

APPLICATION FOR A VARIANCE

original submission

ZONING BOARD OF ADJUSTMENT
TOWN OF STRAFFORD, NH

Do not write in this space.

Case No. _____

Date Filed _____

(signed - ZBA)

Name of Applicant: Janice Allen Williams

Address: 3 Fire Road 144

Property Owner: Janice Allen Williams
(if same as applicant, write "same")

Location of Property: 3 Fire Road 144 Strafford

Tax Map: 27 Lot: 8

NOTE: This application is not acceptable unless all required statements have been made, and the following required attachments are included. Additional information may be supplied on a separate sheet if the space provided is inadequate.

Attachments Required

- ☐ List of abutters (including names and complete mailing addresses) see pg 2
- ☐ Three sets of mailing labels for the owner, applicant, easement holders, all abutters, and any professional who has stamped plans being submitted. no

☒ Accurate to-scale plan of the property (3 full sized, 3 reduced, and a digital copy), including:

- ☒ Site Location attached
- ☒ Area of the site attached
- ☒ Parcel boundaries attached
- ☒ Abutting land owners page 2
- ☒ Significant natural features see attached narrative
- ☒ Stone walls, cemeteries, etc. see attached narrative
- ☒ Watercourses, waterbodies and or wetlands see attached narrative
- ☐ All buildings on the site see attached
- ☒ Any proposed changes or additions to structures on site, or site of new development see attached
- ☒ Floor plans, including building elevations narrative
- ☒ Setback lines displayed from front, side and rear boundary lines, as well as wetlands see attached

- ☒ Copy of the deed to the property
- ☒ Completed Variance Worksheet (attached hereto)
- ☒ Notice of decision from the Code Enforcement Officer

all abutters
noted I was
told to apply
for special
exception

May 9, 2023

To: The Zoning Board of Appeals
From: Janice Allen Williams

This is in response to the questions on Application for a Variance.

In September of 2022, we made the decision to make Strafford our permanent home and subsequently sold our home in Greenland NH. My parents bought a cottage here in 1963, now owned by my brother; I purchased my cottage from the Eaton Family in May 1985, so I have been on Bow Lake for 60 years. This is and always has been a special place for me and subsequently, for my children. Over time, with the appropriate permits I have made various changes to 3 Fire Road 144.

Each of these changes has been made to accommodate the visits and vacations of growing children who now have families of their own. As my husband and I are both "seniors," it was time to make the changes we have talked about for years, a real kitchen, a master bedroom downstairs with a functional closet and a porch dining area that accommodates our kids and our grandkids (who live in Boxford MA, Raleigh, NC, and Bethlehem, NH) on summer weekends and their vacations.

The only stone wall on property is the original boundary between the land and the lake. There are no significant natural features, no cemetery, no wetlands. The house and garage are identified on the map of the property which I copied from the map used to construct our septic system several years ago which shows all lot lines and set backs. I have attached the renovation design and the design for the second story addition, which is 25 feet by 15 feet.

Question 1:

The addition to the cottage has no impact at all on abutters. The land to the west is an empty half-wooded lot used for parking and a right of way to the island by members of the Robert Barr family and their guests. The addition is on the East side of the house.

The abutter on the East, Betty Paine, cannot see the addition from her house because it is blocked both by the tree line that divides our properties and by the roof of the garage which sits to the east and a bit behind the house. The addition has absolutely no impact on her views. The land behind my house is, as I understand it, a giant leech field for the Paine properties and cannot be built on. I did notify Betty of the renovation and plan for the addition when we moved to 3 Fire Road 144. She had no concerns.

Question 2:

This addition is a property enhancement. Over the years, I have changed this property from a camp on posts to a home on a foundation which only adds value to the neighborhood and the community. This addition does not change the footprint of the structure. It does not increase number of bedrooms or bathrooms, nor does it change the current use of the property, except

to make it a more functional comfortable home. We have no intention of renting. We will be the only residents. There is no traffic generated by our current post retirement activities, described below.

Question 3 and 5:

When I retired from my organizational consulting business, I re-invested in my photography work and then with a friend, I wrote a children's book, illustrated with my photography. The book was self-published and has sold over 1400 copies. We have a web-site, MarciHeller.com and a second book is "in the works." When my husband and I moved here, we realized that there really was no space to set up a studio for me, no place for the monitor, no home for the computer and the printer, and no place to retreat and write.

Additionally, my husband serves on the COAST Board of Directors and teaches driving programs for AARP, and he had no real private space for his business either. And, as we get older, there was no place to retreat to when the 5 grandchildren -18 months to 14, want to watch TV, or play games, or do what kids do. The proposed room over the existing closed in porch and original downstairs bedroom was a perfect solution to all those needs. This is no longer a summer cottage, this is our permanent residence, our home, and our "retirement" work space.

Because of the size and shape of the lot, the only option to make this house suitable for all of our interests in our retirement is to add the space I have described.

Question 4:

The value of the surrounding properties is only enhanced by a well-maintained full-time residence. We see only the positives of adding active full-time residents to the community of Strafford. We are already benefactors of the lake. We have served as past members of the Bow Lake Camp Owners Association, are active in preservation efforts and loon protection, and the conservation of surrounding lands. This addition makes it possible to enjoy our senior years here doing all the things that are most meaningful to us.

In addition, in the renovation design for the downstairs, presented to and approved by the Building Inspector, there is a new gas fireplace. In the interest of reducing our carbon footprint, we have opted to stop burning wood and have closed the fireplace. In the interest of maximizing the living room space, we would like to mount the gas fireplace flush against the wall. This requires what is called a "doggy house," which is simply a 20" square box attached to the house at floor level that houses the mechanics of the fireplace. This "doggy house" will be installed next to the existing chimney and will protrude only 20", not even as far out as the existing chimney. There is a lilac bush/tree that will be in front of it a little to the right and a bridal wreath mature shrub in front, a little to the left, so it will barely be visible at all. This doggy house is located on the west end of the house. I have attached a diagram of the west end and the location of the doggy house.

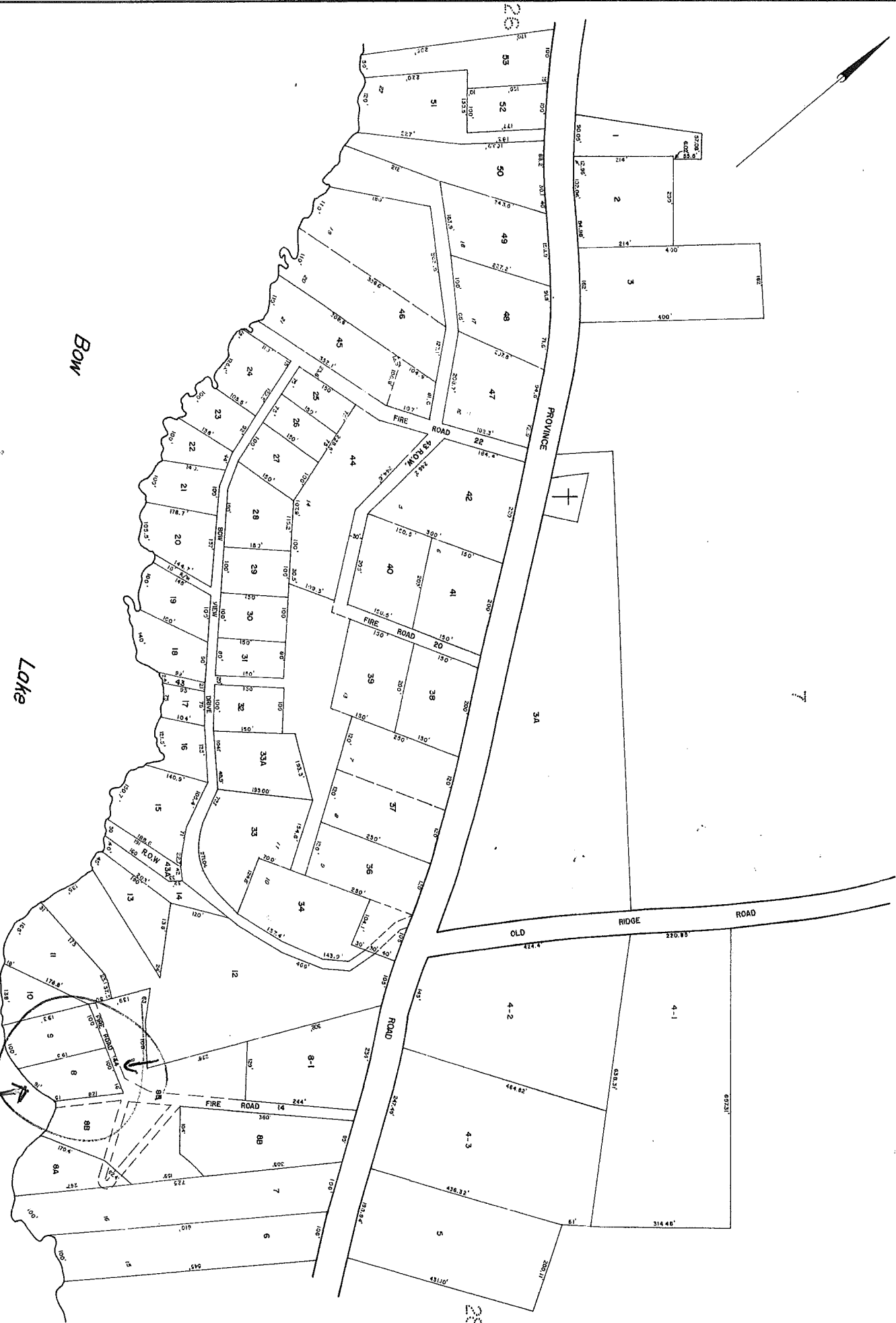
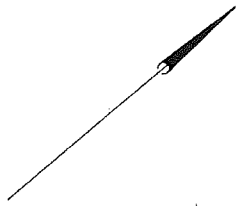
Neither my builder, or I were aware this required a variance until the stove installer came to look over the place of installation and give the builder specifications, last week. I would respectfully request that the zoning board also approve this small functional protrusion in support of our increased comfort and the environment.

In closing, when I left for Florida the end of December, I had a lengthy discussion with my builder, Matt Bataran of Berwick, Maine, and left him with the detailed drawings he requested for the Building Inspector. I was told he had already discussed the project with Dan and would handle permitting. This has been the case with every contractor I have every hired over the last 50 years, through 9 major home improvement projects, and one design-build, so I didn't give it a second thought, all I knew was the work was in progress. Let's say, he dropped the ball. To my great dismay, I just learned of this issue when I returned from Florida May 8. My apologies. Dan Howard did approve the first -floor renovations, has reviewed the work in progress this week, and determined the work is more than satisfactory. I hope the above explanation will serve to support a vote in favor of the variances so we can finish the project and move back in to our new home.

Thank you for your time and consideration,

Sincerely yours,

Janice Allen Williams
3 Fire Road 144
603-777-7004



LEGEND
PARCEL NUMBERS 2
ADJACENT MAPS 7
MATCH LINE 7

For Assessment Purposes
Not to be used for Conveyances
REPRODUCED & REPRODUCED BY
CARTOGRAPHIC TECHNOLOGIES
LITTLETON, NEW HAMPSHIRE 03601

PROPERTY MAP
TOWN OF STRATFORD
STRAFORD COUNTY, NEW HAMPSHIRE
PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 100 ± FEET

Hand-drawn floor plan of a house on graph paper. The plan includes the following rooms and dimensions:

- Living Room:** 11'10" x 9'4". Features a fireplace and a window.
- Kitchen:** 10'3" x 11'2". Features a sink, stove, and a window.
- Dining Room:** 15'6" x 10'3".
- Master Bedroom:** 12'6" x 12'6". Includes a closet.
- Full Bath:** 4'3" x 4'5".
- Washer/Dryer Area:** 6'5" x 9'7".
- Sunroom:** 15'6" x 10'3".
- Other Features:** A linen closet, a closet, and various windows and doors are indicated.

12' 6" / 12' 6"

11' 10" existing

15' 10" -
get 2' added to deck
from stairs and change

deck

double
door



double
door



double
door



double
door



1 see this is not
opening

1 see this is not
opening

27' 2" / 7' 4" / 10' 2"

new
deck
fire
place

Living
Room

existing windows

11' 10" / 27' 3"

new windows

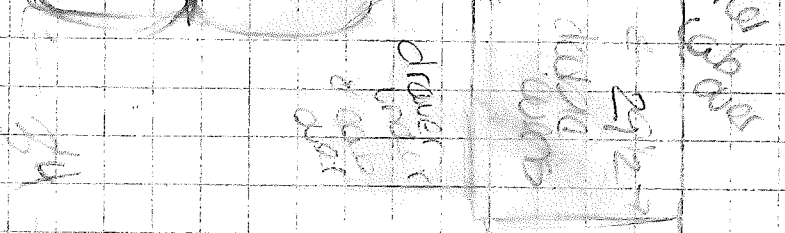
3 windows

existing
windows

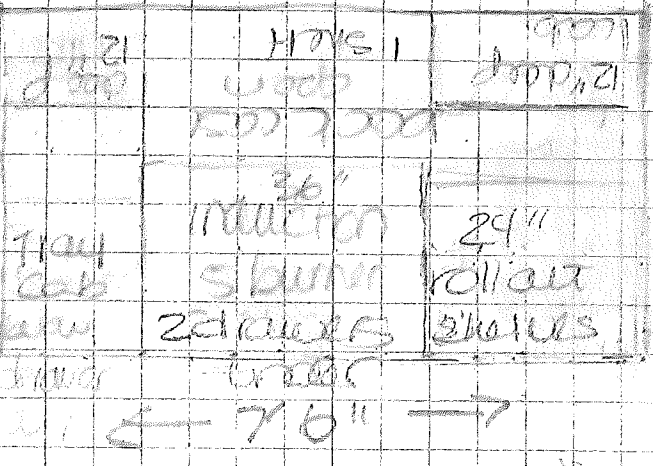
3 windows

3 windows

11/11/11



Ernest
Coburn



SCALE
39 yards per
cable



wire for fan/light
using the fan/light track
and then run non load down

on either side of the front windows
center of the windows right of TV
set up for in wall wiring for TV and
cable under windows on the wall
left of the TV
3 feet off the corner on back wall
4 feet off the corner on the back wall
Anchoring 2 front windows and entrance door

