



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

Date: September 1, 2020
To: Zoning Board of Adjustment
From: Nicole Gage, Zoning Administrator

Case #: #ZBA20-04
Owner/Applicant: Mary Doyle Living Trust / John & Mary Doyle
Parcel ID: 119-016-0-0-0
Address: 533 Forest Acres Rd.
Zone(s): R-2 (Residential) and Conservation District, with Shore Land Overlay

Summary of the Case: A variance is requested from Article VII Section B.1 of the Zoning Ordinance to permit construction of a garage within the front 50-foot setback of the Conservation District. This property lies within both the R2 and Conservation zones, but the more restrictive 50-foot road frontage of the Conservation zone applies (per IV.D), as opposed to the less restrictive 25-foot front setback of the R-2 zone.

References to the Zoning Ordinance

Page	Article	Section	Part
38*	VII*	B*	1
	Conservation District	Yard Requirements	
32	IV	D	
	Establishment of Districts and District Regulations	Lots with Overlapping Zone Districts	
122	Quick Reference Chart		

*Appeal for Current Application

Description of Property: Single-family house with frontage on Messer Pond. The lot is crossed by Forest Acres Road, a town road, dirt road. One side of the road is R2 zone and the other side is Conservation zone. Per property card, the house was built in 1998.

Land Use History:

9/21/2017 Building Permit #17-108 to construct an 8'x12' shed
4/10/2019 Building Permit #19-020 to build 20'x5' covered porch & install skylight