

Town of Strafford

APPLICATION TO THE BOARD OF ADJUSTMENT

Variance

Name of Applicant Candy Rand Snyder

Address 52 Bow Lake Estates Rd., Strafford, NH 03884

Name of owner of property
concerned Same

(if same as above, write "same")

Address of owner of property
concerned Same

(if same as above, write "same")

Location of property 52 Bow Lake Estates Rd.
Strafford, NH

Tax Map 23 Lot 115

Description of property Single family home, front boundary 92.70' on Bow Lake Estates Rd. side 137.00' and rear 95.02 approximately 0.30 acres. The proposed garage will be located to the right of existing home.

(include use, acreage, length of front, side, and rear boundaries)

The following information must be filed with your application:

List of abutters (including names and complete mailing addresses)

Three sets of mailing labels for the owner, applicant, easement holders, all abutters, and any professional who has stamped the plans being submitted

Accurate to-scale plan of property, including:

site location

area of site

parcel boundaries

abutting owners

significant natural features, i.e. ledge, etc.

stone walls, cemeteries, etc. If no cemeteries are present, please indicate on the plan.

watercourses and/or wetlands

all buildings on site

proposed changes/additions to structures on site, or site of new construction

floor plans and building elevations

setbacks to front, side and rear boundaries, and to wetlands

___ Copy of deed to the property

___ Completed worksheet detailing how this variance request meets the criteria for variance

The undersigned hereby requests a variance to the terms of Article 1 Section 4.1C of the Zoning and Land Use Ordinances of the Town of Strafford, and asks that said terms be waived to permit a new 2 car garage structure that is two stories tall. The proposed structure requires a variance because the outside wall will be within approximately 8 feet of the northwestern edge of the property.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of her land under the strict terms of the Zoning and Land Use Ordinances, and thus constitutes an unnecessary hardship:

Due to the layout of the parcel and the location of the septic system, there is a limited area to build additional structures.

Due to the smaller lot size, we are unable to build a meaningful and useful structure under the current setback limitations. The property was purchased prior to the current larger lot size regulations and was initially plotted about a roadway, not property.

Current house and yard do not provide adequate storage and protection from weather for vehicles and outdoor equipment.

Additional space would include bathroom within the structure, which will be used by guests returning from the lake.

Signature of Applicant

Candy Rand Snyder

Signature of Owner, if other than applicant

Date

Sept 19, 2023

ALL FEES DUE AT THE TIME THAT THE APPLICATION IS SUBMITTED. NO APPLICATION WILL BE PROCESSED UNLESS FEES HAVE BEEN PAID.

Application fee of \$250.00, plus \$175.00 fee for newspaper publication of notification of public hearing, plus fee of \$15.00 per letter for notification by certified mail as required under NH RSA 676:7.

For office use only:

Application and Fee received by _____

Date received _____

Fees paid & check number _____

Variance Worksheet

Five criteria must be met for a proposal to qualify for the granting of a variance. Please explain how your proposal addresses each of the following questions regarding these five criteria.

1) Explain why the granting of this variance would not be contrary to the public interest.

The variance and proposed structure are consistent with established uses in the neighborhood. Several similar variances have been granted in the local area and detached garages are common in area.

The garage would improve the property aesthetics by providing storage for cars, boat trailers, and additional yard maintenance items (lawn mowers, trash cans. etc.).

Additionally, there are no structures on the front portion of the abutting neighbor's property and both properties are tree lined, so the proposed structure would not interfere with their use or enjoyment of their property.

2) Explain why the use of the property contemplated by the applicant as a result of obtaining this variance would not be contrary to the spirit of the ordinance. Why would the spirit of the ordinance still be observed?

Due to the layout of the properties, there will be adequate areas between buildings in accordance with the Preamble of the Zoning Ordinance. There are no structures on the front portion of the abutting neighbor's property and both properties are tree lined, so the proposed structure would not interfere with their use or enjoyment of their property.

Additionally, The proposed structure would improve the property aesthetics by providing storage for cars, boat trailers, and additional yard maintenance items (lawn mowers, trash cans. etc.), which will preserve the beauty and rural appearance of the lot and protect property values. In accordance with the spirit of the ordinance.

3) Explain how, by granting this variance, substantial justice would be done.

The variance and proposed structure are consistent with established uses in the

neighborhood. Several similar variances have been granted in the local area and detached garages are common in area.

Due to size and nature of the plot there is no other location for the proposed structure. In particular, the septic system is located on the back portion the plot and severely limits any expansion of the current home or addition. Changing the size of the proposed structure would reduce the use, nature, and value of the structure.

The proposed structure would allow the applicant improved use and value of their property because there would be additional storage for boats, trailers, and lawn equipment. It would clean up the overall appearance of the property.

4) Explain why the values of surrounding properties will not diminish as a result of the granting of this ordinance.

The surrounding properties are set back from the proposed structure and will not impact the use or enjoyment of their property. The proposed structure will also provide storage and help improve the look and use of the property.

The additional structure would increase the value of the property and therefore improve the value of the surrounding properties.

5A) Explain the “special conditions” of the land that distinguish it from other properties in the area, such that denial of the variance would result in unnecessary hardship. How is the proposed use a reasonable one? How is your property unique such that no fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to your property?

The land is a residential area with a single family house with two bedrooms, one bathroom and an unfinished basement. There is currently limited storage for water crafts and yard equipment. There is no protection for vehicles from weather.

Additionally, there is no alternative location on the property for proposed structure due to the size of the lot and location of the septic system.

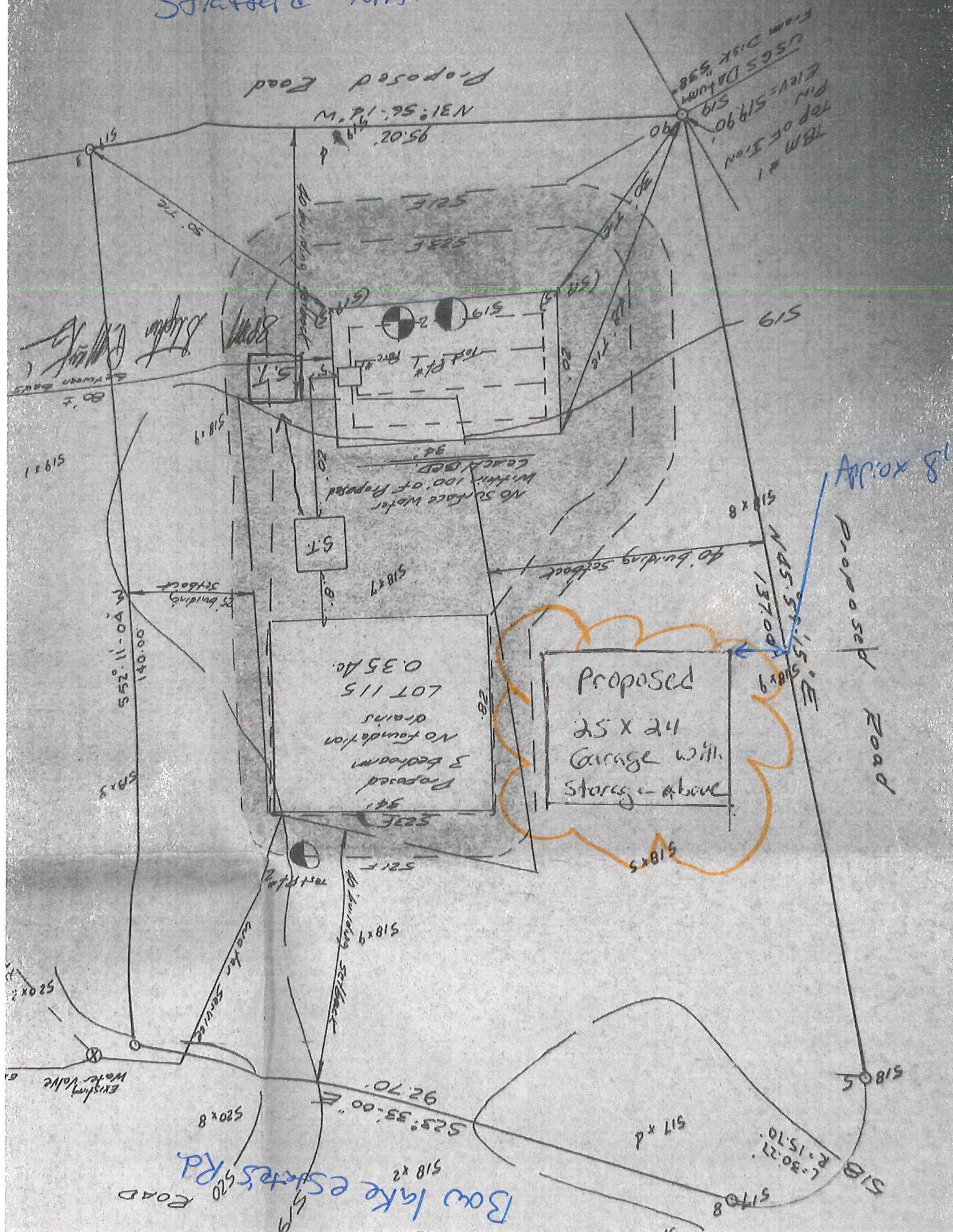
The abutting neighbor’s house is set back and would not be impacted by the proposed structure.

5B) Explain how the “special conditions” of your property distinguish it from other properties in the area such that there is not a reasonable use of your property without the

granting of a variance.

The plot was one of the earlier lots on Kooauke Island. It was established prior to the current two acre requirements for the town. Additionally, when the property was purchased, the deed shows a proposed road. There was no permanent residence. As a results, there is limited area for additional structures.

52 Bow lake estates Rd.
Stratford NH.



NOTICE OF DECISION – BUILDING PERMIT DENIED

Code Enforcement Office, The Town of Strafford, New Hampshire

Name of Applicant Candy Rand-Snyder
Address 52 Bowline St.
Owner same
(if same as applicant, write "same")
Location of Property same
Tax Map 23 Lot 115
Project Description TWO CAR GARAGE

You are hereby notified that a building permit for your proposed project cannot be issued at this time. It has been determined that you must seek a variance or special exception from the zoning board of adjustment under the following sections of the Town of Strafford Zoning Ordinance:

1. OVER BUILDING SETBACK
2. _____
3. _____
4. _____
5. _____

David Copeland

David Copeland, Code Enforcement Officer
Dan Donnan

Date 8/1/23

Note: The selectmen, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at Strafford Town Hall. This notice has been placed on file and made available for public inspection in the records of the Building Department. If the necessary relief is granted by the Zoning Board, you are still required to complete the building permit application process with this office. A NOTICE OF DECISION FROM THE ZBA IS NOT A BUILDING PERMIT.

Michelle Wilson
56 Bow Lake Estates Rd
Strafford, NH
03884

Mark and Qwenyth Oien
49 Bow Lake Estates Rd.
Strafford, NH
03884

Martin Walsh and Gina Hodgdon
5 Kooauke Court
Strafford, NH
03884

Carol Michell
10 Pumphouse Rd.
Strafford, NH
03884