

# 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> Hartmann		<b>CASE NUMBER:</b> 24-002 VAR
<b>PLAN DATE (REVISION):</b> 01-25-24		
<b>MEETING DATE:</b> March 21, 2024	<b>APPLICANT(s):</b> Hartmann Family Trust 64 Lake Shore Dr Strafford, NH	<b>APPLICATION TYPE:</b> <input type="checkbox"/> Equitable Waiver <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception
<b>SURVEYOR:</b> Berry Survey & Engineering Barrington	<b>APPLICANT'S REP:</b> --	<b>REVIEWED BY:</b> Blair Haney SRPC Circuit Rider <a href="mailto:bhaney@strafford.org">bhaney@strafford.org</a>
<b>EXECUTIVE SUMMARY</b>		
<p>Applicant is requesting variances to Article 1.4.1, Section C <i>Side and Back Yards</i> 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)</p>		
<b>BACKGROUND</b>		
<b>TAX MAP/LOT:</b>	Tax Map 35, Lot 8	
<b>AREA:</b>	+- .75 Ac.	
<b>ROAD ACCESS (FRONTAGE):</b>	Lake Shore 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. N/A

### STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY

1. The applicant received a Shoreland Impact Permit approval from NH DES.
  - a. Applicant is proposing additional plantings and drainage management to reduce impacts to the shoreland area.
2. Proposed project does not increase the non-conformity of the existing structure, however, both proposed deck-and-stairs will encroach the 25' side yard setback but do not appear to encroach 50' setback from abutting property structures.
  - a. Applicant received a letter of support for the project from a direct abutter.