



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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Date: October 9, 2019
To: Zoning Board of Adjustment
From: Nicole Gage, Zoning Administrator
Re: **Case #ZBA19-18 – Variance**
Owner / Applicant: Steven P & Tracey J Godin Revocable Trust / Steve & Tracey Godin
New Parcel ID 124-006-000-000-000
148 Fairway Lane
ZONE ARR, Approx. 0.950 acres with Wetlands Conservation Overlay (100-ft buffer)
and Streams Conservation Overlay (100-ft buffer)

Summary of the Case: Steve and Tracey Godin are requesting a Variance from the provisions of the New London Zoning Ordinance, Article VI, Section C-1 to permit the erection of a wood/timber style car port over a section of existing driveway, within the Front Setback. The Public Works Director, Bob Harrington, reviewed the application and has no concerns with the proposed location of the 20'x22' carport.

References to the Zoning Ordinance

Page	Article	Section	Part
35*	VI*	C*	1*
	Agricultural & Rural Residential District	Yard Requirements	

*Appeal for Current Application

Description of Property: The property is a residential home built in 1970 on approximately 0.950 acres with frontage on Fairway Lane, a town-maintained dirt road. The town's GIS system shows a 100-foot wetland buffer, as well as a 100-foot stream buffer. The rear (east) of the property is the Sutton/New London town line. Sutton abutters have also been notified regarding this case.

Land Use History:

- 2/19/1967 Fairway Lane subdivision recorded at county registry.
- 6/16/2015 Building Permit #15-059 issued to add dormer, replace & extend porch, upgrade bathroom.
- 7/5/2017 Building Permit #17-041 issued to replace deck w/ multi-season room & place 10'x20' storage shed
- 7/20/2017 Septic approval for construction for new 3-bedroom system (eCA2017072017)