NOTICE OF DECISION
New London Zoning Board of Adjustment

RE: ELAINE GOLDBERG   **NOVEMBER 7, 2005**

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Blanc & Bailey Construction representing owner Elaine Goldberg. Applicant requested a variance to the terms of Article XX, §B-3-b of the New London Zoning Ordinance, in order to make substantial improvements to her property at 305 Forest Acres Road in the R-2 zone, within the 50-foot setback requirement.

After hearing testimony from applicant's representative, two abutters, and the New London Zoning Administrator, the Zoning Board of Adjustment found that granting the variance allowing the proposed improvements to the residence, would:

1. not result in diminution in value to surrounding properties as attested to by abutters in attendance,

2. as noted by the Conservation Commission, significantly improve protection of the shoreline, thus benefiting the public,

3. allow improvements to the property without the undue financial cost of relocating the building altogether and the extensive impact to the landscape that would cause,

4. allow substantial justice to be done, and is supported by neighbors,

5. not be contrary to the spirit of the ordinance, but remain in keeping with the ordinance's objective of protecting the shore-land.

Russ Cooper, Cheryl Devoe, Bill Green, and Brian Prescott voted unanimously to grant the variance. Chair Larry Ballin did not vote.

Lawrence Ballin, Chairman
Russell Cooper
Cheryl Devoe
Bill Green
Brian Prescott

NOTE: Application for rehearing on any question of the above determination may be taken within 30 days of said determination by any party to the action or person affected thereby according to New Hampshire Revised Statutes Annotated. 1955, Chapter 31:74-76.