



02 May 2022

Variance Application for Eric and Susan Schultz (Map 107 / Lot 19)

To all to whom this may concern,

The following information is in reference to the application being made by Eric and Susan Schultz for a proposed variance to allow the construction of a future pole style barn, for the storage of personal and business equipment and materials, at their 148 Old Main Street, New London property. The request is based upon a front line variance required due to the lack of other reasonable placement options on the subject property.

From my understanding; the reasoning for Eric and Susan's desire to construct the pole barn is to have a location to place some of their equipment and materials which will take these items out of public viewing, thus giving the neighborhood a cleaner appearance and reducing any required screening. This alone, is in the spirit of keeping the property and its personal effects in a tidy condition, that all abutters would appreciate.

It has been relayed to me that there has been some push-back to approving such a variance due to the opinion that it will alter the "character" of the area; being that it is a "scenic" neighborhood. Based on my research of the "neighborhood", it seems that their home, as located on the property, is one of the older homes in all of New London. Also, many of these original (pre-1900) homes that abut the property and are within the neighborhood have very similar actual setbacks as where their home is situated. Also, the proposed structure is very similar in coloring as another outbuilding just across the way. Most properties in this neighborhood have numerous outbuildings that actually outnumber the amount on the Schultz property.

I do not have any reason to believe that the addition of this structure, if completed as planned, will reduce the value of any area property, as indicated by others.

The hardships, dealt to the owners of this property, in not allowing this specific location for the structure are numerous. If it were to be located further away (downhill) from the existing proposed location, the structure would inhibit the most reasonable future location of a replacement septic system, once the existing system fails . . . which it will. If located along the driveway, on the other side of the home, the slope loss is approximately 8 feet over the length of the barn. This location would not allow, even if set back as far to the side as allowable, to have vehicles ramp up or down to it with such a short drive access length. This location would now allow partial roadside viewing of its contents, which defeats the purpose for the need of a pole barn. If the thought is to place it at the end of the driveway, on the other side of the home, there is not enough room from the left side property line setback

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location to the workshop barn at the end of the driveway. Thus that will not allow a vehicle to access the lower area of that existing structure. And furthermore, that last location would now allow full roadside viewing of all of the new structure's contents. Now, I assume, screening may then be required.

It seems to me that the only viable location is where it is being proposed by the owners. If not there then the only other option, with the greatest future hardship to the owners, is to purchase another property, in a very expensive acquisition market, to place this structure. The hardships identified in this last option is not only the actual acquisition costs, and site preparation costs; but also the costs of transporting equipment and materials, as needed to and from this new location on a daily basis.

I hope that all these considerations are being thought through prior to making a decision to the affirmative or the negative.

I appreciate your time in reviewing my thoughts.

Respectfully yours,



Alan M. Croteau

Principal Broker / Owner / REALTOR®

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