

# APPLICATION FOR A BOUNDARY LINE ADJUSTMENT

## TOWN OF NEW DURHAM

The Planning Board may allow a Boundary Line Adjustment at the request, agreement, and application of all property owners involved. It changes the shape and size of all properties involved in the process. It adds no new lots, and it cannot eliminate any existing lot.

The primary constraints on a Boundary Line Adjustment are that the owners involved:

1. Are not allowed to make an existing conforming lot into a non-conforming lot. What this means in practice is that it cannot reduce the size of a lot below the minimum allowed for the soil types on the lot, and it cannot reduce the road frontage below the minimum allowed for that size lot. If a lot is in an overlay district (steep slopes, wetlands conservation, etc.) it must conform to all requirements of the overlay district.
2. May make a Boundary Line Adjustment between a non-conforming lot and a conforming lot, if the adjustment can increase the size or frontage of the existing non-conforming lot, without making the existing conforming lot into a lot that is any way non-conforming.
3. May make a Boundary Line Adjustment between two non-conforming lots, if and only if it can be done without making an existing non-conforming lot less conforming. This means that any aspect of either lot that does not meet current requirements (e.g., road frontage, water frontage, size, and building setbacks) cannot be changed. However, the lot line between the two lots can be changed in such a way that there is an exactly equal exchange of property: Owner 1 gives Owner 2 300 square feet of his lot and Owner 2 gives Owner 1 300 square feet of his lot in a different area.

This form must be submitted with a completed copy of the generic Land Use Application, a Boundary Line Adjustment Checklist, an abutters list, and envelopes for each abutter completed according to the instructions in Preparing Envelopes for Abutter Mailings in New Durham.

**NOTE:** This form and all required information must be filed at least twenty-one (21) days before the date of the meeting at which the Planning or Zoning Board will begin review.

1. Are any of the lots involved undeveloped (no dwelling on the lot?) Yes No
2. What are the planned uses for the undeveloped lot? \_\_\_\_\_

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

3. Are any changes in use planned for any of the lots involved? Yes No

4. If yes, Please

explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Lot Information

Fill all columns in both tables for each lot involved.

Lot #	Map & Lot	Location	Owner	Mailing Address	Mailing City	State	Zip
1							
2							
3							
4							
5							

Lot #	Current Size of Lot	Current Road Frontage	Current Water Frontage	Proposed Size of Lot	Proposed Road Frontage	Proposed Water Frontage	Name Any Structures Affected
1							
2							
3							
4							
5							