



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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Date: April 20, 2022  
To: Zoning Board Members  
From: Adam Ricker, Zoning Administrator  
Re: 110 Murray Pond Road, ZBA 22-03, ZBA 22-04 & ZBA 22-05

Nancy Dahm of 110 Murray Pond Road is seeking three variances to construct a garage addition to her home. To construct the garage, variances will be needed from Article V., C.,1, Article V, C., 2, and Article XXII, E.,1, to allow the structure to be built in the front yard setback, side yard setback and natural woodland buffer of the Streams Conservation Overlay District. The front yard setback would be reduced from the required 25-foot setback to 13.35 feet. The side yard set back would result in a 9.9-foot setback on the southside of the property with an aggregate of 22.45 feet between the two side yard setbacks, where an aggregate of 50 feet with one side yard minimum of 20 feet is required. The garage construction would encroach the 100-foot stream buffer by 4.43 feet.

#### Reference to Zoning Ordinance

Page	Article	Section	Part
34	V	C	1
34	V	C	2
87	XXII	E.	1

**Property Description – 110 Murray Pond Road (Tax Map/Lot 045-005-0-0-0)**– The property consists of +/- 0.24 acres at the end of Murray Pond Road. The property is in the Residential (R2) and the Shoreland Overlay District.

**Land Use History (may be incomplete):**

**Variance – November 3, 2008 – A variance was granted in 2008 see the [Notice of Decision](#).**

**FEMA - [Letter of Map Amendment](#)**