

TOWN OF STRAFFORD

INCORPORATED 1820

Planning and Zoning Office
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Zoning Board of Adjustment
April 18, 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 **May 16, 2024** meeting will be **Thursday, April 25, 2024**.

Continuing Business

- 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)

New Business

- Ted Karahalios is requesting a Special Exception under Article 1.4.1, Section K and Variances to Article 1.4.1 Section K, Paragraph III (3) and Paragraph V (h), *Accessory Dwelling Unit* of the Zoning and Land Use Ordinances in order to convert the second floor of a detached garage currently under construction into an Accessory Dwelling Unit (ADU). The proposed 920 square foot ADU exceeds the maximum square foot requirement of the ordinance by 170 square feet and the existing lot does not meet the minimum land area requirements for a detached ADU under current ordinances. The new garage and Accessory Dwelling Unit meets all structure setback requirements and has a new approved septic disposal system. (42 Ricky Nelson Road, Tax Map 8, Lot 75-1)

Updates & Board Discussion

- Meeting Minutes – March 2024