

APPLICATION FOR A VARIANCE

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

Name of owner/applicant: GRIFFITHS IRL TRUST, WILLIAM S & WILLIAM G. TRUSTEES

Mailing Address: 28 EVERETT PARK, NEW LONDON State: NH Zip: 03257

Home Telephone: 603-526-2465 Work Telephone: N/A Cell: N/A

Email address: melissa@grayledgesrentals.us

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

Location of property 133 NEWPORT ROAD, NEW LONDON

Tax Map Number: 59 Lot Number: 2 Zone: COMMERCIAL

A variance is requested from the provisions of Article: VII Section: D, 1
of the Zoning Ordinance to permit 9 RESIDENTIAL APARTMENTS

Facts supporting this request:

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

THE VARIANCE WILL ALLOW REDEVELOPMENT OF THE PROPERTY TO PROVIDE MULTI-FAMILY AND QUALITY RENTAL HOUSING, ALL OF WHICH IS PROMOTED UNDER THE ORDINANCE.

2. The spirit of the ordinance is observed: THE OVERALL SITE WILL CONTINUE TO RESPECT

ADJACENTS AND AESTHETICS BY MAINTAINING FOOTPRINTS AND EXTERIOR FINISHES.

3. Substantial justice is done: _____

VARIANCE ALLOWS ADAPTATION OF QUALITY CONSTRUCTION FOR A NEW AND SUITABLE USE AFTER PRIOR USE OF STUDENT HOUSING IS NO LONGER IN DEMAND.

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

THE BUILDING FOOTPRINTS AND EXTERIOR APPEARANCE OF THE BUILDING WILL NOT CHANGE AND THERE IS ADEQUATE PARKING SPACES AVAILABLE.

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;

THE PROPERTY WILL NOT BE OVERBURDENED BY ALLOWING A HEIGHTENED DENSITY BECAUSE THE BUILDING EXISTS AND THE EXTERIOR WILL NOT BE RESIGNED NOR ALTERED.

and

(2) The proposed use is a reasonable one;

BECAUSE THE IMPROVEMENTS ALREADY EXIST AND CAN BE EASILY ADAPTED TO NEW USES THAT WILL OFFER QUALITY, LOWER-END RENTAL HOUSING TO THE COMMUNITY.

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.

SINCE THE COLLEGE IS REQUIRING STUDENTS TO LIVE ON CAMPUS, THE EXISTING UNIT CONFIGURATIONS ^{AND COMMERCIAL SPACES} CANNOT REASONABLY BE OFFERED TO THE PUBLIC WITHOUT RENOVATION AND REWIRING.

Owner/applicant(s) Signature: William J. Griffiths Date: 5/16/24

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

27

1.37 Ac

176

2

28

1.92 Ac

ROAD

300'

203.5'

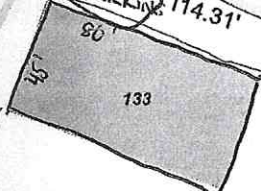
132.18'

575.54'

286.47'

100' X 100' PARKING

114.31'



2

0.55 Ac

198.1'

202.19'

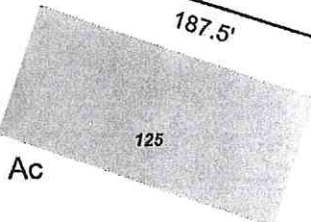
100' X 100' PARKING

224.2'

1

1.06 Ac

187.5'



99.3'

113.58'

13.9'

21.06'

13.9'

11.9'

19.19'

287.55'

LAKE

150'

147.7'

35

0.57 Ac

9

139.98'

139.99'

105.37'

12.03'

377.99'

73'

49.16'

114.46'

105.5'

44

BAR HARBOR BANK & TRUST
ATTN: FACILITIES
PO BOX 1089
ELLSWORTH, ME 04605

BROOM PROPERTIES LLC
176 NEWPORT ROAD #4
NEW LONDON, NH 03257

LAKE SUNAPEE REGION VISIT
PO BOX 2209
NEW LONDON, NH 03257

NEW LONDON HOSPITAL ASSOC
273 COUNTY RD
NEW LONDON, NH 03257

NEW LONDON HOSPITAL ASSOC
273 COUNTY ROAD
NEW LONDON, NH 03257

NEWPORT ROAD DENTAL OFFIC
PO BOX 265
NEW LONDON, NH 03257

OLSON FAMILY TRUST 2018
OLSON FRANCIS G & DENISE
44 HOMAN LANE
NEW LONDON, NH 03257

SPRINGSTEEN SUNAPEE, LLC
PO BOX 716
SUNAPEE, NH 03782

May 10, 2024

To Whom It May Concern,

You are receiving this notice because you are a registered abutter of 133 Newport Road in New London. As the owner of this property, I wanted to let you know that I am asking the town for permission to turn my building into residential housing and removing the commercial spaces from the building. The footprint nor the exterior of the building will change in anyway and New London's water district can absorb this change with no issues. This change should not impact you but I wanted to make you aware.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "William S. Griffiths". The signature is written in black ink and is positioned above the printed name.

William Griffiths

May 10, 2024

To Whom It May Concern,

My Agent is Melissa Allen, Broker/Owner of Gray Ledges Rentals for the process of asking for a variance for my building located at 133 Newport Road, New London, NH.

Sincerely,

A handwritten signature in cursive script that reads "William S. Griffiths". The signature is written in black ink and is positioned below the word "Sincerely,".

William Griffiths