

# 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

<b>PROJECT NAME:</b>	Sweet VAR	<b>CASE NUMBER:</b>	23-014
<b>PLAN REVISION DATE:</b>	10-23-23		
<b>MEETING DATE:</b>	<b>APPLICANT(s):</b>	<b>APPLICATION TYPE:</b>	
November 16, 2023	Sweet 70 Bow View Dr Strafford, NH	<input type="checkbox"/> Equitable Waiver <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception	
<b>SURVEYOR:</b>	<b>APPLICANT'S REP:</b>	<b>REVIEWED BY:</b>	
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### EXECUTIVE SUMMARY

Applicant requests a Variance to Article 1.4.1, Sections B and C of the Zoning and Land Use Ordinances in order to reconstruct an existing 981 square foot non-conforming seasonal structure as a two-story 2-bedroom 1701 square foot home with a new foundation and added living space and a new front and side deck. The reconstructed structure will include additional living area that comes within 18.2 feet of the southerly side boundary, which is closer than current ordinances allow although no closer than the existing structure. The new structure will also include a new front and side deck that comes within 31 feet of the front boundary with Bow View Drive, which is up to 9 feet closer to the front boundary than ordinances allow. The deck will extend within 18.2 feet of the southerly side boundary and within 19.2 feet of the northerly side boundary, which is closer to both side boundaries than the 25 foot side yard setback current ordinances require. (70 Bow View Drive, Tax Map 27, Lot 25)

### BACKGROUND

<b>TAX MAP/LOT:</b>	Tax Map 27, Lot 25
<b>AREA:</b>	+-.25 Ac.
<b>ROAD ACCESS (FRONTAGE):</b>	Bow View Dr
<b>ZONING DISTRICT(S):</b>	Residential/Agricultural

### COMPLETENESS/APPLICATION ACCEPTANCE

1. Missing Items (in digital packet)—the Board should inquire whether these items were submitted via hard copy.
  - a. Application does not include a permit denial letter from the Building Inspector.

### STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY

1. The applicant's proposal increases the square footage of the existing home from a single story and 981 SF to 1,701 SF and two stories over a new foundation. The plans show existing and proposed setbacks for the house and setbacks for the deck/stairs.