

# TOWN OF STRAFFORD

INCORPORATED 1820

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**Zoning Board of Adjustment**  
March 21, 2024, at 6:30 PM  
12 Mountain View Road, Strafford, NH

## AGENDA

Reminder that the closing date for new applications to be filed for the agenda for the regular **April 18, 2024** meeting will be **Thursday, March 28, 2024**.

### Continuing Business

- Jeff and Emily Thornton are requesting a Special Exception under Article 1.4.1, Section K, of the Zoning and Land Use Ordinances in order to convert the upper level of their existing attached garage into a new one-bedroom Accessory Dwelling Unit. (849 Second Crown Point Road, Tax Map 19, Lot 72-2).

### New Business

- Hartmann Family Revocable Trust is requesting Variances to Article 1.4.1, Section C *Side and Back Yards* in order to construct a ten foot by twelve foot wooden deck and stairs on the northwesterly side of the existing home and a second four foot by ten foot entryway deck and stairs on the southerly side of the existing home. The 10 by 12 foot deck will come within 16.7 feet of the westerly side boundary, which is up to 8.3 feet closer to the boundary than current ordinances require. The entryway deck will come within 20.8 feet of the westerly side boundary, which is 4.2 feet closer than current ordinances require. Both decks are farther from the side boundary than the closest point of the existing home. The decks are part of a larger plan including the construction of a garage with a deck and covered entrance and a new septic disposal system. A NHDES Shoreland Impact Permit has been issued for this project. (64 Lake Shore Drive, Tax Map 35, Lot 8)
- Barry and Julie Schraufnagel are requesting Variances and a Special Exception in order to construct an addition on their existing non-conforming home and to create an Accessory Dwelling Unit in the new space. The Schraufnagels are requesting a Variance to Article 1.4.4, Section 3 *Wetland Buffer Areas* of the Zoning and Land Use Ordinances in order to construct an addition to the northeasterly end of their existing non-conforming home. The proposed 21 foot by 22 foot two-story addition and rear stairs will come within 38.6 feet of the drainage ditch behind their home at its closest point, which is closer to the drainage area than current wetlands buffer ordinances require. The area of the proposed addition meets all other setback requirements. The applicants are also requesting a Variance to Article 1.7.1 of the Zoning and Land Use Ordinances in order to expand their existing non-conforming structure. The existing home encroaches into the required wetland buffer to the rear drainage area and the proposed addition will also encroach into the required wetland buffer to the drainage area, so the proposed addition will be an expansion of an existing non-conforming use making the structure more non-conforming. (15 Lake Shore Drive, Tax Map 35, Lot 16)
- Barry and Julie Schraufnagel are requesting a Special Exception under Article 1.4.1, Section K *Accessory Dwelling Unit* of the Zoning and Land Use Ordinances in order to create an Accessory Dwelling Unit (ADU) in the new space they hope to construct at the easterly end of their existing non-conforming home. The 462 square foot ADU would meet all requirements for an attached ADU. The existing home and ADU will be served by a proposed new septic disposal system that meets the wetlands buffer requirements. (15 Lakeshore Drive, Tax Map 35, Lot 16)

### Updates & Board Discussion

- Meeting Minutes – February 2024