

ZONING BOARD OF ADJUSTMENT
STRAFFORD, NH

Special Exception: Accessory Dwelling Unit

Name of Applicant: Jeff & Emily Thornton

Property Owner: Same

Address: 849 2nd Crown Point Road
Strafford NH 03884

Do not write in this space
Case No:
Date Filed:
(Signed – ZBA)

Under Article 1.4.1 K Accessory Dwelling Unit, the construction of an attached or a detached Accessory Dwelling Unit (“ADU”) may be allowed by Special Exception as an accessory use to a single-family dwelling (Reference: RSA 674:71-73 effective June 1, 2017). ADU units must meet certain criteria in order to qualify for the Special Exception. See Article 1.4.1 L for details.

Petition for Special Exception to allow the construction of an Accessory Dwelling Unit for property located at Address: 849 2nd Crown Point Road, Strafford NH

Tax Map 19 Lot 17-2

Please explain how your proposal meets the Special Exception criteria as specified in the article.

- 1) Your primary structure is a single-family dwelling; there is no existing ADU, and you are only proposing to add one accessory dwelling unit. Yes ☒ No ☐
- 2) Your proposed ADU is no greater than 750 square feet in area and has no more than 2 bedrooms. Yes ☒ No ☐
- 3) The primary dwelling unit and the proposed accessory dwelling unit will meet all municipal regulations regarding lot and building dimensional requirements, including residential setback requirements under Article 1.4.1. Yes ☒ No ☐

If you have checked “no” for any of the above items, please provide an explanation here (Please be advised that you may be required to apply for a separate Special Exception or Variance):

Please briefly describe your proposal (For example: convert main floor bedrooms into an ADU; finish space in the basement for construction of an ADU; build an addition to be connected to the primary structure by a breezeway, etc.): Convert 2nd floor of attached garage to ADU

4) You have provided an interior door between the principal single family dwelling unit and the attached dwelling unit in the following location:

Yes Between the house & lower level of the garage

5) The primary dwelling and the accessory dwelling unit have an adequate water supply and sewerage system and meet all other applicable requirements of the State of NH because (Please describe):

1250 Gallon Septic tank

6) There is adequate off-street parking for the primary dwelling and the accessory dwelling. (Please describe):

Yes, several parking spaces next to the garage

7) The ADU maintains aesthetic continuity with the principal dwelling unit (please describe):

The ADU will be on the upper level of the attached garage. The outside will not change.

8) Either the primary dwelling unit or the accessory dwelling unit must be owner- occupied. How will you demonstrate that you are meeting this requirement?

The Primary dwelling is owner occupied

9) The ADU use conforms to all other applicable regulations governing the district (agricultural-residential) (Please describe):

Yes

Signature of Applicant:

Jeffrey W Thornton Emily J Thornton

Signature of Owner, if other than applicant _____

Date:

10/24/2023

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 & Fee received by:

EE

Date received:

10/24/23

Fees paid & check number:

485.00

pd check # 6289

Jeffrey W Thornton

Emily J Thornton

815 due

paid

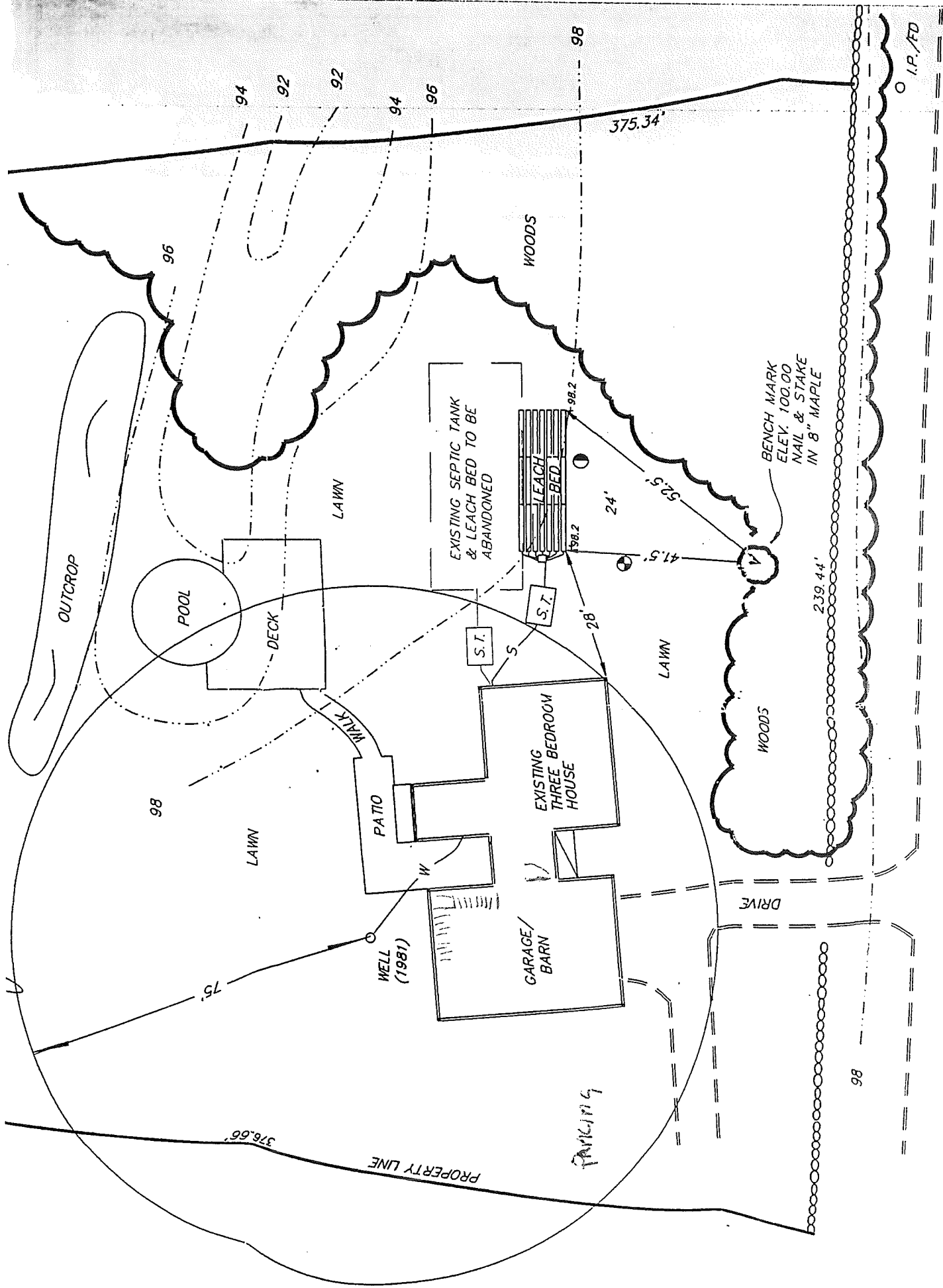
515.00 check # 6290

250.00

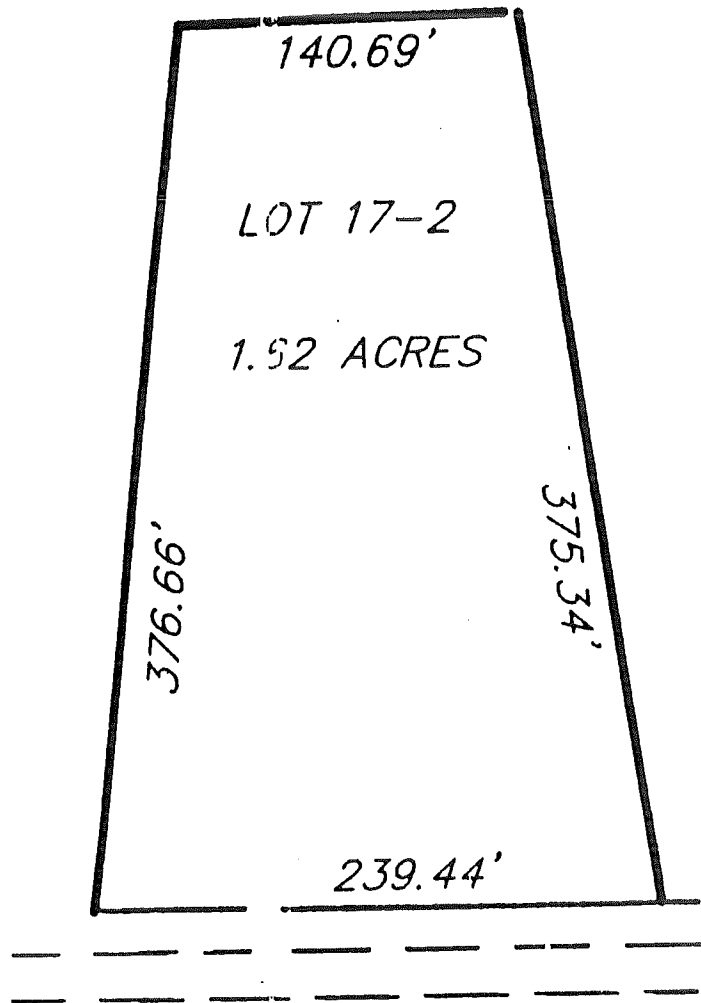
175.00

5 @ 15 = 75.00

500.00



SECOND CROWN POINT ROAD



SECOND CROWN POINT ROAD

PLOT PLAN

JOHN AND DORIS RILEY SUBDIVISION
1998
SA1998000701

Thornton 849 2nd Crown Pt Rd

