

## 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

<b>PROJECT NAME:</b>	Pitkin SE	<b>CASE NUMBER:</b>	23-005
<b>PLAN REVISION DATE:</b>	7/23/18		
<b>MEETING DATE:</b>	<b>APPLICANT(s):</b>	<b>APPLICATION TYPE:</b>	
July 20 <sup>th</sup> , 2023	Ryan Pitkin 555 Strafford Road Strafford, NH	<input type="checkbox"/> Equitable Waiver <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception	
<b>SURVEYOR:</b>	<b>APPLICANT'S REP:</b>	<b>REVIEWED BY:</b>	
Randy Orvis Blue Hills LLC	Berry Surveying & Engineering	Autumn Scott SRPC Circuit Rider <a href="mailto:ascott@trafford.org">ascott@trafford.org</a>	

#### EXECUTIVE SUMMARY

Ryan Pitkin is requesting a Special Exception under Article 1.4.1 K of the Zoning and Land Use Ordinances in order to construct a 504 square foot one-bedroom Accessory Dwelling Unit on the second floor of an existing detached garage to be served by a proposed new septic disposal system. The existing lot conforms to current minimum lot size requirements and qualifies for a detached ADU under Article 1.4.1 K III (3).

The existing garage meets all structure setback requirements and the ADU would meet all other requirements under Article 1.4.1 K.

#### BACKGROUND

<b>TAX MAP/LOT:</b>	Tax Map 16, Lot 30-1
<b>AREA:</b>	+ - 6 Ac.
<b>ROAD ACCESS (FRONTAGE):</b>	Frontage on Strafford Rd
<b>ZONING DISTRICT(S):</b>	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

#### STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Notes:

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- As there may be wetlands on the property, the Board may wish to inquire whether construction plans will have any impact to the wetlands or their buffer(s) and whether such plans meet the threshold for minimum impact requiring a permit from NHDES.