

**ZONING BOARD OF ADJUSTMENT  
STRAFFORD, NH  
Special Exception: Accessory Dwelling Unit**

Name of Applicant: TED KARAHALIOS  
 Property Owner: KARAHALIOS THEODORE & CHERYL TTEE KARAHALIOS FAMILY REVOC TR  
 Address: 42 RICKY NELSON RD STRAFFORD, NH 03884  
 Phone/Email: 603-953-3190 TEDKARAHALIOS@YAHOO.COM

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: 42 RICKY NELSON RD STRAFFORD NH

Tax Map 8 Lot 75/1

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):

Referring to question #2 from above. This ADU is 38' x 26' total 988 sq. feet building foot print with 920 sq feet livable footage above the 3 car garage below.

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.):

To convert office and bathroom with storage that is currently under construction above the garage into an ADU consisting of 2 bedrooms and 2 bathrooms

instead of the office and 1 bathroom with storage above the garage. We already have an approved dedicated septic system for 2 bedrooms and 2 bathrooms for this garage.

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

N/A

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):

Yes, the water system produces 30 gallons per minute per state well records and as mentioned above this unit also has a state and town approved 2 bedroom and 2 bathroom dedicated septic system installed.

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

There is adequate off-street parking for both the primary dwelling and ADU. Primary dwelling has parking for 6+ vehicles along with 2 car attached garage. and the ADU will have parking for 3 vehicles in the garage plus upto an additional 4+ in front of garage on driveway.

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

Yes, the ADU maintains aesthetic continuity with the principal dwelling. A picture of this ADU is included to this application.

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?

This ADU will be used as an office by myself and as an in law apartment for our daughter.

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

Yes, to the best of my knowledge this ADU conforms to all applicable residential regulations.

Description of Property:

This is lot is 1.6 acres +/- with the following boundaries. Length of the front 199.74' east side lot length 387.43' west side lot length

363.44' and the south side/rear lot length is 153.26'. Property is our primary residence and office for my business.

(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 the property, including the following:

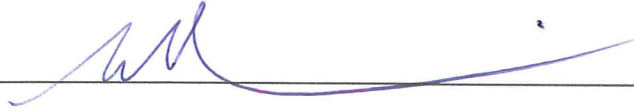
- Site location
- Area of site
- Parcel boundaries
- Abutting owners
- Significant natural features, i.e. ledge, etc.
- Stone walls, cemeteries, etc.
- Watercourses and/or wetlands
- All buildings on site
- Proposed changes/additions to structures on site, or site of construction
- Floor plans and building elevations
- Setbacks to front, side, and rear boundaries, and to wetlands

Copy of deed to property

Completed appeal worksheet (above)

Notice of Decision from the Code Enforcement Officer

Signature of Applicant:



Signature of Owner, if other than applicant



Date:

3/25/24

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.

$$\begin{array}{r} 250.00 \\ 175.00 \\ 60.00 \\ \hline 485.00 \end{array} \quad 4 @ \$15.00$$

For office use only:

Application & Fee received by: EE

Date received: 3/26/24

Fees paid & check number:

485.00 / check # 282

Town of Strafford  
**APPLICATION TO THE BOARD OF ADJUSTMENT**  
Variance

Name of Applicant TED KARAHALIOS  
Address 42 RICKY NELSON RD, STRAFFORD NH  
Contact email and/or phone ted.karahalios@yahoo.com / 603-953-3190  
Name of owner of property concerned Karahalios Theodore & Cheryl TTEE  
(if same as above, write "same") KARAHALIOS FAMILY TR.  
Address of owner of property concerned SAME  
(if same as above, write "same")  
Contact email and/or phone: SAME

Location of property \_\_\_\_\_  
Tax Map 8 Lot 75/1

Description of property 1.6 Ac. Residential with primary residence. Front 199.74' east side 387.43' West side 363.44' and South side/Rear 153.26'

(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 variance request meets the criteria for variance

The undersigned hereby requests a variance to the terms of Article 1.4.1K  
Section III 3.4.1 VH of the Zoning and Land Use Ordinances of the Town of  
Strafford, and asks that said terms be waived to permit ADU larger than  
750 sq ft detached on 1.6 Ac. Lot

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning and Land Use Ordinances, and thus constitutes an unnecessary hardship:

*Not enough room to attach to the primary Residence. But we have plenty of room as a ADU. It will allow my to move my office out of the primary Residence and reclaim the current Bedroom being used as office for my business.*

Signature of Applicant \_\_\_\_\_



Signature of Owner, if other than applicant \_\_\_\_\_

Date \_\_\_\_\_

*3/25/24*

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 \_\_\_\_\_

Date received \_\_\_\_\_

Fees paid & check number \_\_\_\_\_