

**TOWN OF STRAFFORD
INCORPORATED 1820**

Planning and Zoning Office
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Center Strafford, NH 03815

**NOTICE OF DECISION
BOARD OF ADJUSTMENT**

Case Number: #434
457 Roller Coaster Road Tax Map 7, Lot 31
Owner/Applicant: Kenneth and Stacy Whelan

You are hereby notified that the request of KENNETH AND STACY WHELAN for a VARIANCE to Article 1.4.1.C (Agricultural-Residential District, Land Requirements, Side and Back Yards) of the Strafford Zoning and Land Use Ordinances to demolish an existing structure and construct a new 28 foot by 26 foot, 2-bedroom home with a 6 foot by 22 foot porch on an existing non-conforming lot has been GRANTED. The following resolution was passed unanimously by the appointed members of the Board of Adjustment:

Resolved: To approve a Variance to Article 1.4.1.C of the Zoning and Land Use Ordinances that would allow the proposed 2-bedroom home to come within 23.2 feet of the northeasterly side boundary and within 14.3 feet of the rear boundary. This is up to 1.8 feet closer to the side boundary and up to 10.7 feet closer to the rear boundary than current ordinances require.

The above resolution is conditional upon the receipt of driveway approval from NH DOT.

Town of Strafford



Ashley Rowe
Chairman, Board of Adjustment

Date: February 17, 2022

Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date on this notice. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See NH Statutes, RSA Chapter 677, for details.