

**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> Leavitt Lane – KRJ Finance		<b>CASE NUMBER:</b> 24-006 VAR
<b>PLAN DATE (REVISION):</b> N/A		
<b>MEETING DATE:</b> June 20, 2024	<b>APPLICANT(s):</b> KRJ Finance, LLC Leavitt Lane Strafford, NH	<b>APPLICATION TYPE:</b> <input type="checkbox"/> Equitable Waiver <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception
<b>SURVEYOR:</b> Same	<b>APPLICANT’S REP:</b> Berry Surveying & Engineering Barrington, NH	<b>REVIEWED BY:</b> Blair Haney SRPC Circuit Rider <a href="mailto:bhaney@strafford.org">bhaney@strafford.org</a>
<b>EXECUTIVE SUMMARY</b>		
Applicant is requesting a Variance under Article 1.9.1 to the requirements of Article 1.4.1, Section A, <i>Frontage</i> , of the Zoning and Land Use Ordinances in order to allow the merger of Tax Map 37, Lots 54 through 62 to create one building lot with less than the 200 feet of frontage required by current ordinances. (Leavitt Lane, Tax Map 37, Lots 54 through 62)		
<b>BACKGROUND</b>		
<b>TAX MAP/LOT:</b>	Tax Map 37, Lots 54 through 62	
<b>AREA:</b>	N/A (approximately)	
<b>ROAD ACCESS (FRONTAGE):</b>	Leavitt Lane	
<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. The applicant did not complete a site or boundary survey to determine the existing frontage.

**STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY**

1. The applicant proposes to merge the existing lots into a single lot with less than the 200’ minimum required. In the application, the applicant notes the backlot provision supports the request for a variance given the 50’ minimum requirement for the second lot. The merged lots appear to support potential for future subdivision through backlot provision (approximately 23 acres total) and future addition of accessory dwelling units, for a total of four (4) units.
2. The existing Leavitt Lane dead ends at the subject parcel. Board should consider if a driveway turn-around is necessary for large vehicles.