

Town of Strafford
APPLICATION TO THE BOARD OF ADJUSTMENT
Variance

Name of Applicant Scott & Lynn Sweet

Address 13 Scribner Rd, PO Box 234 Strafford NH 03884

Name of owner of property concerned Scott Sweet
(if same as above, write "same")

Address of owner of property concerned Same
(if same as above, write "same")

Location of property 70 Bow View Drive, Strafford NH

Tax Map 27 Lot 25

Description of property 28x 36 2 bedroom 1 bath cottage with well and 2 bedroom Septic
on .25 ac of land

(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.
- ☐ 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 1.4.1
Section _____ of the Zoning and Land Use Ordinances of the Town of
Strafford, and asks that said terms be waived to permit encroaching into the setbacks

Variance Worksheet

Five criteria must be met in order 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.

We feel that this would not be contrary to the public interest. It would be bringing the cottage up to the values of the other homes on the road.

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?

Use will not change, however will upgrade the comfort and function of the property.

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

Improving the building and conforming and meeting the standards of the already upgraded cottages on the road.

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

Home values on the Bow View will not be impacted by the upgrades, we would be conforming to the values and the esthetics.

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?

Due to the nature on any non-conforming lot, it unfortunately creates a hardship for anyone owning one. We are not increasing the the use or the burden, but due to size and set back requirements of the lot it creates the hardship.

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.

We are not saying that there is no reasonable use of the property, we would like to make it more efficient for its intended use.

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

Due to the ~~non-conforming building on an already non-conforming lot, it not unreasonable to assume that any improvements would not need to be granted a variance to improve the lot.~~ When we originally purchased the property in 2013 it was an abandon cottage that at one time was pulling water from the lake, and had an old steel drum as a septic tank. We at the time improved the lot by installing a well and a 2 bedroom septic system, which used all our funds. Now ten years later we are ready to put a foundation under the cottage to stop the settling, move all of our mechanics into the building add a bath and laundry, garage space, and upgrade the one season porch into a three season space and add the exterior deck. This upgrade not only increases the enjoyment of the use, but also adds to the values to the neighboring properties, we feel with granting this variance it is within the spirit of the ordinance and shows a hardship that there is no other option but to request this.

Signature of Applicant

Signature of Owner, if other than applicant

Date

10.24.23

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

250.00
175.00
7 @ 15 105.00
530.00

check # 393 S+L Sweet Properties LLC

Abutter list:

Owner Map 27 Lot 25: 70 Bow View Drive

Scott E. Sweet
PO Box 234
Strafford NH 03884

Map 27 Lot 24: 67 Bow View Drive

Alan & Bonnie Williams
310 Berry Pond Rd
Pittsfield NH 03263

Map 27 Lot 26: 66 Bow View Drive

John E Burke III Revocable Trust
6 W Steans Ave
Hooksett NH 03106

Map 27 Lot 43 ROW

Robert A. Sylvia
Susan E. Morgan
785 Province Rd
Strafford NH 03884

Map 27 Lot 44: 11 Fire Rd 22

Robert M. Sargent Jr.
Seton E. Sargent
11 Fire Road 22
Strafford NH 03884

Map 27 Lot 45: 10 Fire Rd 22

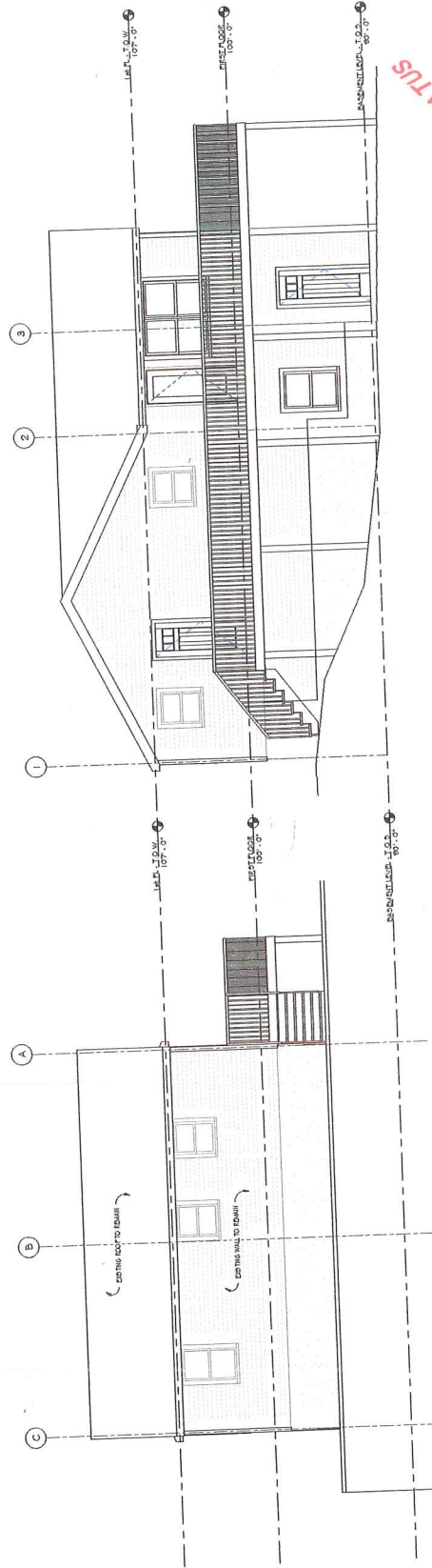
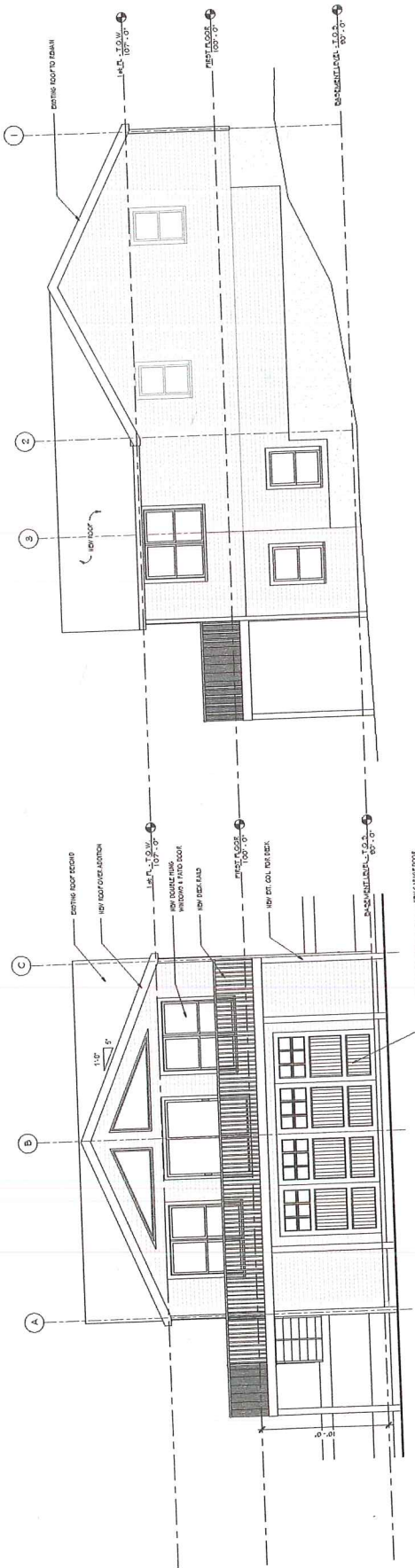
Elizabeth S. Warner Irrevocable Trust
% Elizabeth S. Warner
PO Box 187
Strafford NH 0884



OWNER
Dante

BOW

Lake



PROJECT STATUS
10/23/2023
3:35:41 PM

Project Info:
**Sweet
Cottage**

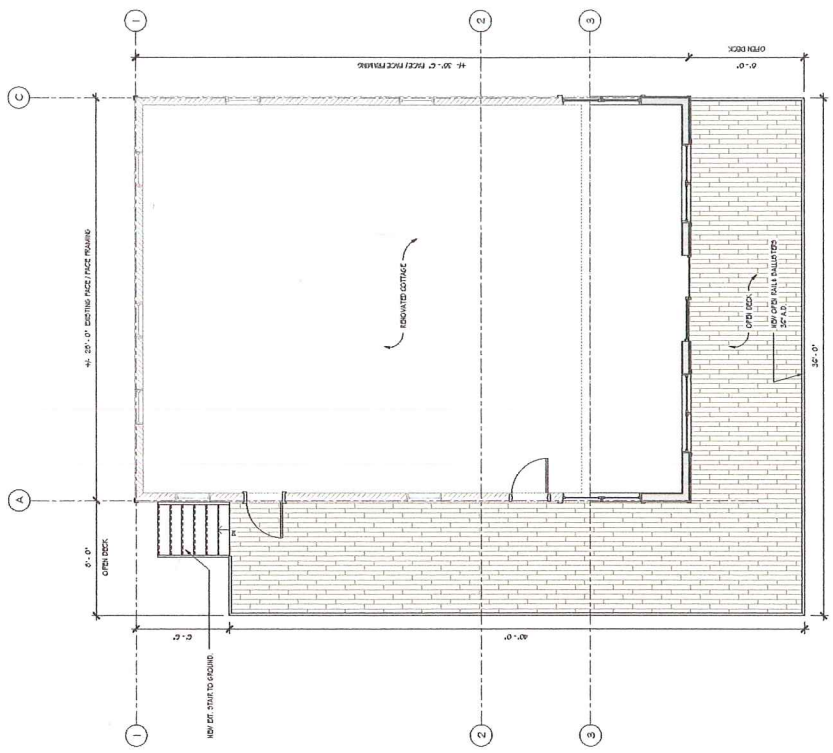
Bow Lake -
Strafford, NH

Sheet Status:	Project Status:
Latest Revision:	NF.C.
Issue No:	Author:
Orig Issue Date:	Checker:
Job No:	1/2" = 1'-0"
Scale:	
Sheet Title:	

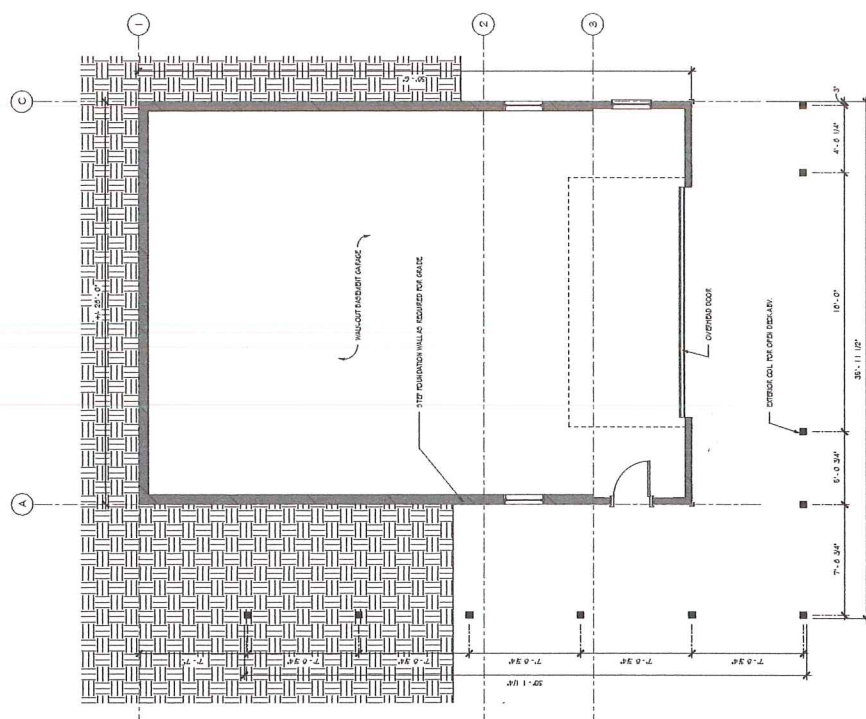
Sheet Number:
A3.1

Printed on: 10/23/2023 3:55:41 PM

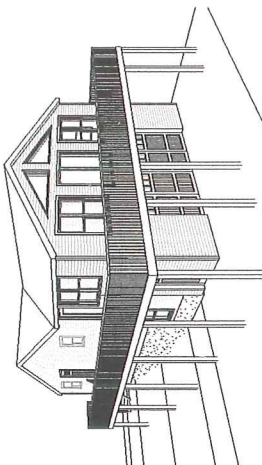
PROJECT STATUS
10/23/2023 3:38 PM



1 FIRST FLOOR
1/8" = 1'-0"



2 BASEMENT LEVEL - T.O.S.
1/8" = 1'-0"



3 3D View 1

3/4" REBAR
W/ID CAP
~SET~
(TYP.)

S07°58'27"E

DRILL HOLE
~SET~

73.85'

25.0'

25.0'

72.0'

TAX MAP 27,
LOT 25
11,043 Sq.Ft.
0.25 Ac.

136.31'

S85°30'25"W

BUILDING
SETBACK
LINE (TYP)

PEDESTRIAN WAY
A/K/A FIRE ROAD 22
NOT CONSTRUCTED

N85°30'25"E

150.00'

27.2'

22.2'

22.2'

27.2'

EXISTING
DECK &
STAIRS

25.0'

28.4'

EXISTING
HOUSE
981 Sq.Ft.
INCLUDING
DECK/STEPS

18.2'

28.4'

18.1'

EXISTING
PORCH

28.4'

18.0'

EXISTING
SHED

EXISTING
GRAVEL PARKING

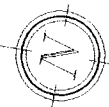
73.88'

N08°16'27"W

NET&T
23H/3

1/2" IRON PIPE
~FND~
FLUSH

BOW VIEW DRIVE



THIS IS NOT A BOUNDARY SURVEY

ZONE:
AGRICULTURAL
-RESIDENTIAL

EXISTING HOUSE LOCATION
FOR

