



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT (ZBA)
NOTICE OF DECISION

You are hereby notified that on Tuesday, May 3, 2022 the New London Zoning Board of Adjustment (ZBA) held Public Hearings and considered the following cases:

Case # ZBA 22-02
Owner Eric and Susan Schultz
Applicant Eric Schultz
Address 148 Old Main Street
New Parcel ID 107-019-000-000-000
Zone(s) Residential (R-2)
Overlay
Summary:

- #ZBA 22-02– The applicant is applying for a variance of the front yard setback as required by Article V, Section C., 1., of the Zoning Ordinance. The property owner is proposing to build a pole barn that would be located partially within the required 25-foot front yard setback.

Decision(s):

#ZBA 22-02

Decision: Having found that the appeal met the five (5) criteria, variances were GRANTED by a vote of 3-2.

Case # ZBA 22-03
Owner Nancy C. Dahm
Applicant Nancy Dahm
Address 110 Murray Pond Road
New Parcel ID 045-005-0-0-0
Zone(s) R2 (Residential 2) within the Shoreland Overlay District and Streams Conservation Overlay District

Summary:

- #ZBA22-03- The applicant is applying for a variance from Article V, Section C. 1., of the Zoning Ordinance that would reduce the front yard setback from 25-feet to approximately 11.65-feet for the construction of a garage.

Decision(s):

#ZBA 22-03

Decision: Having found that the appeal met the five (5) criteria, variances were GRANTED by unanimous vote of 5-0 with the following conditions:

1. Variances granted as depicted on plan sets prepared by Horizons Engineering dated, April 11, 2022.

Case # ZBA 22-04
Owner Nancy C. Dahm
Applicant Nancy Dahm
Address 110 Murray Pond Road
New Parcel ID 045-005-0-0-0
Zone(s) R2 (Residential 2) within the Shoreland Overlay District and Streams Conservation Overlay District

- #ZBA22-04 – The applicant is applying for a variance from Article XX-II, Section E. 1., of the Zoning Ordinance. The variance would allow for a corner of the proposed garage to be built in the Streams Conservation Overlay buffer. A total of 17.5 square feet would be located in the buffer and the building would encroach the 100-foot buffer by 4.43 feet.

Decision(s):

#ZBA 22-04

Decision: Having found that the appeal met the five (5) criteria, variances were GRANTED by unanimous vote of 5-0 with the following conditions:

2. **Variances granted as depicted on plan sets prepared by Horizons Engineering dated, April 11, 2022.**

Case # ZBA 22-05
Owner Nancy C. Dahm
Applicant Nancy Dahm
Address 110 Murray Pond Road
New Parcel ID 045-005-0-0-0
Zone(s) R2 (Residential 2) within the Shoreland Overlay District and Streams Conservation Overlay District

- #ZBA 22-05 – The applicant is applying for a variance from Article V, Section C. 2., of the Zoning Ordinance for the side yard setback. The required side yard setback is a minimum of 20 feet with an aggregate of 50 feet between the two side yards. The existing structure has a side yard setback of 12.55 feet on the north side, and the proposed garage setback in the south side yard is 9.9 feet, with an aggregate of 22.45 feet.

Decision(s):

#ZBA 22-05

Decision: Having found that the appeal met the five (5) criteria, variances were GRANTED by unanimous vote of 5-0 with the following conditions:

3. **Variances granted as depicted on plan sets prepared by Horizons Engineering dated, April 11, 2022.**

Please refer to the meeting minutes for additional details of the discussion.

Adam Ricker, Zoning Administrator
Town of New London

Variations and Special Exceptions shall be valid if exercised within two (2) years. Refer to RSA 674:33, Powers of the Zoning Board of Adjustment, for the specific language. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures; RSA 674:33 Powers of the Zoning Board of Adjustment; RSA 676:5 Appeals to Board of Adjustment; RSA 676:3.