

APPLICATION TO THE BOARD OF ADJUSTMENT
Special Exception under Article 1.7.1

Name of Applicant Alan Williams
Address 310 Derry Pond Rd. Pittsfield NH 03263
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 67 Bow View Dr.
Tax Map 27 Lot 24

Description of property Lake front property with existing year round home built in 2001. Lot is .34 acres, with 136' of road frontage, side lines of 126' and 132', and 295' of shoreline that includes rock jetty.

(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

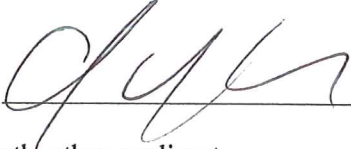
☐ Copy of deed to the property

☐ Completed worksheet detailing how this request for Special Exception meets the criteria listed in Section 2 of Article 1.7.1.

The undersigned hereby requests a Special Exception under the terms of Article 1.7.1 of the Zoning and Land Use Ordinances of the Town of Strafford for the change or expansion of the use of a structure or property that is non-conforming to the requirements of Article 1.7.1
Section 2 of the Zoning and Land Use Ordinances of the Town of Strafford and asks that relief be granted to permit expand existing deck and

build a breezeway between house and garage in place of a
portion of existing deck. All expansion meets all setback
requirements.

Signature of Applicant



Signature of Owner, if other than applicant

Date

11/26/23

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 CE

Date received 11/27/23

Fees paid & check number check # 3134 \$500.00

Clear Creek Builders
check # 3135 \$15.00
Clear Creek Builders

total paid \$515.00

250.00
175.00

5 @ 15 = 75.00
plus 1 letter 15.00

total due 515.00

Strafford Zoning Board of Adjustment
WORKSHEET: Special Exception: Article 1.7.1

Any non-conforming use of land, building lot, or buildings, may continue in its present use except that such non-conforming use shall not be changed, extended, or enlarged without approval by the Zoning Board of Adjustment. See Article 1.7.1 for details. Expansion may include, but is not limited to, any one or all of the following: enlargement of the footprint, increase in height, construction of a full basement, increase in floor space, or the creation of additional living space. Any increase in non-conformity would require a variance and would not qualify for special exception under this article.

Petition for Special Exception under Article 1.7.1 for property located at 67 Bow View Drive
Tax Map 27 Lot 24

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

Criteria 1) The use, lot, or structure has not been made more non-conforming because:

The Building is not being made more non conforming as all
proposed expansion of the existing deck and the proposed
breezeway meet the building setbacks

Criteria 2) The change or expansion of use is not detrimental or offensive to owners of adjoining property or to the Town, does not adversely affect nearby property values, does not cause any hazard to health or safety, and does not adversely affect the character of the area in which the use will be located because:

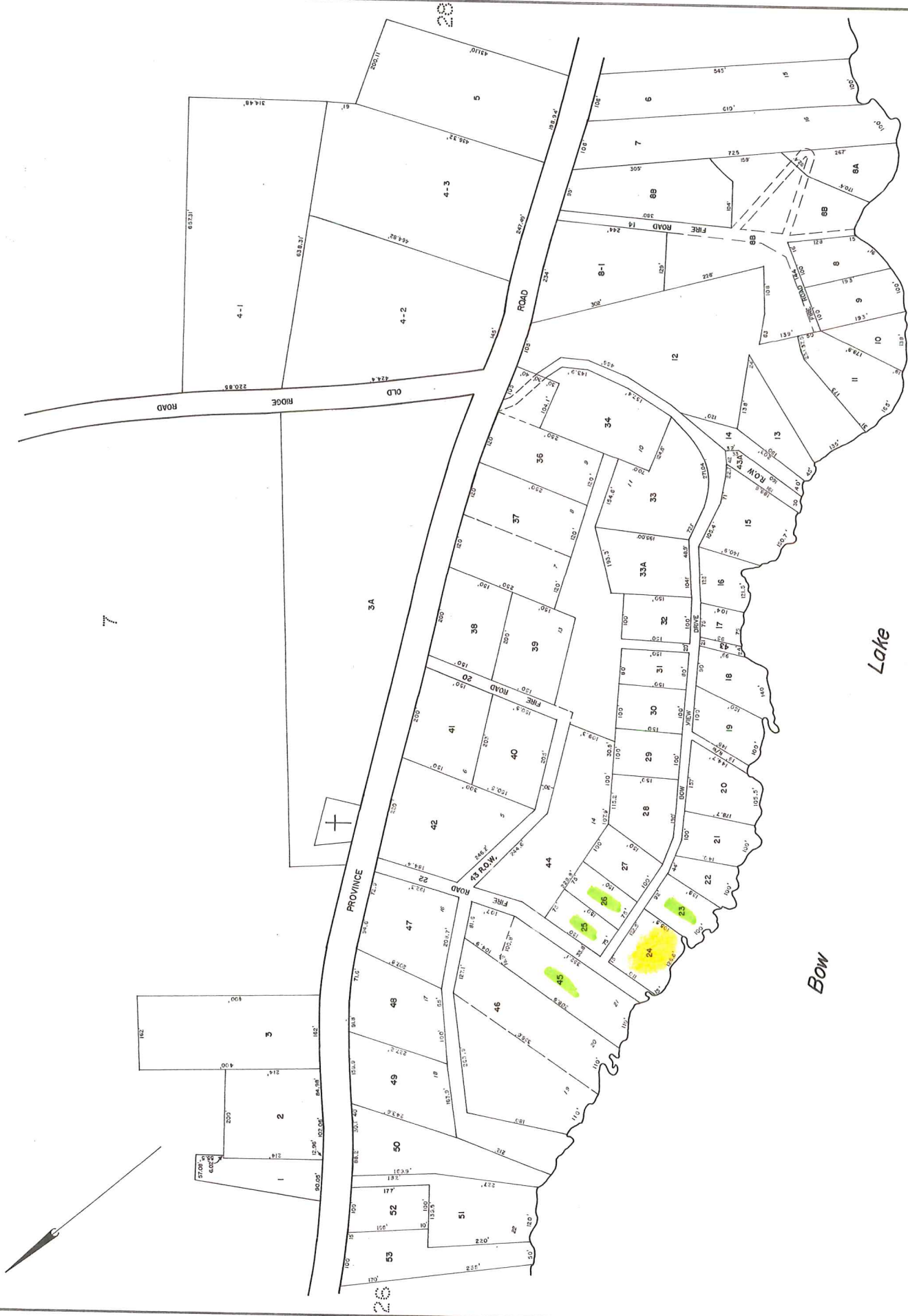
The proposed expansion isn't detrimental
or offensive to adjoining property owners or the town, as the proposed expansion
meets applicable building setbacks. The expansion of the deck and breezeway
will not harm abutting property values, it will most likely help them.
The proposed construction is in harmony with the lay of the land and
the lot in general. It will in no way negatively affect the character
of the neighborhood.

Criteria 3) The use conforms to all other applicable regulations governing the district:

The proposed expansion meets all building setbacks and all
other applicable regulations of the town of Strafford. It has
already received approval from NH DES Shoreland.

Criteria 4) The use has an adequate water supply and sewerage system and meets all other applicable requirements of the State of New Hampshire because:

The home
has a drilled well and modern state approved septic
system that was approved at the time of construction
in 2001



27
 PROPERTY MAP
 TOWN OF STRAFFORD
 STRAFFORD COUNTY, NEW HAMPSHIRE
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 100 FEET
 LEGEND
 PARCEL NUMBERS 2
 ADJACENT MAPS 7
 MATCH LINE
 For Assessment Purposes
 Not to be used for Conveyances
 REVISED & REPRINTED BY
 CAT TECHNOLOGIES
 LITTLETON, NEW HAMPSHIRE 03661

Lot 23/61 Bow View Drive

Map 27
① Lot 24 Alan & Bonnie Williams

②
CARDOW, GARY J
CARDOW, RHONDA M
401 OCEAN BLVD
HAMPTON, NH 03842

Lot 25/70 Bow View Drive

③
SWEET SCOTT E
PO BOX 234
STRAFFORD, NH 03884

Lot 26/66 Bow View Drive ???

④
WELSH JAMES E
WELSH KERRY K
1225 GEORGE STREET
SEBASTIAN, FL 32958

Sold to

[Signature]

** BURKE REVOC TR JOHN E III
6 W STEANS AVE
HOOKSETT, NH 03106

Lot 45

⑤
WARNER IRREVOC TRUST ELIZABETH S
C/O ELIZABETH S WARNER
PO BOX 187
STRAFFORD, NH 03884

⑥ Lot 43 ROW
Sylvia & Morgan

App fee \$250

Publication \$175

Abutter letter #1525 \$75

\$500