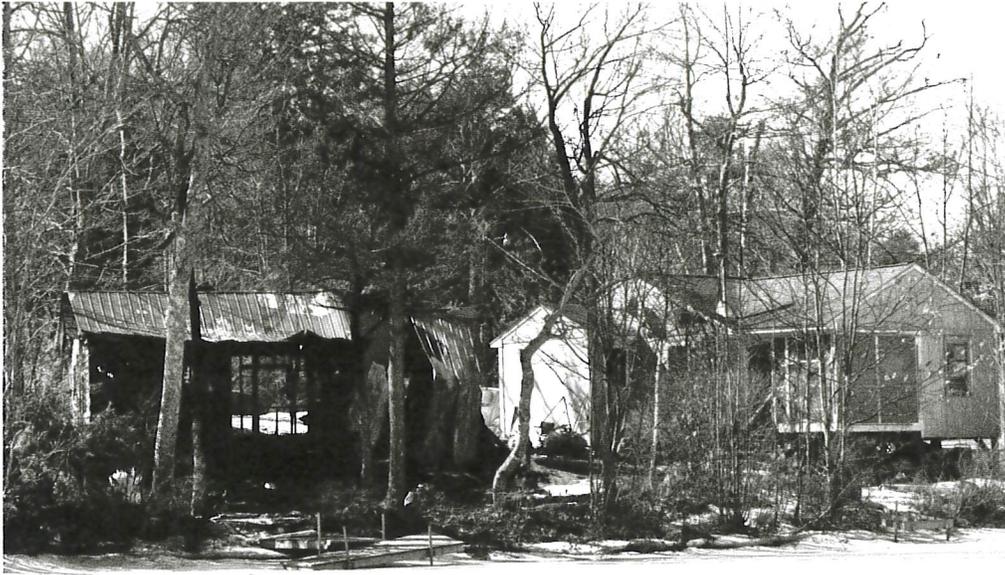
Google Maps



Map data ©2018 Google 20 ft

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The subject property (burned down) and the neighboring building:



View from neighbors' driveway. Burnt building is barely visible on right. From neighbors' building, it is completely obscured by trees.

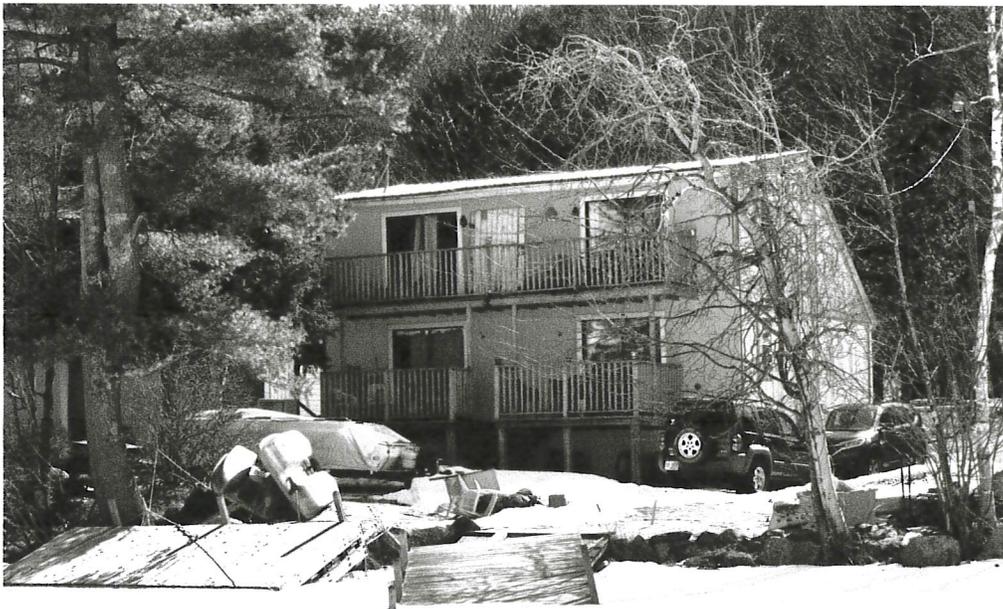


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This view also from the neighbors' driveway shows the next two buildings to the left of the previous photo. The building on the left is two stories tall in the rear.



This is the two-story building in the previous photo, taken from the lake side. This building is about 50 yards from the subject building.

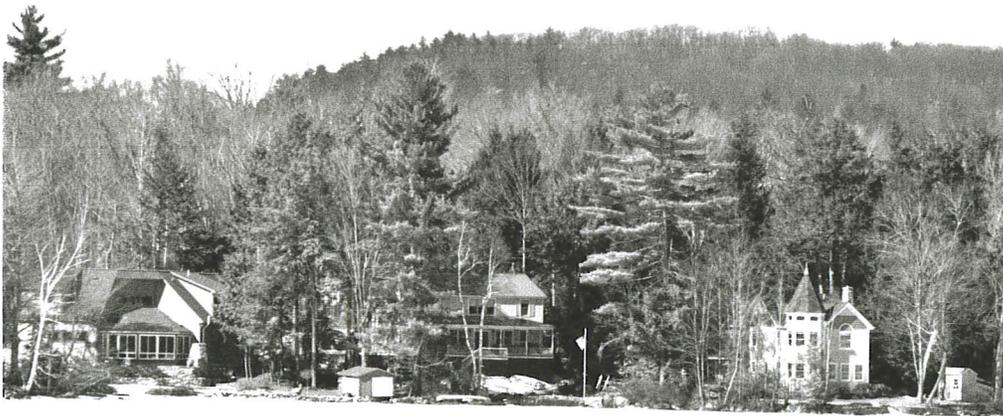


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This is the rightmost building (as viewed from the lake side) of the complex. It is about 100 yards from the subject building.

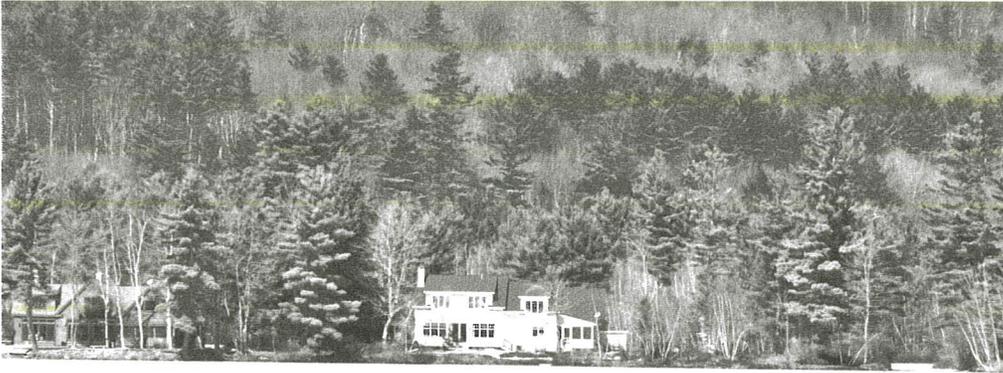


These are neighbors from across the lake. As you can see they are 2-3 stories tall.

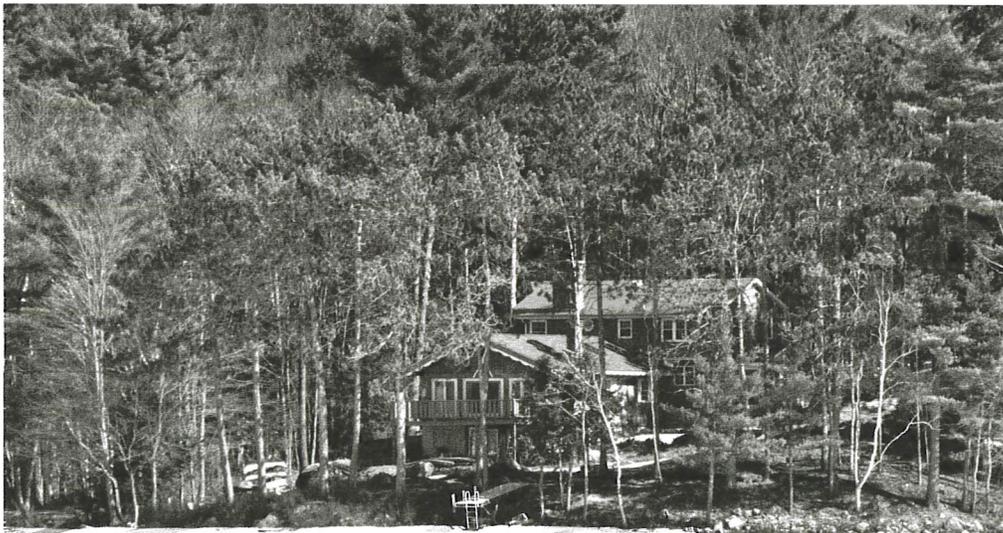


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Another neighbor across the pond. Two stories tall and much larger than the subject property.



This neighbor is on the New London side of the pond.



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