

# APPLICATION FOR A VARIANCE

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

**Name of owner/applicant:** Stephen and Christine Wright Trust of 2014

**Mailing Address:** PO Box 2572                      **State:** NH      **Zip:** 03257

**Home Telephone:** 781-640-2572      **Work Telephone:** same                      **Cell:** same

**Email address:** [swright1@verizon.net](mailto:swright1@verizon.net)

**Owner of property:** same

(if same as applicant, write "same")

**Location of property:** 72 Checkerberry Lane, New London NH 03257

**Tax Map Number:** NewL-044-026-000. **Lot Number:** 72 **Zone:** R-2

**A variance is requested from the provisions of Article: V. Section: C.2 of the Zoning Ordinance to permit to expand the single-family home into the side yard setback for a total of 16 (15.1 exactly) square feet.**

Facts supporting this request:

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

see attached

2. The spirit of the ordinance is observed:

see attached

3. Substantial justice is done:

see attached

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

see attached

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;

see attached

\_\_\_\_\_ and

(2) The proposed use is a reasonable one;

see attached

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner/applicant(s) Signature: Stephen F. Wright Date: 9/6/2022

**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](mailto:zoning@nl-nh.com)

Or

Assessing Coordinator 603-526-1243  
Email: [landuse@nl-nh.com](mailto:landuse@nl-nh.com)

Support Statement on behalf of Stephen and Christine Wright Trust  
72 Checkerberry Lane  
R2 Zone and Waterfront Buffer

Stephen Wright, owner of 72 Checkerberry Lane (wife, Christine Wright is deceased) wishes to request a variance to support his desire to remodel his home to enable him to live in this house for the rest of his life. He is specifically making improvements and updates to support an “age in place” home using the latest guidelines (as published by the National Institute of Health <https://www.nia.nih.gov/health/aging-place-growing-older-home>) and the American Disabilities Act <https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm>

Mr. Wright purchased this home in 2014 with the intent to retire as a full-time resident. He intends to improve and remodel the home using the existing footprint except the specific variance requested in this application. More specifically, the request is to widen an existing bump out where the headboard is located to enable a clearance of 36” on each side of the bed (per ADA guidelines). This will enable a wheelchair or a Hoyer lift to be used when needed in the future. This variance maintains, but does not increase, the existing setback.

In addition to the bedside access, improvements will include ADA compliance specifications such as 4 foot hallways, 3 foot doorways, curbless shower with bench, grab bars, etc. Age in Place is becoming a very important social imperative with many benefits. Some of these are outlined in Retirement Living: <https://www.retirementliving.com/5-benefits-of-aging-in-place>. New London has a very vibrant and growing retirement demographic, and the town should be both supporting and encouraging an Age in Place mentality. Age in Place allows seniors to live in their homes without the expense of Assisted Living and reduces the stress on facilities trying to meet a booming demand. With this relatively minor variance, Mr. Wright will be able to live in this home, entirely on the ground floor, without the need to move due to limited mobility.

Facts supporting this request:

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

This variance will not affect the essential character of the neighborhood or threaten the health, safety, or welfare of the general public. In fact, the entire surrounding neighborhood (Checkerberry Lane Landowners Assoc.- CLLA) has given its unanimous endorsement for the variance. As well, the N.H. Department of Environmental Services has reviewed and approved the overall project. The variance will not be visible from any public road or from Little Lake Sunapee.

**2. The spirit of the ordinance is observed:**

This project has been approved by the NH DES after it reviewed the submission for Shoreland Program compliance. The variance will occur within the existing setback and is not requesting any further change to the current setback. The direct abutter is the CLLA common property and thus no home or structure will be impacted.

**3. Substantial Justice is done:**

Substantial justice is accomplished by permitting reasonable use of an existing home in a manner that will have no effect on the community or the environment. The impact without this variance is the inability of Mr. Wright to reside in this home due to the loss of independent mobility. As this lot is a relatively small one (.34 acres), the zoning setbacks defined for a 2 acre lot place significant burden on the ability to make even minor changes. This variance request has significant positive benefit with no impact to the general public or abutters.

**4. The values of surrounding properties are not diminished:**

All abutters and the entire CLLA organization have gone on record that they believe the improvement, with the variance, will either maintain or improve the overall value of their properties.

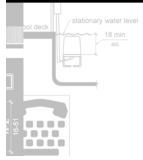
**5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.**

This variance allows Mr. Wright to create a living environment that supports single floor living for the rest of his life. The ground floor has only one bedroom and currently no wall that would accommodate ADA compliance. The improvement aligns with all ADA published measurements such as door width, hall width, floor surfaces, etc.

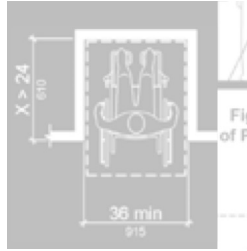
With submitted unanimous support of all neighbors, prior approval by the NH DES, no change to the existing setback, and the benefit of accommodating an “age in place” home for a full time resident, the variance is a reasonable request that does not impact the general public. Mr. Wright requests the Board grant this minimal change.

# ADA and Age in Place Elements

**2010 ADA Standards  
for Accessible Design**



Department of Justice  
September 15, 2010



ADA Design Standards  
available at [ADA.GOV](http://ADA.GOV)

36" width for  
wheelchair

Bed inside  
three walls

Space between  
bed and  
baseboard 21"

Space between  
bed and  
curtain 14"