

APPLICATION FOR A VARIANCE

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

Name of owner/applicant: Tyler Kipp / Catharine Newick

Mailing Address: PO box 214 Elkins State: NH Zip: 03233

Home Telephone: 603 380 2139 Work Telephone: " Cell: "

Email address: tylerkipp2@gmail.com

Owner of property: Same
(if same as applicant, write "same")

Location of property 495 Elkins rd

Tax Map Number: 078 Lot Number: 001 Zone:

A variance is requested from the provisions of Article: V Section: C.1

of the Zoning Ordinance to permit construction within the 25' setback
5' x 5' section of wrap around porch

Facts supporting this request:

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

True - There will be no impact to the public

2. The spirit of the ordinance is observed: The new house will be further

back from the road than the original house thus more conforming.

There will still be a front yard as specified in yard requirements art: V sec C

3. Substantial justice is done: This 5' section allows the majority of

the new house to be built further away from the stream

and places the majority of the footprint outside of the

100' stream overlay

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

will be increased by having a porch that aesthetically

resembles and is true to the original farm house.

Elkins residents will benefit.

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

Town of New London
Selectmen's Office
ZBA20-03
AUG 13 2020

RECEIVED

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;

The house location is as far away from the stream
as it can be and as far away from the road as it
can be a small 5x5 section of porch extends beyond
and the original footprint and the 25' setback

(2) The proposed use is a reasonable one;

to stay ~~is~~ true to the historical look and feel
to the 1835 house that was there as well as conforming
to the environmental ordinances in place due to stream

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.

We will have to remove the wraparound porch if
variance is not granted because the house cannot move
closer to the stream

Owner/applicant(s) Signature: _____



Date: _____

8/10/20

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

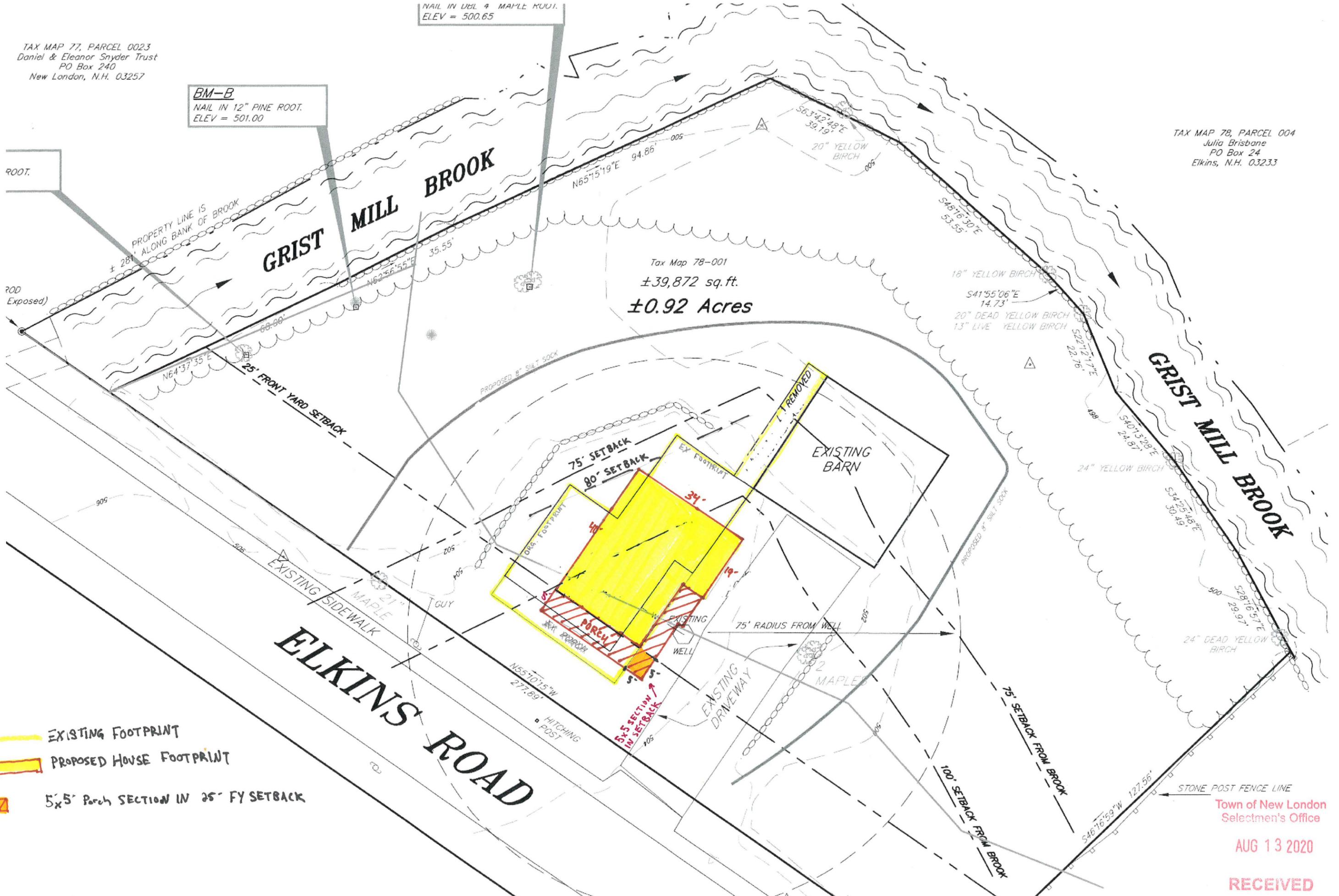
Email: landuse@nl-nh.com

TAX MAP 77, PARCEL 0023
Daniel & Eleanor Snyder Trust
PO Box 240
New London, N.H. 03257

BM-B
NAIL IN 12" PINE ROOT.
ELEV = 501.00

NAIL IN DBL 4 MAPLE ROOT.
ELEV = 500.65

TAX MAP 78, PARCEL 004
Julia Brisbane
PO Box 24
Elkins, N.H. 03233



Tax Map 78-001
±39,872 sq. ft.
±0.92 Acres

- EXISTING FOOTPRINT
- PROPOSED HOUSE FOOTPRINT
- 5x5 Porch SECTION IN 25' FY SETBACK

Town of New London
Selectmen's Office

AUG 13 2020

RECEIVED