

Town of Strafford, NH – Zoning Board of Adjustment

Strafford Town Hall ▪ 12 Mountain View Drive ▪ Strafford, NH 03884
<http://www.strafford.nh.gov/index.php/planning-board>

Plan Review

PROJECT NAME: Williams Special Exception		CASE NUMBER: 23-004
PLAN REVISION DATE: Survey from 1995 (Book 1356, pg. 274); Building Plan Sketches attached		
MEETING DATE: June 15th, 2023	APPLICANT(s): Janice Williams	APPLICATION TYPE: <input type="checkbox"/> Equitable Waiver <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception
SURVEYOR: WILLIAM T WORMELL 124 GREEN ST NORTHWOOD, NH 03261 PHONE: 603-942-8536	APPLICANT'S REP:	REVIEWED BY: Autumn Scott SRPC Circuit Rider Landuse@strafford.org (603) 994-3500 ext 114
EXECUTIVE SUMMARY		
<p>Owner and applicant Janice A. Williams is requesting a Special Exception in accordance with Article 1.7.1 of the Zoning and Land Use Ordinances to allow the expansion of use of an existing non-conforming structure by the construction of a 25-foot by 15-foot second story addition over the existing enclosed porch and downstairs bedroom.</p> <p>The existing home is located less than 10 feet from the northwesterly side boundary where a 25-foot setback is required by current ordinances. The existing home and entrance stoop may also come closer to the front boundary with Fire Road 144 than current ordinances require. The new interior area on the southeasterly end of the existing structure will meet all setback requirements and will not increase the non-conformity of the existing structure.</p> <p>The applicant has indicated that changes to the property have been permitted through the appropriate channels. The existing home has been converted from seasonal to year-round residence.</p> <p>Approval Conditions of 1995 septic design (from DES OneStop query): "THIS APPROVAL IS VALID FOR 90 DAYS FROM DATE OF SAID APPROVAL. NO ADDITIONAL LOADING WILL BE PERMITTED. DWELLING MUST CONTINUE USE ON A SEASONAL BASIS ONLY. PROVIDE A HIGH-LEVEL ALARM IN THE PUMP CHAMBER. WAIVER GRANTED. VELOCITY REDUCING "T" IS REQUIRED."</p>		
BACKGROUND		
TAX MAP/LOT:	Tax Map 27, Lot 8	

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AREA:	~13,600 ft. or ~0.31 acres
ROAD ACCESS (FRONTAGE):	115' frontage on Fire Road
ZONING DISTRICT(S):	Residential/Agricultural

COMPLETENESS/APPLICATION ACCEPTANCE

VARIANCE: The following additional information is needed to complete the Variance Application Checklist Items:

1. Application documents submitted appear to be complete.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

General notes and questions for the Board to consider:

- The Board may wish to discuss whether the proposed addition would comply with the approved load capacity for the existing septic system.
 - The SE approval from 1996 indicated conditional approval upon receiving confirmation from the NH WSPCC that the new septic system is adequate for a 4-bedroom home. The board may wish to inquire whether this condition has been met.
 - The use of the home has been converted to a full-time residence. The Board may wish to inquire whether the current septic approvals reflect this.
- The Board should also consider in their decision that the applicant's first-floor renovations may encroach on the front boundary setback with Fire Road (indicated in application narrative.) The Board may wish to inquire whether the applicant's renovation plans will comply with the 40-foot front-yard setback requirement (1.4.1 B)

Variance Criteria:

The Board must discuss each of the 5 variance criteria with the applicant in more detail in order to make a determination if there is merit to this request:

1. The Variance will not be contrary to the public interest.
2. The spirit of the Ordinance is observed.
3. Substantial justice is done.
4. The values of the surrounding properties are not diminished
5. Literal enforcement of the provisions of the ordinance would result in any unnecessary hardship.