

TOWN OF STRAFFORD
INCORPORATED 1820

Planning and Zoning Office
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Zoning Board of Adjustment
September 19, 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 **October 17, 2024** meeting will be **September 26, 2024**.

Continuing Business

Leavitt Lane, Tax Map 37, Lots 54 through 62, Continuation of Case Number #462: KRJ Finance, LLC is requesting a Variance under Article 1.9.1 to the requirements of Article 1.4.1, Section A, *Frontage*, 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.

169 Bow Lake Estates Road (Tax Map 23, Lot 96): Steven and Fiona Myers are requesting a Special Exception in accordance with Article 1.7.1 (*Non-Conforming Use*) of the Zoning and Land Use Ordinances to construct a 10' by 26' second floor addition over existing first-floor space and a new approximately 4' by 7.5' deck on the easterly end of their existing non-conforming home. The existing home comes within 16.8' of the easterly side boundary, which is up to 8.2' closer to the side boundary than current ordinances require. The proposed addition will add a second floor to the existing structure. A new second floor deck on the rear of the new space would come within approximately 20.5 feet of the side boundary at its closest point, which is up to approximately 4.5 feet closer to the side boundary than current ordinances require.

130 Bow Lake Estates Road (Tax Map 23, Lot 21): Michael Twomey is requesting a Variance to Article 1.4.1, Section C (*Side and Back Yards*) of the Zoning and Land Use Ordinances to construct a new 20' by 24' foot attached garage to an existing non-conforming structure. The new garage would extend within 8' 10" of the northeasterly side boundary at its closest point, and within approximately 15' of a structure on the abutting property to the northeast, which is up to 16' 2" closer to the side boundary and approximately 35' closer to a structure on an abutting property than current ordinances require.

163 Brown's Pasture Road (Tax Map 33, Lot 10): The Charles R. Masiello Family Trust is requesting a Special Exception under Article 1.7.1 (*Non-Conforming Use*) of the Zoning and Land Use Ordinances in order to replace and expand a one-story non-conforming structure and a non-conforming septic tank located on a non-conforming parcel. The replacement two-story structure, not including a proposed new deck, would come .06 feet closer to the easterly side boundary than the existing structure. The proposed new structure would be located .34' further from the westerly boundary and 3.5' farther from the shore of Bow Lake than the existing structure. The proposed new septic tank would be located in the same place as the existing septic tank.

163 Browns Pasture Road (Tax Map 33, Lot 10): The Charles R. Masiello Family Trust is requesting Variances to Article 1.4.4, Section 3 (*Wetland Buffer Areas*) and Article 1.4.1, Section C (*Side and Back Yards*) of the Zoning and Land Use Ordinances to construct a new approximately 10' by 14' deck and 4' wide stairs on a non-conforming lakeshore home. The proposed deck would come within 33' of the shore of Bow Lake, which is up to 17' closer than current ordinances require, and the access stairs would come within 26.6' of Bow Lake, which is up to 23.4' closer to Bow Lake than current ordinances require. The new deck would also come within approximately 16.25' of the easterly side boundary, which is up to 8.75' closer to the side boundary than current ordinances require.

New Business

- N/A

Updates & Board Discussion

- Meeting Minutes – August 2024