

Town of Strafford, NH – Zoning Board of Adjustment

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

Plan Review

PROJECT NAME:	Huckins VAR	CASE NUMBER:	23-006
PLAN REVISION DATE:	5/9/2023		
MEETING DATE:	APPLICANT(s):	APPLICATION TYPE:	
July 20 th , 2023	Bertha L. Huckins Revocable Trust 8 Hillside Drive Strafford, NH	<input type="checkbox"/> Equitable Waiver <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception	
SURVEYOR:	APPLICANT’S REP:	REVIEWED BY:	
Marinus Vander Pol III TF Moran	TF Moran	Autumn Scott SRPC Circuit Rider ascott@trafford.org	

EXECUTIVE SUMMARY

The Bertha L. Huckins Revocable Trust and Donna Huckins are requesting a Variance to Article 1.4.1, Section B Front Yard of the Zoning and Land Use Ordinances in order to allow an existing structure located on Map 11, Lot 4-3 to remain in place closer to the front boundary than current ordinances allow. A lot line adjustment and subdivision of Map 11, Lot 4 are being proposed at the southerly end of an existing private right of way accessing Lot 4-3. In order to meet subdivision requirements, the right-of-way for the proposed new lot would be extended across Lot 4-3 and would then come within 19 feet of the existing structure.

The existing structure would then come up to 21 feet closer to the newly extended right-of-way than current ordinances allow.

BACKGROUND

TAX MAP/LOT:	Tax Map 11, Lot 4
AREA:	+/- 300 Ac. Existing; +/- 295 Ac. Proposed
ROAD ACCESS (FRONTAGE):	Frontage on Hillside Dr.
ZONING DISTRICT(S):	Residential/Agricultural

COMPLETENESS/APPLICATION ACCEPTANCE

- a. Missing Items (in digital packet)—the Board should inquire whether these items were submitted via hard copy.
 - a. Building Permit Denial from Building Inspector

Town of Strafford, NH – Zoning Board of Adjustment

Strafford Town Hall • 12 Mountain View Drive • Strafford, NH 03884

<http://www.trafford.nh.gov/index.php/planning-board>

b. Copy of deed

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Notes:

- 4.1.1: The Board should inquire whether the applicant has filed for and received a floodplain development permit and consider it as a condition of approval. The applicant should indicate the floodplain on the plan set.
- 2.6.5 B “Cisterns may be required in any subdivision.” The Board may wish to inquire whether the applicant discussed the need for a cistern with the Fire Chief. The Board may wish to designate this as a condition of approval.
- The drainage easement and emergency turning easement appear to be in the same location. The Board may wish to inquire whether the applicant has discussed this with the fire chief or whether they intend to. The Board may wish to make approval from the Fire Chief a condition of approval for the variance.
- The Board may wish to inquire about the status of the applicant’s wetland permit. The Board may wish to make receipt of the permit a condition of approval.

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.