

Five criteria must be met in order for a proposal to qualify for the granting of a variance. Please explain how your proposal addresses each of the following questions regarding these five criteria.

1) Explain why the granting of this variance would not be contrary to the public interest.

Plenty of space with homes being close together. The ADU will compliment both my house and the area around it when completed.

2) Explain why the use of the property contemplated by the applicant as a result of obtaining this variance would not be contrary to the spirit of the ordinance. Why would the spirit of the ordinance still be observed?

The lot simply doesn't accommodate the ADU being attached to the existing Home. However, it still adds to the neighborhood and the values of other homes. So no negative effects to anyone.

3) Explain how, by granting this variance, substantial justice would be done.

By granting this variance it would allow my wife and I both to retire and have our daughter living near us. The help from her being that close by will be a tremendous help.

4) Explain why the values of surrounding properties will not diminish as a result of the granting of this ordinance.

Because this ADU is being built in a very clean and complimenting way not only to our lot, but it also complements the surrounding neighborhood. If anything it will increase the values of all homes in the Area.

5A) Explain the "special conditions" of the land that distinguish it from other properties in the area, such that denial of the variance would result in unnecessary hardship. How is the proposed use a reasonable one? How is your property unique such that no fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to your property?

The lot simply doesn't allow for this ADU to go anywhere other than this location. The slope, the well, simply doesn't allow for it to be built in different location on this lot.

5B) Explain how the "special conditions" of your property distinguish it from other properties in the area such that there is not a reasonable use of your property without the granting of a variance.

my property is the only lot of this small size and yet this ADU will complement my lot and the neighborhood. The lay of the land says this ADU is being built in the best spot on this lot and helps us achieve our goals.

SEE BACK OF PAGE →

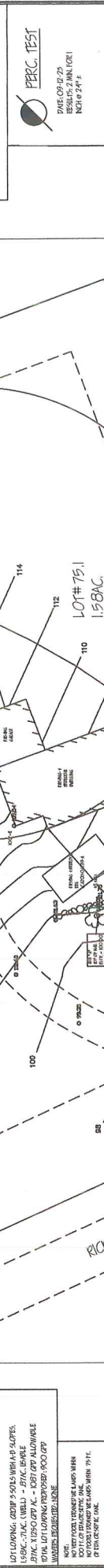
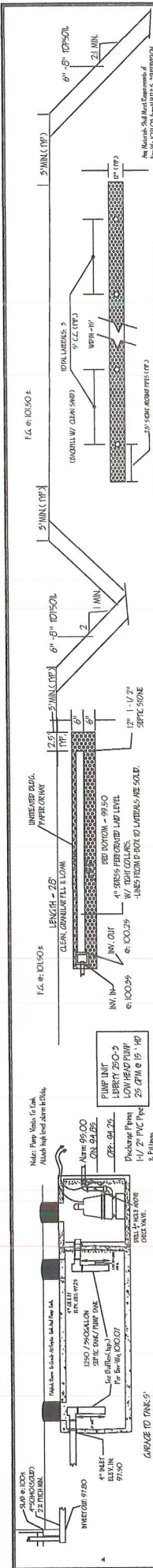
Simply put this ADU has No
negative effects on anyone near, next to,
or behind us. It's simply good for
all and a tremendous help for me and
my wife as we get older having our
kid living that close by.



*MAP 8
Lot 75/11*

LEGEND
 PARCEL NUMBERS 2
 ADJACENT MAPS 2
 MATCH LINE 2
 For Assessment Purposes
 Not to be used for Conveyances

PROPERTY MAP
 TOWN OF STRATFORD
 STRATFORD COUNTY, NEW HAMPSHIRE
 PREPARED BY
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 400 ± FEET



DESIGN INTENT

DESIGN CRITERIA

DESIGN INTENT

DESIGN CRITERIA

DESIGN INTENT

DESIGN CRITERIA

PERC TEST

DATE: 09-12-23

RESULTS: 2 MIN. INFI

NOTE: Wetlands Have Been delineated in accordance with Env-Mq 1014.06 by This Designer.

NO KNOWN CEEMPIES WITHIN 100' OF SYSTEM

AS FILE PLAN 2023-00046

100' BUFFER FROM TIES

SCALE: 1" = 20 FT.

DESIGNER: DAVID A. CLIFF

DESIGNER'S ADDRESS: 602-545-7100

DESIGNER'S PHONE: 602-545-7100

DESIGNER'S FAX: 602-545-7100

DESIGNER'S EMAIL: DCLIFF@DAVIDACLIFF.COM

DESIGNER'S LICENSE: 602-545-7100

DESIGNER'S STATE: ARIZONA

DESIGNER'S CITY: PHOENIX

DESIGNER'S ZIP: 85018

DESIGNER'S COUNTY: MARICOPA

DESIGNER'S OFFICE: 602-545-7100

DESIGNER'S WEBSITE: WWW.DAVIDACLIFF.COM

TOWN APPROVAL: STRAFFORD

LOCATION PLAN (NO SCALE)

ACTUAL LOT SIZE & DIMENSIONS (NO SCALE)

DESIGNER'S APPROVAL: STRAFFORD

DESIGNER'S SIGNATURE: DAVID A. CLIFF

DESIGNER'S TITLE: DESIGNER

DESIGNER'S DATE: 09-19-23

DESIGNER'S PROJECT: SUBSURFACE DISPOSAL PLAN

DESIGNER'S CLIENT: KARAHALIOS FAMILY TRUST

DESIGNER'S ADDRESS: 42 RICKY NELSON ROAD

DESIGNER'S CITY: STRAFFORD, N.H.

DESIGNER'S STATE: NH

DESIGNER'S ZIP: 03884

DESIGNER'S PHONE: 603-885-1234

DESIGNER'S FAX: 603-885-1234

DESIGNER'S EMAIL: DCLIFF@DAVIDACLIFF.COM

DESIGNER'S LICENSE: 603-885-1234

DESIGNER'S STATE: NEW HAMPSHIRE

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DESIGNER'S COUNTY: STRAFFORD

DESIGNER'S OFFICE: 603-885-1234

DESIGNER'S WEBSITE: WWW.DAVIDACLIFF.COM



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR OPERATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

DATE OF INSPECTION: 2/14/2024

APPROVAL NUMBER: eCA2023100418-A

DATE OF OPERATIONAL APPROVAL: 2/14/2024

I. PROPERTY INFORMATION

Address: 42 RICKY NELSON ROAD
STRAFFORD NH 03884
Subdivision Approval No.: SA2015061719
Subdivision Name:
County: STRAFFORD
Tax Map/Lot No.: 8/75-1

II. OWNER INFORMATION

Name: KARAHALIOS FAMILY REV TRT
Address: KARAHALIOS FAMILY REV TRT
42 RICKY NELSON ROAD
STRAFFORD NH 03884

III. APPLICANT INFORMATION

Name: DAVID A CLUFF
Address: PO BOX 7223 GONIC STATION
ROCHESTER NH 03839-7223

IV. DESIGNER INFORMATION

Name: DAVID A CLUFF
Address: PO BOX 7223 GONIC STATION
ROCHESTER NH 03839-7223
Permit No.: 00535

V. INSTALLER INFORMATION

Name: CHANNING J BURROWS
Address: 223 HARE RD
MILTON NH 03851
Permit No.: 04151

VI. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Operation

- A. TYPE OF SYSTEM:** STONE AND PIPE
- B. NO. OF BEDROOMS:** 2
- C. APPROVED FLOW:** 300 GPD
- D. OTHER CONDITIONS AND WAIVERS:**
 - 1. No waivers have been approved.

Colin E. Ferguson
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Operation

- A. This Approval for Operation is for the ISDS as identified on Page 1 of this Approval.
- B. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- C. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Operation. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- D. The system must be constructed in strict accordance with the approved plans and specifications.
- E. This Approval for Operation does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

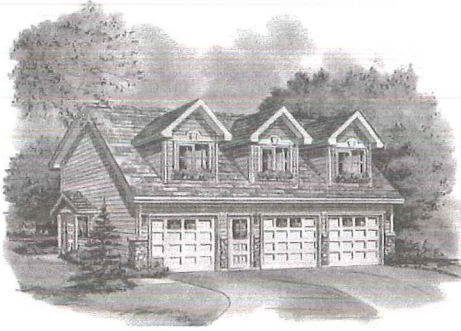
WORK NUMBER: 202304835-1
APPROVAL NUMBER: eCA2023100418-A
RECEIVED DATE: October 4, 2023
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 2

familyhomeplans

Plan 58568 | Order Code: 00WEB

FamilyHomePlans.com
800-482-0464

[Click-To-Print This Page](#)



Specifications

- ▶ 920 Total Living Area
- ▶ 920 Upper Level
- ▶ 2 Bedrooms
- ▶ 2 Full Bath(s)
- ▶ 3 Car Garage
- ▶ 38' Wide x 26' Deep

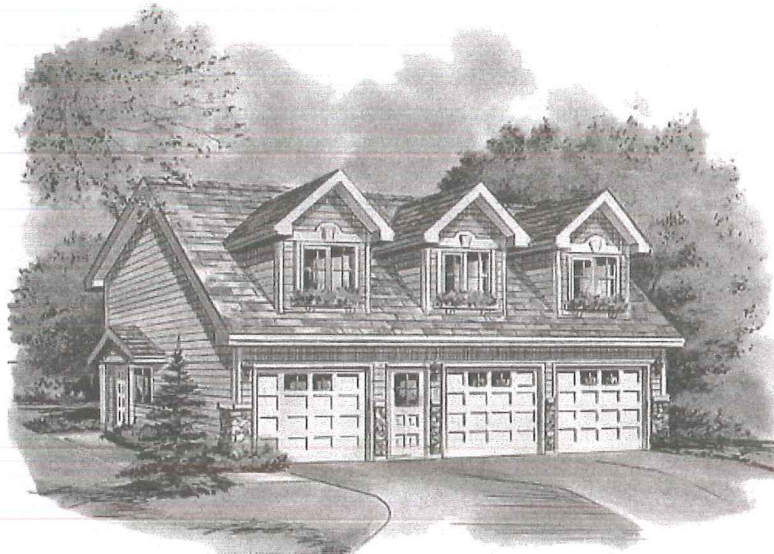
Available Foundation Types:

- ▶ Slab

Plan Pricing

- ▶ PDF File: \$650.00
 - ▶ 1 Set: \$550.00
 - ▶ 2 Sets: \$750.00
 - ▶ 3 Sets: \$850.00
 - ▶ 4 Sets: \$850.00
 - ▶ 5 Sets: \$850.00
 - ▶ 6 Sets: \$850.00
 - ▶ 7 Sets: \$850.00
 - ▶ 8 Sets: \$850.00
 - ▶ Reproducible Set: \$850.00
 - ▶ CAD File: \$1,300.00
 - ▶ Materials List: \$85.00
 - ▶ Right Reading Reverse: \$175.00
- All sets will be Right Reading Reverse copies. Turn around time is usually 3 to 5 business days.
- ▶ Additional Sets: \$60.00

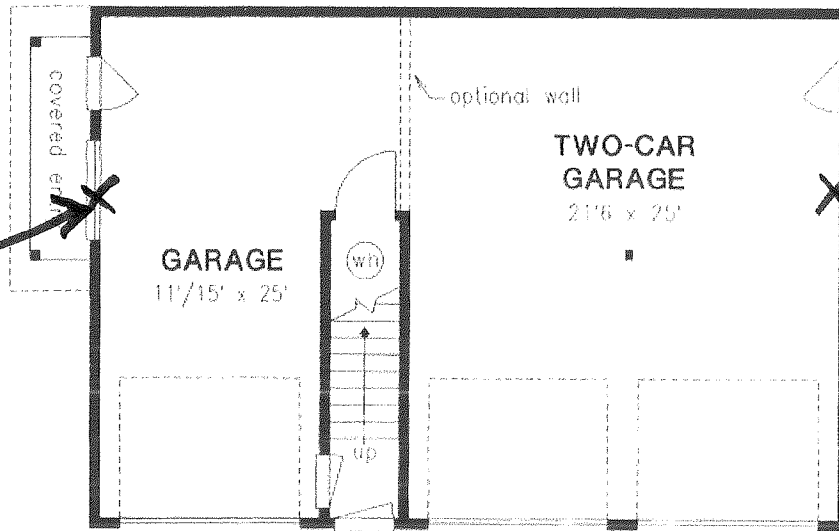
**prices shown w/o any discounts applied*



Plan 58568 | Order Code: 00WEB | Elevation

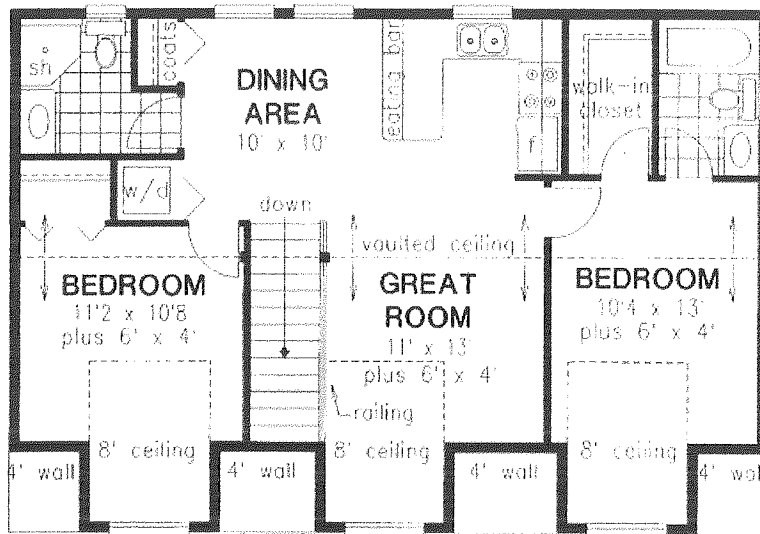
REVERSE PLAN

No Side Window



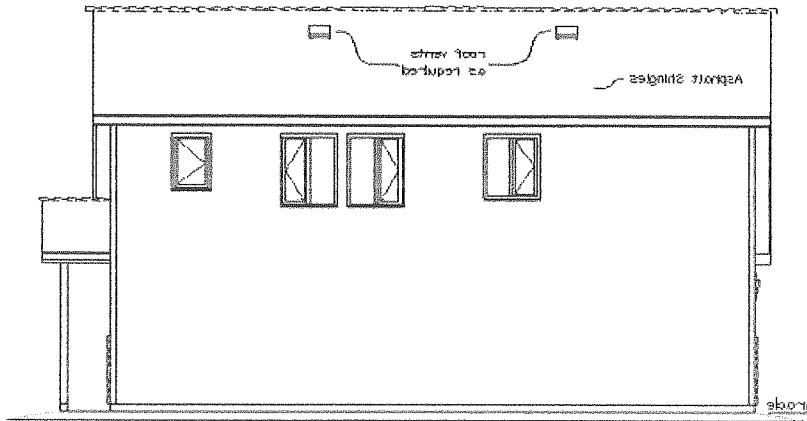
Plan 58568 | Order Code: 00WEB | First Floor Plan

REVERSE PLAN



Plan 58568 | Order Code: 00WEB | Second Floor Plan

REVERSE PLAN



REAR ELEVATION

Plan 58568 | Order Code: 00WEB | Rear Elevation

REVERSE PLAN

Specifications

- ▶ Total Living Area: 920
- ▶ Upper Living Area: 920
- ▶ Garage Area: 988
- ▶ Garage Type: Detached
- ▶ Garage Bays: 3
- ▶ House Width: 38'
- ▶ House Depth: 26'
- ▶ Number of Stories: 2
- ▶ Bedrooms: 2
- ▶ Full Baths: 2
- ▶ Max Ridge Height: 24' from Front Door Floor Level
- ▶ Primary Roof Pitch: 12:12
- ▶ Roof Load: 40 psf
- ▶ Roof Framing: Stick
- ▶ Main Ceiling Height: 8'
- ▶ Upper Ceiling Height: 8'

Available Foundation Types:

- ▶ Slab

Plan Pricing

- ▶ PDF File: \$650.00
- ▶ 1 Set: \$850.00 **
- ▶ 5 Sets: \$750.00
- ▶ 8 Sets: \$850.00
- ▶ Reproducible Set: \$850.00
- ▶ CAD File: \$1,300.00
- ▶ Materials List: \$85.00
- ▶ Right Reading Reverse: \$175.00
- ▶ All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.
- ▶ Additional Sets: \$60.00

** 1 set price does not include the cost of 1 yr. 100mg permits. Only 1 customer per household within a city.

* prices shown w/o any discounts applied

TOWN OF STRAFFORD

INCORPORATED 1820

NEW HAMPSHIRE

OFFICE OF THE CODE ENFORCEMENT

12 MOUNTAIN VIEW DRIVE STRAFFORD, NH 03884

DATE: 3/26/2024

NOTICE OF DECISION – BUILDING PERMIT DENIED

NAME OF APPLICANT: Theodore Karaholios

ADDRESS: 42 Ricky Nelson Road

MAP#:8 LOT#:75-1

OWNER: Theodore Karaholios

Hello Theodore,

This letter is to notify you that a building permit for your proposed ADU cannot be issued at this time. Section 1.4.1K of the Towns Zoning Handbook outlines that you will need a Special Exception from the Zoning Board of Adjustment before your application can be processed.

Thank you

Joe White

Town of Strafford NH

Building Inspector/Code Enforcement