TOWN OF SWANZEY

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Swanzey Zoning Board of Adjustment
Meeting Agenda for April 21, 2025
7:00 p.m.

The regular meeting of the Swanzey Zoning Board of Adjustment will be held on Monday, April 21, 2025 at 7:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey. The public may also access the meeting via Zoom by going to www.zoom.us, using the Zoom App, or by calling (929) 205-6099 and entering Meeting ID number 235 370 4380. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes

   a. February 24, 2025

   b. March 17, 2025

3) Public Hearings

   a. **ZBA 25-002: Special Exception (continued from 3/17/2025) –** Black Belt LLC has requested this application for a special exception to Section V, Article B.2.g to construct a drive-through facility in the Business District. The subject property is at Tax Map 220, Lot 5.

   b. **ZBA 25-005: Variance** – Keith Krchak and Amanda Lewis have requested a variance pursuant to Section VIII, Article C of the Ordinance to allow construction in the Shoreland Protection District. The subject property is at Tax Map 247 Lot 58.

   c. **ZBA 25-006: Special Exception** – Keith Krchak and Amanda Lewis have requested a special exception pursuant to Section IX of the Ordinance to allow development within the Floodplain District. The subject property is at Tax Map 247 Lot 58.

   d. **ZBA 25-007: Special Exception** – David Roy has requested a Special Exception pursuant to Section III-AA, Article B of the Ordinance to construct a DADU at Tax Map 107 Lot 18.

4) Other Business

   a. Wayne Lechlider alternate appointment.

   b. Other business as required.

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment (ZBA)
Meeting Minutes – February 24, 2025
Whitcomb Hall, Main Street, Swanzey, NH

Note: Draft Minutes are subject to review, correction, and approval by the Board. Review and approval of Minutes generally takes place at the next regularly scheduled meeting of the Board.

CALL TO ORDER:
Vice Chair Adam Mulhearn called to order the meeting at Whitcomb Hall at 7:01 p.m. Members present: Adam Mulhearn, Lisa Thorne, Anne Karasinski, Alternate Pete Delaney, and Alternate Joe Parisi. Also present were Town Planner Adam Paquette and Assistant Town Planner Stephon Mehu.

ABSENT:
Bryan Rudgers, Jay Ward, Alternate Wayne Lechlider
The Chair seated Delaney for Rudgers and Parisi for Ward.

OTHERS PRESENT:
Garrett, videographer with FACT TV, Jake Checani seeking two variances, Mark Beaudry representing Black Belt LLC, and Chad Brennon of Fieldstone Land Consultants.

MINUTES:
The meeting Minutes of December 16, 2024 were considered. **Motion** was made by Delaney to approve the meeting Minutes of December 16, 2024 as presented. There was a second to the motion by Thorne and no further discussion. All were in favor. ***Motion passed.***

REGIONAL IMPACT: The members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by Karasinki that there is no evidence for regional impact. There was a second by Thorne with no further discussion. All were in favor. ***Motion passed.***

The board took under consideration the application of Jessica Ramsey-Sanchez for the position of Alternate on the Zoning Board of Adjustment. Ramsey-Sanchez presented a brief narrative of her desire to contribute to the Town she's had residence in for over two decades. Jessica has no experience with public bodies but exhibited great interest in serving her community. Mulhearn explained position of Alternate.
Karasinski made motion to accept Jessica; here was a second to the motion by Delaney and no further discussion. All were in favor. ***Motion passed***.

PUBLIC HEARING:
ZBA 24-013: Variance – Jake Checani has requested this application for a variance to Section V, Article B.1 to construct a duplex in the Business District. The subject property is at Tax Map 102, Lot 81. Lot is on the corner of Underwood Road and Lake Street.

Public Hearing opened at 7:11 pm

Discussion: Checani explained his need for two variances for a parcel he purchased in 2023; looking for a variance for duplex as it is not a permitted Use in Business District. Lot has access to public water and sewer. Checani explains the approval would not impede upon others, other than an approving neighbor. Housing would be supplied in a shortage, compliments the neighborhood, etc.
Mulhearn explains the operation of the ZBA and its ability to grant relief in consideration of the spirit of the ordinance.

Parisi asked what the setbacks were in place in the Town Ordinance at the time of purchase; Checani explained his purchase and simply purchased land abutting property in 2023. Delaney asked if the home could be moved so that the setbacks are only violated in the front or in the rear of the home. Anne seconded her concerns upon the possible movement of the home, toward center of lot. The structure's parking and driveway design were discussed; namely the distance of the driveway from property lines and intersecting roads.

Bob Goodrich, Conservation Commission member, sought clarity on the square footage of the structure and dwellings. Chuck Munson asked about adequate parking. Town Planner Paquette read questions from resident Kathryn Snow concerning the building process and permitting following approval of the Variance.

Closed Hearing closed at 7:44 pm

> The Board deliberated questions from Checklist for Granting a Variance.
>
> Delaney **moved** to approve the application. There was a second to the motion by Thorne and no further discussion. All were in favor. ***Motion passed.***

ZBA 24-014: Variance – Jake Checani has requested this application for a variance to Section V, Article B.3 to construct a duplex within front and rear setbacks, and on a lot under 1 acre in size. The subject property is at Tax Map 102, Lot 81. Lot is on the corner of Underwood Road and Lake Street.

Public Hearing opened.

Checani explained he was seeking a Variance from the front and rear setbacks, as to the irregular shape of the lot and distance it resides from neighbors and the existing home he owns on an abutting lot.

Kathryn Snow submitted concerns via Zoom; asked about dimensions on plans being done professionally prior to construction. The Town Planner stated that aspect is addressed by Code Enforcement prior to permit issuance.

The Board deliberated questions from Checklist for Granting a Variance.

> Karasinski **moved** to approve the application and Thorne seconded the motion. Karasisnki emphasizes to Jake that he should have professionals figure dimensions of walkway/house placement. All members, with the exception of Parisi whom was not in favor, were in the affirmative. **Motion passed.**

ZBA 25-001: Variance – Black Belt LLC has requested this application for a variance to Section VII, Article E.1 to construct a leach field within the 125-foot wetland setback. The subject property is at Tax Map 220, Lot 5.

Mulhearn opened public hearing.

Mark Beaudry, representing Black Belt LLC, explained the use of the proposed application, likely to be a drive-thru café or restaurant. He explained the position of DPW and DOT in relation to entrances and exits of the proposed site plan. He discussed the layout of the lot; explained that placing the leach field in the uplands, would constitute crossing 110ft of wetland to implement design. He identified the leach field as being 75-80ft from wetlands; Beaudry stated that wastewater specs all meet DES standards. He spoke to the discourse of a joint meeting of the Planning Board and the Conservation Commission, stating that Town is considering the 125ft septic setback be reduced to 75ft, possibly at the 2026 Town Meeting.
Beaudry stated the project was not contrary to public interest, as it met DES standards. He explained that choosing not to cross wetlands for wastewater is in observation of the spirit of ordinance, finding the lesser of invasive impacts. Suggested that substantial justice would be found as the impact to site would be minimal. No evidence was found to suggest the project's construction would impede upon surrounding property values. He stated that construction of the septic in the alternative construction of the leach field would go 110ft through the property and impose unnecessary hardship; said homes and businesses are already located within 125ft of wetlands. He believed this to be a reasonable use.

Karisinski asked what made this property different from other lots in the area; the applicant responded to the questions in regards to the discussed, possible changes to the Town Ordinance. Linda Hunt asked if a grease trap or the like was involved in septic setup. Beaudry showed this aspect on the plan. Amanda Gunseth stated she lives at the Emerson's property, a local business, and asked how surface water will be managed. She then mentioned the traffic at the intersection being a large safety issue. Beaudry responded with the design of septic, the state of the fill on site, and the proposed surface water management system. He identified culverts involved in said management system; said groundwater should not flood neighboring property.

Bob Goodrich explained that the property was filled illegally in 80s. Beaudry stated that in 1985, it was determined the fill could stay, per Army Corps of Engineers. Further approval by the State allowed for the fill to stay, established in 1987. Chuck Munson felt as though project should not be allowed unless a barrier is put into place for stormwater.
Alternate Joe Parisi asked if alternative placement of the leach field could prove to not require a Variance; Beaudry pointed out wetlands would need to be crossed in order to place the field in a location not needing variance. Ellen Driscoll voiced concerns with variance being granted against the spirit of the ordinance.

Chad Brennon, of Fieldstone Land Consultants mentioned the difference between Department of Environmental Services' established state setbacks and that of the Town Ordinance. He states that no scientific evidence has been found to support the establishment of a 125ft setback of septic from

wetlands. He emphasized the Conservation Commission's efforts to change the Wetlands Conservation District Ordinance from 125ft to 75ft.

Planner Paquette reads excerpt from February ConCom meeting.

Mulhearn closed the public hearing.

The Board deliberated questions from the Checklist for Granting a Variance.

Delaney stated that the 125ft is what is currently in place. Thorne said the Variance is contrary to public interest. Anne said it meets state requirements and Parisi argued 75ft setback per the state and 125ft, that of the Town, differ. Adam explained that there is flexibility in the Ordinance's guidance. Lisa said the spirit of the ordinance is not observed, as the construction of the leach field is in or near wetlands. Anne says the spirit is observed, Joe argued it is not, Peter said the spirit of the ordinance is to protect the wetlands and argued it is not in the spirit. Adam agreed it is to protect.
Karasinski said there would be justice for the applicant, Joe said granting the Variance for the leach field would not do justice to the Town, Delaney said there would be justice, Lisa said there would not be substantial justice in regard to the wetland, and Adam argues the Variance would provide substantial justice.

Due to the applicant failing to meet at least one of the five variance requirements (1, 2, 3, 4 and/or 5), it cannot be legally granted and should be denied.

> Parisi **moved** to deny the ZBA application. There was a second to the motion by Thorne and no further discussion. All were in favor. ***Motion passed.***

Chad Brennon, as time prevented his applications from being heard, requests to be heard prior to the 2025 Town Meeting.

ZBA 25-003: Variance – Fieldstone Land Consultants, PLLC, on behalf of Sapphire Business Park, LLC, is requesting a variance pursuant to the proposed amendment to Section VII, Article D of the Zoning Ordinance to allow a wetland crossing to access a large dry upland area. The subject property is shown at Tax Map 209, Lot 4 and is in the Industrial Park District.

The Chair opened the public hearing.

Brennon requested public hearing be continued to Monday March 3rd; at 7pm.

Mulhearn made a motion to move the hearing to Monday. Amended to include both applications. Thorne seconded the motion as amended. **Motion Passed**.

ADJOURNMENT
Motion to adjourn was made by Thorne and seconded by Karasinski and all were in favor. ***Motion passed.*** Adjournment occurred at 10:04 p.m.

Respectfully Submitted,

Stephon Mehu, Assistant Town Planner

Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment (ZBA)
Meeting Minutes – March 17, 2025
Whitcomb Hall, Main Street, Swanzey, NH

Note: Draft Minutes are subject to review, correction, and approval by the Board. Review and approval of Minutes generally takes place at the next regularly scheduled meeting of the Board.

CALL TO ORDER:
Chair Bryan Rudgers called to order the meeting at Whitcomb Hall at 7:00 p.m. Members present: Lisa Thorne, Jay Ward, Ann Karasinski, Bryan Rudgers, and Alternates Joe Parisi, Wayne Lechlider, and Pete Delaney. Also present was Town Planner Adam Paquette.

ABSENT:
Adam Mulhearn, Jessica Ramsey-Sanchez.

OTHERS PRESENT:

SEATING ALTERNATES:
The chair seated Parisi for Ward and Delaney for Mulhearn.

MINUTES:
The meeting Minutes of February 24, 2025 were considered. **Motion** was made by Thorne to approve the minutes as presented. There was no second made. The approval of these minutes will be considered at the next scheduled meeting on April 21, 2025.

The meeting minutes of March 3, 2025 were considered. **Motion** was made by Ward to approve the minutes as presented. There was a second made by Thorne. All were in favor. ***Motion passed.***

PUBLIC HEARING:
ZBA 25-002: Special Exception – Black Belt LLC has requested this application for a special exception to Section V, Article B.2.g to construct a drive-through facility in the Business District. The subject property is at Tax Map 220, Lot 5.

- The Board discusses the applicant's request for a continuance to a date to be determined.
- Paquette reads an email from Mark Beaudry explaining the reasoning behind the requested continuance.
- The Board discussed continuing the meeting until the April 21st meeting.
- Parisi makes a **motion** to continue this hearing until the April 21, 2025 meeting. Karasinski seconds the motion. The Board discusses the timeframe of application submittals and gives consent to extend past the 90-day period to act. The Board discusses the traffic study. Delaney clarifies location of traffic study. All in favor. ***Motion passes.***

OTHER DISCUSSIONS

Election of Officers

- Karasinski **nominates** Mulhearn for the chair position. A second was made by Thorne. All in favor. ***Motion passes.***
- Thorne **nominates** Ward for the vice chair position. A second was made by Karasinski. All in favor. ***Motion passes.***

Discussion on Meeting Start Time

- The Board discussed changing the meeting start time to 6 p.m.
- After discussion, the meeting will continue to be at 7 p.m. every third Monday.

Audio/Video System

- Rudgers and the board discuss potential upgrades to the audio/video experience at Whitcomb Hall.

ADJOURNMENT

Motion to adjourn was made by Thorne and seconded by Delaney and all were in favor. ***Motion passed.*** Adjournment occurred at 7:34 p.m.

Respectfully Submitted,

Adam Paquette, Town Planner

DRAFT

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Memorandum – Office of Planning & Economic Development

TO: Zoning Board of Adjustment

FROM: Adam Paquette, Town Planner

DATE: **April 14, 2025**

RE: ZBA # 25-005 – Variance – Tax Map 247 Lot 58

Background:

Keith Krchak, with assistance from Amanda Lewis, has requested a Variance pursuant to Section VIII, Article C of the Town of Swanzey Zoning Ordinance to allow construction in the Shoreland Protection District. The subject property is shown at Tax Map 247, Lot 58 (95 West Shore Road) and is in the rural/agricultural district. Notice of Public Hearing was mailed to abutters on April 8 and notice was published in the Keene Sentinel on April 19.

Description of the Project (from applicant):

Project Details

The proposed project will attach an addition on to the north and westernmost side of the existing home. This will encompass 662.5 square feet of new building footprint located roughly 75 feet from the edge of water, 36 feet from the closest adjacent property boundary, and 95 feet from the road. Excavation will occur on existing driveway consisting of impervious surface and the forest/rock "island" between the two sections of the driveway. Minimal tree removal is required. No relocation of electric, septic, propane, water, or generator utilities will be required, as this location strategically avoids intersection with those (all off western section of existing structure). The addition is located as far from the edge of water as possible before encountering the underground septic tank. The addition will consist of a "breezeway" to accommodate for relocation of the front door and then direct entry into a handicap-accessible bedroom and bathroom measuring 26 x 20 feet. A second floor of open living space is being considered and, for the purposes of this application, is being applied for. Total height will not exceed 45 feet. Total bedrooms in the house will remain as 3 in the existing structure and a new, fourth bedroom on the first floor. The septic system capacity is designed for four bedrooms. The addition occurs outside of the NH Shoreland Water Quality Protection Act (RSA 483-B) provision of the 50-foot Waterfront Buffer, while it does occur within the 150-foot Woodland Buffer.

Personal Note/Justification

The proposed project will specifically add a handicap-accessible first floor bedroom and bathroom onto the northwestern side of the existing home. Both residents need accommodation due to mobility impairments, most notably Keith suffers from rheumatoid arthritis and neuropathy and has had several amputations on his foot and will likely require additional and more disruptive amputations in the future. It is very likely he will require the use of a wheelchair fully at some point. The addition will provide the owners with the ability to remain in their home. The existing structure consists of two separated rooms, a 24x21 kitchen/bathroom/storage space and a 23x20 living area with storage space and a stairway which cannot practically provide the space needed for an accessible bed and bathroom. This will serve to maintain the health, safety, and welfare of the current residents. In particular, in the event of an emergency, a ground floor bedroom will allow for critical routing to get out quickly and safely or allow those needed to get inside and to the residents quickly.

Relevant ordinance excerpts:

C. PRIMARY BUILDING LINE/SETBACK: No primary structure as defined by RSA 483-B, shall be built, placed or erected within one hundred twenty-five feet from the reference line as defined by RSA 483-B:4, XVII as may be amended.

C. Non-conforming Lot: A non-conforming lot may be developed for the uses permitted in the district in which it is located provided that the use proposed for such lot will comply with all health and sanitary regulations for water and sewage systems as required by the State and Town and provided that it complies with all other requirements of this Ordinance or amendments thereto, including but not limited to Sections III.E. and III.M

1. In addition to the above requirements, a non-conforming lot located in the Shorelands Protection Overlay District shall comply with the current regulations of the Department of Environmental Services without waivers as of the date of application for a building permit.

Department Head and Staff Review:

Department heads were notified on March 31. The Conservation Commission submitted comments, which have been attached. Planning is in support of the project, assuming the septic

can accommodate the extra bathroom.

Attachments:

A. Variance Application
B. Dept. Head Review

DEPARTMENT HEAD REVIEW FORM
PUBLIC HEARING

Department: Planning & Economic Development

Applicant Name: Keith Krchak

Property Location: 95 West Shore Road

Type of Application: Variance and Special Exception

Planning/Zoning Board Public Hearing: 4/21/2025

Notice to Department Head of Application Received: Application and documentation will be sent by e-mail when feasible. If application and supporting documentation is unable to be sent via e-mail, it is the department head's responsibility to review the documentation at Town Hall. Comments should be limited to the scope of your operational responsibilities.

Notice of application acceptance and public hearing dates provided on:

☐ I have no concerns/comments about the application

☑ I have the following concerns/comments about the application (use additional sheets if necessary):

The Conservation Commission has no issues with the project, but recommends that the homeowner install an infiltration trench, dry well, rain garden or something similar to ameliorate extra roof runoff created by the building. For example:
https://nhlakes.org/wp-content/uploads/Dripline-Infiltration-Trench.pdf

Cheri Domina, Conservation Commission

☐ I will attend public hearing

☑ I will **not** attend public hearing

This Public Hearing Review Form **must** be returned to the Land Use Office no later than 1PM 4/14

Dated: April 11, 2025

Signature and Title of Dept. Head

Plan Review Form
Adopted by BOS 3/25/2009

APPLICATION FOR VARIANCE
TOWN OF SWANZEY (New 1/10; Revised 8/22)

MAP: 247 **LOT:** 58

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
Keith Krchak	95 West Shore Road Swanzey, NH 03446
Contact phone number:	
OWNER OF PROPERTY: (If same as applicant, write "same")	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same")
Keith and Ann Krchak	same

LOCATION OF PROPERTY (Give Zoning District in which located & current street address)
Rural/Agricultural Zone, 95 West Shore Road

FEES:

- Application fee: $75
- Current rates for Keene Sentinel Legal Notices
- $10/abutter certified mail notice

Fees will be billed and **must** be paid prior to public hearing.

1. ☑ **SITE PLAN –** The site plan need not be done professionally, but **must** be to scale; the scale should be appropriate for the size of the project & the plan must be readable. Plans must indicate the size of the lot in acres or square feet, show the placement of all **existing** and **proposed** buildings on the lot and include setbacks required by the zoning ordinance. The plan must include a written and visual depiction of the scale used.

2. ☑ If applicable, indicate on the Site Plan the location of:

septic system and/or leach field
water supply
curb cuts
parking area (and size of parking spaces)
waterways
wetland areas
tree lines
drainage ways
loading docks
underground tank locations
impervious surfaces

It is the applicant's responsibility for including all information on the plan that is pertinent to their application and proposed project.

3. ☑ Attach completed and up-to-date listing of ALL abutters with addresses.

4. ☑ Provide a brief description of the project/request.

A Variance is requested from the terms of Section VIII, Article C of the Zoning Regulations of the Town of Swanzey.

FACTS IN SUPPORT OF GRANTING THE VARIANCE:

1. Granting the variance would not be contrary to the public interest because:

It is our belief that this project does not violate "basic zoning objectives" of the the Town of Swanzey Zoning Ordinance because it will not alter the character of the neighborhood, will not threaten public health, safety, or welfare, and is consistent with the spirit of the ordinance. The existing structure has been in place for over 100 years, with add-ons over 50 years to allow the dwelling to house a family year round. The current request will add 662.5 sq ft of footprint onto 1,500 sq ft of existing structure. Dwellings directly adjacent on both sides and close to the address exceed this square footage. The additional space will be constructed on existing driveway and a tree/rock "island" between driveway space and will not alter the character of the existing structure, particularly in view sheds from the road, adjacent neighbors, and the lake because the additional structure will be minimal to accomplish its goals. Construction will occur within road and adjacent property setbacks.

2. Granting the variance would observe the spirit of the ordinance because:

It is our contention that this project will promote health, safety and welfare and preserve the values and character of the Town. The proposed structure involves 662.5 sq ft of new footprint within the 125 foot setback, occurring approximately at the 75 foot mark, which is over 50% of the distance from the edge of water and 31 feet further back than the existing structure. The structure occurs virtually in the middle of the property, setback approximately 36 feet from the northern property line and 95 feet from the road. It will occur on existing driveway towards the edge of water and require minimal tree removal to the west and road. Health, safety and welfare are a consideration for the residents themselves and are the only reason for the need for handicap-accessible living space on the first floor. All building code requirements within the shoreland protection district will be followed and the character of the property will be unchanged in terms of the scope and nature of the addition.

3. Granting the variance would do substantial justice because:

This project is put forward to the Board, and a variance requested, at the request of the property owners who are in need of a first floor handicap-accessible bedroom and bathroom which cannot easily be integrated into the two rooms on the first floor consisting of a 21x24 kitchen/bath/storage room and a 23x20 living space. The health of the residents are such that need for this accommodation is now, and will become more critical as the years pass. There is no loss to the general public if this variance is granted and there would be no gain to the public if the variance is denied, though it will allow the owner of 30 years to remain in their home. The Krchak's are good neighbors and law-abiding town residents who would like to grow (even older) in their home.

4. Granting the variance would not diminish the values of surrounding properties because:

The gain to the general public, and neighborhood, is an increase in value of properties. After the adjacent property to the north was built two years ago, the value of the Krchak property jumped by 52%, without any improvements made. The same can be anticipated of adjacent properties if this addition were built. The structure is modest in size and will be built directly off of the existing structure, set 31 feet further back on existing driveway - located as far from the edge of water as possible before encountering the septic tank. The purpose of this request is to provide accommodations for the owners to age in place and not to create more living space just for the sake of doing so.

5. Unnecessary Hardship

Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

The proposed variance is a reasonable use of the property given the existing land area available for a accessible addition of 662.5 sq ft to be built within adjacent property and road setbacks. In order for the structure to be built off of the existing structure, any option would take place within the 125 foot buffer in the Shoreland Protection District overlay. We have worked to find the most minimal impact possible, siting the structure on the northern side due to the location of ALL utilities on the west side of the building and the location of the septic tank. The structure will be built atop existing driveway and an area of trees and rocks further west between the driveways and edge of water. The current residents need this addition for their own health, safety and welfare in order to remain in their home.

A. Owing to the special conditions of the property as set forth above that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The zoning restriction requires a setback from the edge of water of 125 feet. Approximately 25 feet of Impervious surface in the form of existing driveway occurs between the edge of water and the proposed structure. The addition will be built on existing driveway and tree/rock area westward. The residents are requesting 662.5 sq ft footprint to be installed approximately 75 feet from the edge of the water and 31 feet further back than the existing structure. The structure has been sited to have as minimal impact as possible in its disturbance while serving the purpose of providing handicap-accessible dwelling space for the owners of the properties. This project will not diminish the character of the setting nor will it threaten the health, safety or welfare of the residents.

and

ii. The proposed use is a reasonable one because:

We are seeking permission to build a 662 sq ft first floor handicap-accessible bedroom and bathroom for the aging property owners and 30-year residents of Swanzey, with existing health issues and mobility impairments requiring these facilities in order to remain in their home where they would like to grow old. The structure has been sited in such a way as to have the least impact possible.

If the criteria in subparagraph A.i. **and** A.ii. are not established, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to special conditions of the property as set forth above that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property because:

The Shoreland Protection District overlay requires a setback for new structures of 125 feet from the edge of water. We are requesting a variance to construct a handicap-accessible bedroom and bathroom off of an existing structure in order to provide for the health and safety needs of the owner, which arguably does not threaten the health, safety or welfare of the residents of Swanzey nor does it negatively impact the overall character of the area, but serves to enhance it. The alternative of building an accessible bedroom/bathroom outside of the 125 feet setback requirement is not possible, if it were to indeed serve the purpose as an attached first floor accessible bedroom and bathroom.

Note: The definition of "unnecessary hardship" set forth in subparagraph 5 shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

_____ Date:_____
Signature of Applicant

_____ Date:_____
Signature of Property Owner

THIS VARIANCE IS HEREBY:

☐ **GRANTED** ☐ **DENIED**

by the Swanzey Zoning Board of Adjustment. The following are reasons and/or conditions:

CHECKLIST FOR GRANTING A VARIANCE
(for use by Swanzey Zoning Board of Adjustment)

1. Could the variance be granted without being contrary to the public interest?

_____ Yes _____ No

2. Would the spirit of the ordinance be observed if the variance were granted?

_____ Yes _____ No

3. Would granting the variance do substantial justice?

_____ Yes _____ No

4. Could the variance be granted without diminishing surrounding property values?

_____ Yes _____ No

5. Do special conditions of the property exist that distinguish it from other properties in the area?

_____ Yes _____ No

A.i. Owing to the special conditions of the property that distinguish it from other property in the area, there is not a fair and substantial relationship between the general public purpose of the ordinance and the specific application of the provision to the property?

_____ _____

Yes/Agree No

And

A.ii. Is the proposed use a reasonable one?

_____ _____

Yes No

If the criteria in subparagraph A.i. **and** A.ii. are not met, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to the special conditions of the property that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is necessary to enable a reasonable use of the property:

_____ _____

Yes No

If the answer to questions 1, 2, 3, 4 and 5 (5A or 5B) is "yes," the variance should be granted.

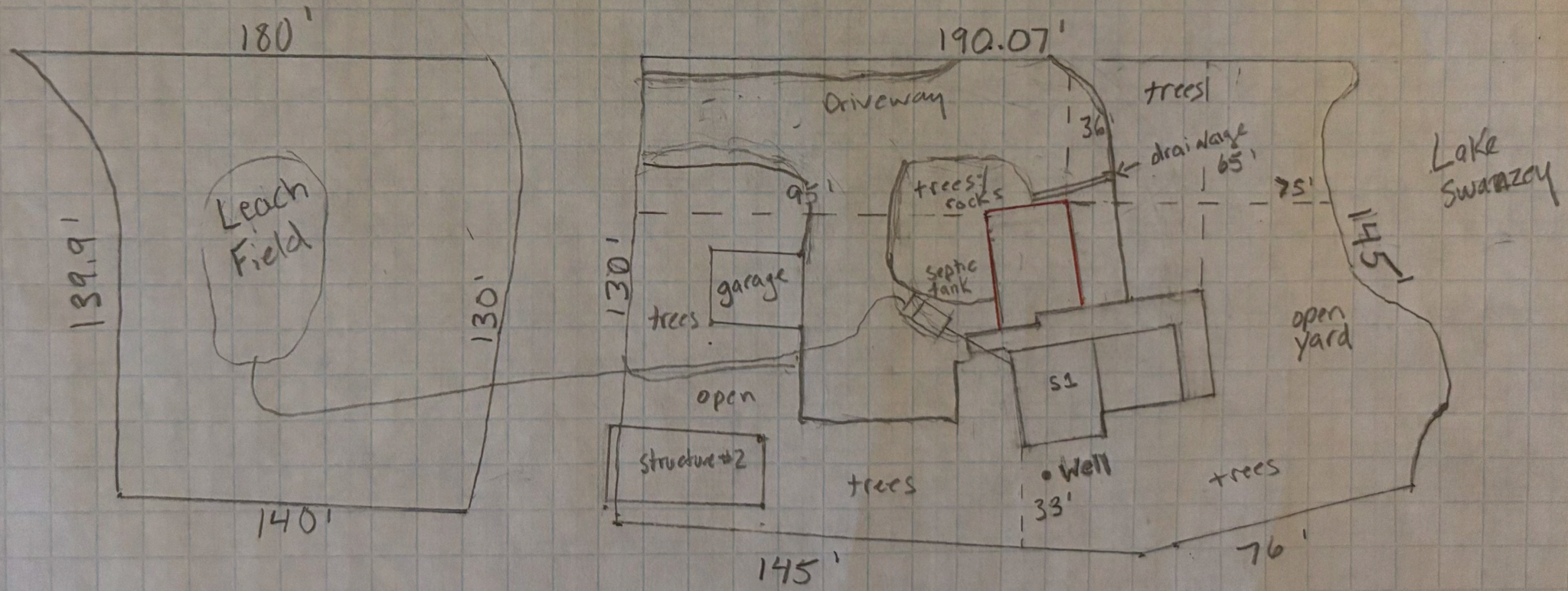
If the applicant fails to meet any one of the five variance requirements (1, 2, 3, 4 and/or 5), it cannot be legally granted and should be denied. Note: The applicant only needs to meet either 5A or 5B to satisfy criteria 5.

Document 1: Site Plan

Town of Swanzey
Map 241 Lot 58
95 West Shore Road
Ann and Keith Krchak
0.96 Ac

N
W E
S

1 inch = 50 Feet
0 50 100 150



1/4 inch = 2 feet

8 feet | 16 feet

1 inch | 2 inches

N

95 West Shore Road

Existing = 1,500 sq ft

New = 662.5 sq ft

0.96 acres

Existing

FSP

28

8

20

22

14

23

8

WDK

New

27.5

12-16" overhang

19

26

10

22

20

6

6

4

4

6

30

31.5

20

23

20

4

21

21

24

Document 2: Structure Plan

Town of Swanzey, NH

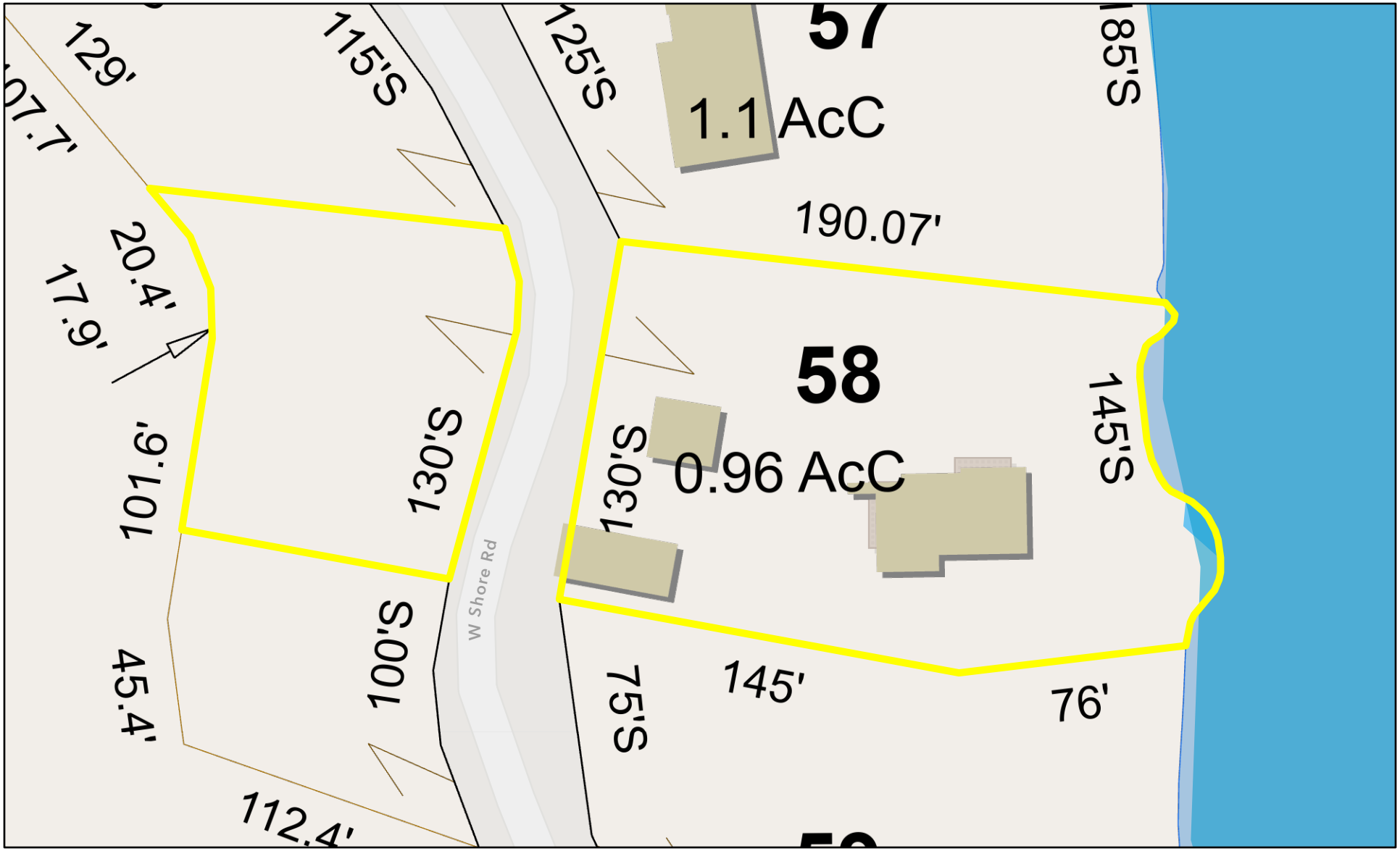
1 inch = 50 Feet

0 50 100 150

March 28, 2025

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Attachment A: List of Abutters to 95 West Shore Road

Map 247 / Lot 57:
Bergstrom, Bruce E & Catherine R
99 West Shore Road
Swanzey, NH 03446

Map 247 / Lot 59:
85 West Shore Road LLC
85 West Shore Road
Swanzey, NH 03446

Map 247 Lot 45
86 West Shore Road
Swanzey, NH 03446

Attachment B: Brief Description of the Project Request

Keith and Ann Krchak, residents of 95 West Shore Road, Town of Swanzey, respectfully request a Variance from the Swanzey Zoning Board of Adjustment per Section VIII, Article C of the Town of Swanzey Zoning Ordinance, as the existing property and proposed addition occur within the Shoreland Protection District overlay.

Project Details

The proposed project will attach an addition on to the north and westernmost side of the existing home. This will encompass 662.5 square feet of new building footprint located roughly 75 feet from the edge of water, 36 feet from the closest adjacent property boundary, and 95 feet from the road. Excavation will occur on existing driveway consisting of impervious surface and the forest/rock "island" between the two sections of the driveway. Minimal tree removal is required. No relocation of electric, septic, propane, water, or generator utilities will be required, as this location strategically avoids intersection with those (all off western section of existing structure). The addition is located as far from the edge of water as possible before encountering the underground septic tank. The addition will consist of a "breezeway" to accommodate for relocation of the front door and then direct entry into a handicap-accessible bedroom and bathroom measuring 26 x 20 feet. A second floor of open living space is being considered and, for the purposes of this application, is being applied for. Total height will not exceed 45 feet. Total bedrooms in the house will remain as 3 in the existing structure and a new, fourth bedroom on the first floor. The septic system capacity is designed for four bedrooms. The addition occurs outside of the NH Shoreland Water Quality Protection Act (RSA 483-B) provision of the 50-foot Waterfront Buffer, while it does occur within the 150-foot Woodland Buffer.

Personal Note/Justification

The proposed project will specifically add a handicap-accessible first floor bedroom and bathroom onto the northwestern side of the existing home. Both residents need accommodation due to mobility impairments, most notably Keith suffers from rheumatoid arthritis and neuropathy and has had several amputations on his foot and will likely require additional and more disruptive amputations in the future. It is very likely he will require the use of a wheelchair fully at some point. The addition will provide the owners with the ability to remain in their home. The existing structure consists of two separated rooms, a 24x21 kitchen/bathroom/storage space and a 23x20 living area with storage space and a stairway which cannot practically provide the space needed for an accessible bed and bathroom. This will serve to maintain the health, safety, and welfare of the current residents. In particular, in the event of an emergency, a ground floor bedroom will allow for critical routing to get out quickly and safely or allow those needed to get inside and to the residents quickly.

Attachment C: Supporting Documentation

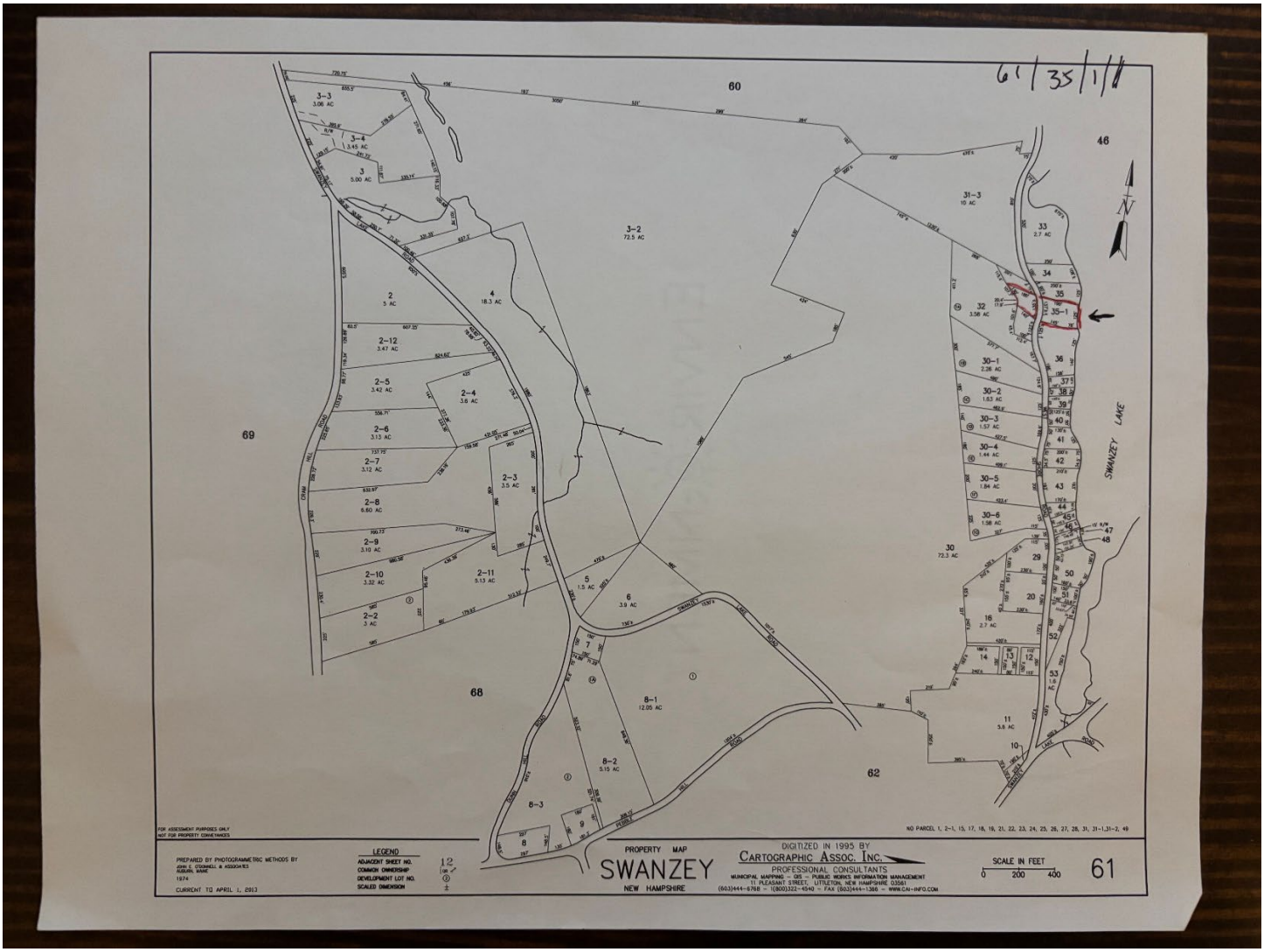
Document 1: See Attached - Site Plan

Document 2: See Attached - Structure Plan

Document 3: See Attached - Online Site Plan of Existing Structures

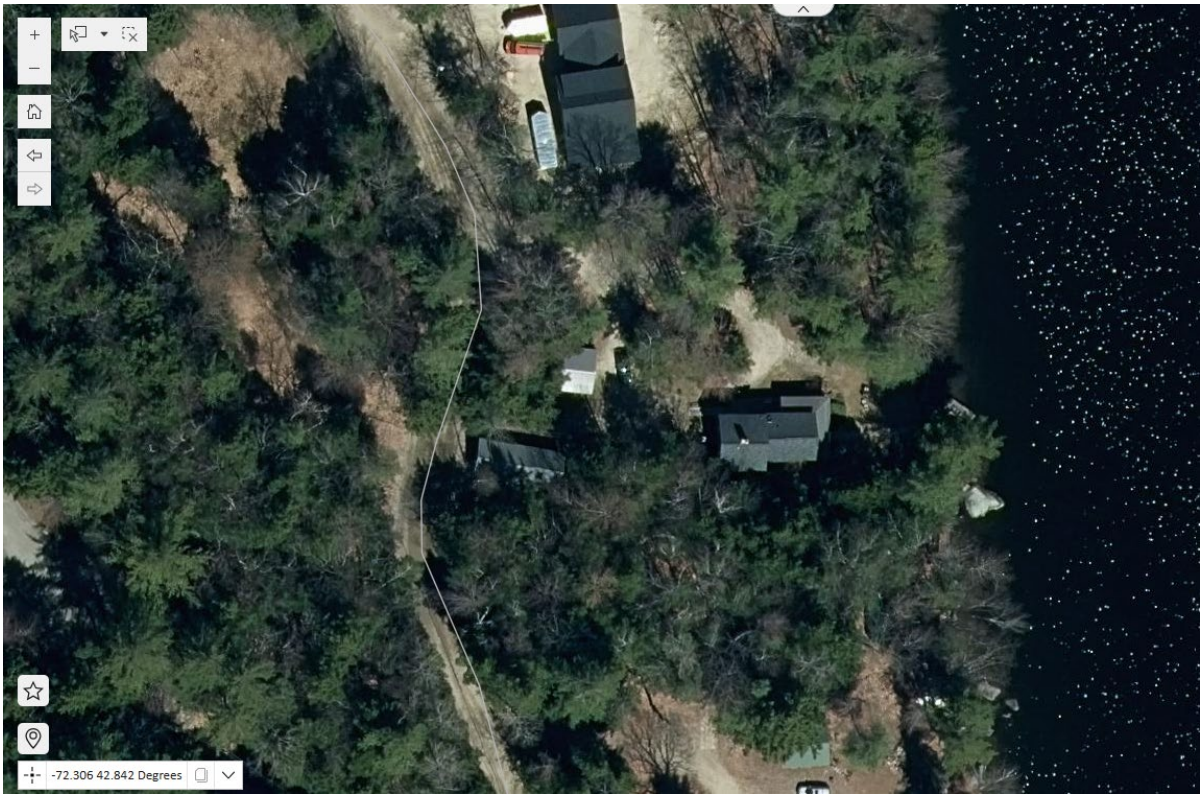
Document 4: See Below - Supporting Plan Documents

95 West Shore Road: Map 247 Lot 58



Existing Lot – Aerial Imagery (Note location of existing driveway)



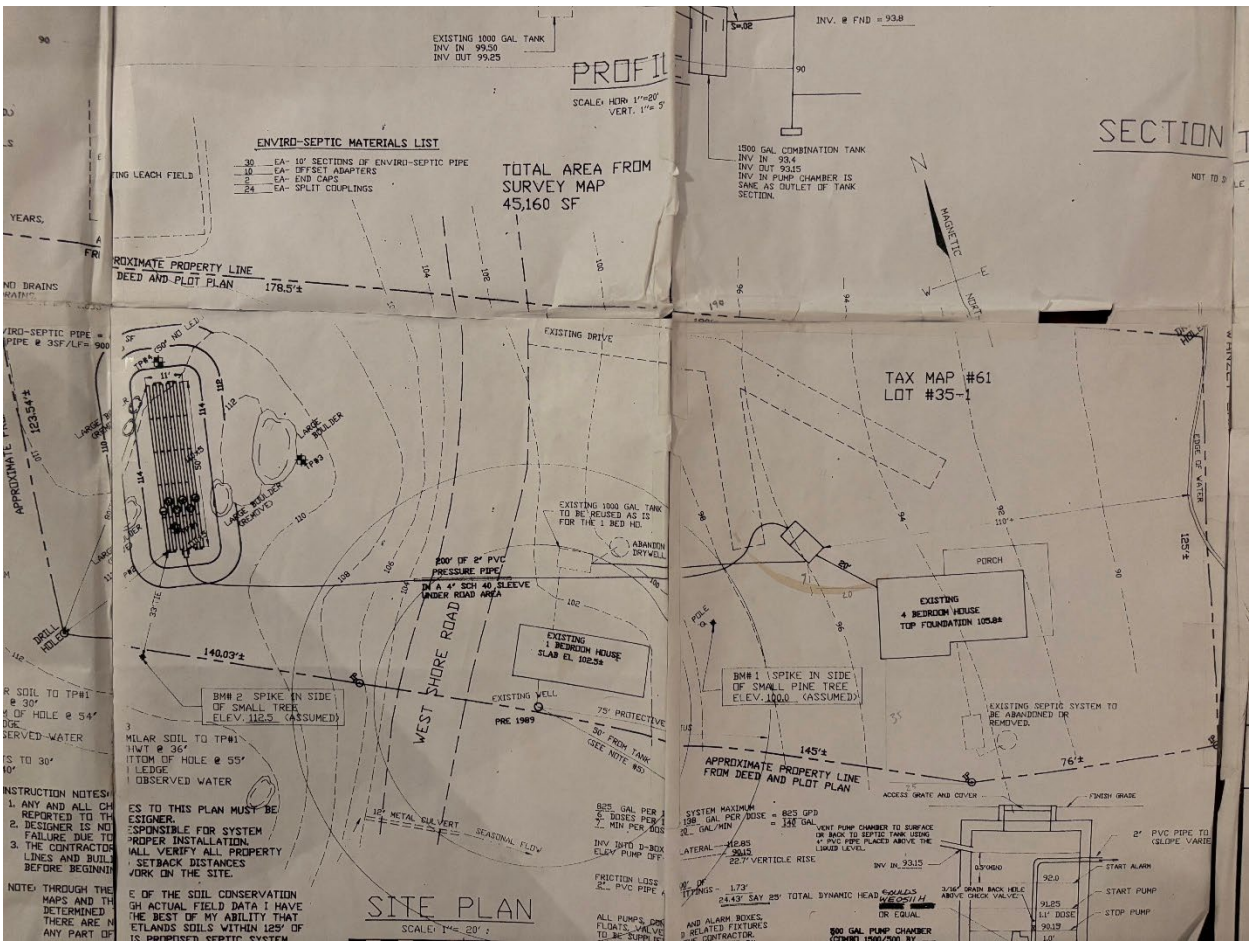


Existing Lot + New Structure Drawing (Note location of existing driveway)

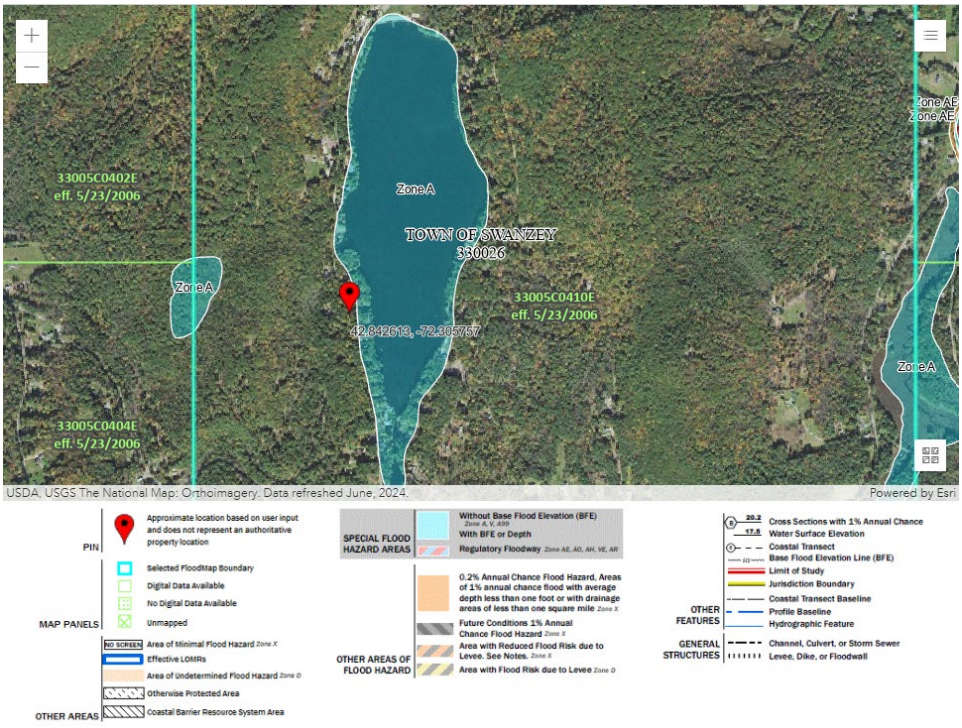




Existing Septic Plans



FEMA Flood Hazard Area Online Mapper: Zone A





Existing Proximal Structure Size Comparison



Tax Records and Property Valuation: 95 West Shore Road, 2022-2024

Swanzey , NH

Map Lot LotCut Bldg Condo: 247 / 58 / 0 / 0 / 0
Owner: KRCHAK, KEITH J & ANN C
Address: 95 WEST SHORE RD SWANZEY, NH 03446
Location: 95 WEST SHORE RD
Acres: 0.960

Card 1 of 2

General | Land | Building | Sketch | Photo | Features | Sales | Permits

Valuation

Building Value:	$200,600
Features:	$7,300
Taxable Land:	$407,000
Card Value:	$614,900
Parcel Value:	$658,200

Review and Pay Property Taxes Online

Listing History

List Date	Lister
04/25/2019	RBRL
01/24/2019	JFDE
09/03/2014	SG39
07/24/2014	KL53
07/18/2013	LS05

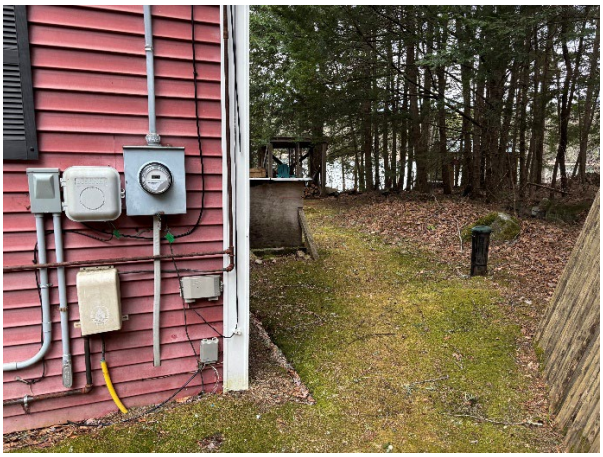
Notes: SWANZEY LAKE IA (24X21) IG-PDAS FLU1 ATT'D TO CAB2 2012 E/G SEPTIC ACROSS RD. BTLA APPLICATION 2009 SETTLED 2/22/2012 FOR $443,800. 2019=MEAS ONLY. LAND=125' WFF.

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	$243,900	$7,300	$407,000	Cost Valuation	$658,200
2023	$144,800	$7,100	$280,300	Cost Valuation	$432,200
2022	$144,800	$7,100	$282,400	Cost Valuation	$434,300

95 West Shore Road - Photos

Well



Driveway – From Road



Driveway from Road















Location of Proposed Addition



Drainage



TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Memorandum – Office of Planning & Economic Development

TO: Zoning Board of Adjustment

FROM: Adam Paquette, Town Planner

DATE: **April 14, 2025**

RE: ZBA # 25-006 – Special Exception – Tax Map 247 Lot 58

Background:

Keith Krchak, with assistance from Amanda Lewis, has requested a Special Exception pursuant to Section IX of the Town of Swanzey Zoning Ordinance to allow development within the floodplain district. The subject property is shown at Tax Map 247, Lot 58 (95 West Shore Road) and is in the rural/agricultural district. Notice of Public Hearing was mailed to abutters on April 8 and notice was published in the Keene Sentinel on April 19.

Description of the Project (from applicant):

Project Details

The proposed project will attach an addition on to the north and westernmost side of the existing home. This will encompass 662.5 square feet of new building footprint located roughly 75 feet from the edge of water, 36 feet from the closest adjacent property boundary, and 95 feet from the road. Excavation will occur on existing driveway consisting of impervious surface and the forest/rock "island" between the two sections of the driveway. Minimal tree removal is required. No relocation of electric, septic, propane, water, or generator utilities will be required, as this location strategically avoids intersection with those (all off western section of existing structure). The addition is located as far from the edge of water as possible before encountering the underground septic tank. The addition will consist of a "breezeway" to accommodate for relocation of the front door and then direct entry into a handicap-accessible bedroom and bathroom measuring 26 x 20 feet. A second floor of open living space is being considered and, for the purposes of this application, is being applied for. Total height will not exceed 45 feet. Total bedrooms in the house will remain as 3 in the existing structure and a new, fourth bedroom on the first floor. The septic system capacity is designed for four bedrooms. The addition occurs outside of the NH Shoreland Water Quality Protection Act (RSA 483-B) provision of the 50-foot Waterfront Buffer, while it does occur within the 150-foot Woodland Buffer.

Personal Note/Justification

The proposed project will specifically add a handicap-accessible first floor bedroom and bathroom onto the northwestern side of the existing home. Both residents need accommodation due to mobility impairments, most notably Keith suffers from rheumatoid arthritis and neuropathy and has had several amputations on his foot and will likely require additional and more disruptive amputations in the future. It is very likely he will require the use of a wheelchair fully at some point. The addition will provide the owners with the ability to remain in their home. The existing structure consists of two separated rooms, a 24x21 kitchen/bathroom/storage space and a 23x20 living area with storage space and a stairway which cannot practically provide the space needed for an accessible bed and bathroom. This will serve to maintain the health, safety, and welfare of the current residents. In particular, in the event of an emergency, a ground floor bedroom will allow for critical routing to get out quickly and safely or allow those needed to get inside and to the residents quickly.

Relevant ordinance excerpts:

In the Flood Plain District all development is prohibited except by Special Exception from the Swanzey Zoning Board of Adjustment. The term "development" is defined to mean "any man made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations."

C. Non-conforming Lot: A non-conforming lot may be developed for the uses permitted in the district in which it is located provided that the use proposed for such lot will comply with all health and sanitary regulations for water and sewage systems as required by the State and Town and provided that it complies with all other requirements of this Ordinance or amendments thereto, including but not limited to Sections III.E. and III.M

1. In addition to the above requirements, a non-conforming lot located in the Shorelands Protection Overlay District shall comply with the current regulations of the Department of Environmental Services without waivers as of the date of application for a building permit.

Department Head and Staff Review:

Department heads were notified on March 31. The Conservation Commission submitted comments, which have been attached. Planning is in support of the project, assuming the septic can accommodate the extra bathroom.

Attachments:

A. Variance Application
B. Dept. Head Review

APPLICATION FOR SPECIAL EXCEPTION **MAP:** 247 **LOT:** 58
TOWN OF SWANZEY (Revised 8/22)

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
Keith Krchak	95 West Shore Road Swanzey NH 03446
Contact phone number:	
OWNER OF PROPERTY: (If same as applicant, write "same")	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same")
Ann and Keith Krchak	same

LOCATION OF PROPERTY (Give Zoning District in which located & current street address)

Rural/Agricultural Zone, 95 West Shore Road

FEES:

- Application fee: $75
- Current rates for Keene Sentinel Legal Notices
- $10/abutter certified mail notice

Fees will be billed and **must** be paid prior to public hearing.

1. ☑ **SITE PLAN –** The site plan need not be done professionally, but **must** be to scale; the scale should be appropriate for the size of the project & the plan must be readable. Plans must indicate the size of the lot in acres or square feet, show the placement of all **existing** and **proposed** buildings on the lot and include setbacks required by the zoning ordinance. The plan must include a written and visual depiction of the scale used.

2. ☑ If applicable, indicate on the Site Plan the location of:

- Septic system and/or leach field
- Water supply
- Curb cuts
- Parking area (and size of parking spaces)
- Waterways
- Wetland areas
- Tree lines
- Drainage ways
- Loading docks
- Underground tank locations
- Impervious surfaces

It is the applicant's responsibility for including all information on the plan that is pertinent to their application and proposed project.

3. ☑ Attach completed and up-to-date listing of ALL abutters with addresses.

4. ☑ Provide a brief description of the project/request.

A Special Exception is requested from the terms of Section IX, Article _____ of the Zoning Ordinance of the Town of Swanzey.

FACTS IN SUPPORT OF GRANTING THE SPECIAL EXCEPTION:

1. The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use because:

The proposed addition of 662.5 sq ft of new footprint for accessible bedroom and bathroom space is consistent with uses already authorized in the rural/agricultural district and shoreland protection district overlay as it will be built off of the existing structure occurring 31 feet further from the edge of water. Swanzey lake is lined with homes on the shoreline, with approximately 50% of homes located within the FEMA Flood Hazard Areas. In fact, a home was recently built directly adjacent to this property and is located within the same Flood Hazard Area. The addition location is appropriate because it is proposed to be built as an addition to the existing structure in the most logical and least disruptive way and is well within the adjacent property and road setbacks.

2. Such approval would not reduce the value of any property within the district, nor otherwise be injurious, obnoxious, or offensive to the neighborhood because:

The proposed addition will serve to enhance the value of properties in the district. The new home adjacent at 99 West Shore Road was completed two years ago and recent assessments show the Krchak residence has seen a 52% increase in the assessed value of its property this year. The Krchak property has had no improvements in that time period. This makes clear that adding structure does not diminish neighborinThe location of the addition, which will be built off of the existing structure and is 662.5 sq ft, is sited well within all adjacent property and road setbacks. It will occur within the 125 foot of protected shoreland, but will be 31 feet further back from edge of water than the existing structure and built on existing driveway and a tree/rock "island". This is a modest request for an accessible bedroom/bathroom addition to help the residents age in place and stay in their home.

3. There will be no nuisance or serious hazard to vehicle or pedestrians because:

The proposed addition will replace in kind existing driveway and a section of trees/rocks referred to as the "island" between two sections of driveway. It is located approximately 95 feet from the road and will not be seen easily from the road because the garage and trees will act as a buffer. There will be more than adequate parking for 6-8 vehicles on the property after the addition is in place. Current residents own one vehicle. No adjustments to the existing driveway will need to be made, other than a reduction in driveway where the addition will be placed.

4. Adequate and appropriate facilities will be provided for the proper operations of the proposed use because:

The proposed use is a 662.5 sq ft additional building footprint for an accessible first-floor bedroom and bathroom built off of the existing structure on existing driveway/impervious surface and tree/rock area going westward and away from the edge of water. The addition will in fact serve to provide adequate and appropriate facilities for the proposed use of the home, which is a residence that cannot currently support a first floor bedroom. The proposed location of the addition will not require any movement or interruption in utilities on site, and has been sited as such to allow for the most simple, efficient, and least disruptive process to allow for the new space to be erected.

_____ Date:_____

Signature of Applicant

_____ Date:_____

Signature of Property Owner

THIS SPECIAL EXCEPTION IS HEREBY:

_____☐_____**GRANTED** _____☐_____**DENIED**

by the Swanzey Zoning Board of Adjustment. The following are reasons and/or conditions:

CHECKLIST FOR GRANTING A SPECIAL EXCEPTION
(for use by Swanzey Zoning Board of Adjustment)

The Board of Adjustment shall have the power to hear and decide Special Exceptions to the terms of the Zoning Ordinance, and in doing so, may grant approval in appropriate cases and subject to appropriate conditions and safeguards for the protection of the public health, safety, and welfare. Special Exceptions may be approved if the Board finds in the affirmative that:

1. The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use

_____ _____
Yes No

2. Such approval would not reduce the value of any property within the district, nor otherwise be injurious, obnoxious, or offensive to the neighborhood

_____ _____
Yes No

3. There will be no nuisance or serious hazard to vehicle or pedestrians

_____ _____
Yes No

4. Adequate and appropriate facilities will be provided for the proper operations of the proposed use

_____ _____
Yes No

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Memorandum – Office of Planning & Economic Development

TO: Zoning Board of Adjustment

FROM: Adam Paquette, Town Planner

DATE: **April 14, 2025**

RE: ZBA # 25-007 – Special Exception – Tax Map 107 Lot 18

Background:

David Roy has requested a Special Exception pursuant to Section III-AA, Article B of the Town of Swanzey Zoning Ordinance to construct a detached accessory dwelling unit (DADU) at 49 Spring Street. The subject property is shown at Tax Map 107 Lot 18 and is located in the residence district and business district. Notice of Public Hearing was mailed to abutters on April 8 and notice was published in the Keene Sentinel on April 19.

Discussion:

The subject property has 6.1 acres of land with approximately 415 feet of frontage, and is situated in the residence district and business district. The DADU would be situated entirely within the residence portion of the lot. The proposed DADU is approximately 964 square feet and within all setback requirements. Applicant is using the existing driveway for access, hooking up to town sewer, and using an existing well for water. No mention has been made regarding electricity hook-ups. The proposed structure has two bedrooms with a basement, along with attic access.

Ordinance Requirements

The Zoning Ordinance allows DADUs by Special Exceptions in all zoning districts that permit single-family dwellings. Only one ADU/DADU is allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without an ADU/DADU. In granting a Special Exception, the ZBA must find that:

1. The DADU shall maintain an aesthetic continuity with the principal dwelling unit as the single-family dwelling.
2. No more than one accessory dwelling unit (either detached or attached) shall be permitted per single-family dwelling and/or lot.
3. A DADU shall be no greater than 1000 square feet.

4. Either the principal dwelling unit or the DADU must be owner occupied. The owner must demonstrate that one of the units is their physical place of residence.

5. A building permit for a DADU must be approved and issued prior to its construction. A DADU shall meet all life safety and building codes.

6. Adequate off-street parking shall be provided to serve the combined needs of the principal dwelling unit and the DADU. The principal dwelling unit shall provide two parking spaces; the DADU shall provide one parking space for each bedroom contained in the DADU.

7. The DADU shall have no more than two (2) bedrooms.

8. The existing or proposed septic system must be certified by a licensed septic designer or engineer as adequate to support the DADU and principal dwelling unit in accordance with New Hampshire RSA 485-A:38.

9. Prior to occupancy of the DADU, the homeowner shall obtain an occupancy permit from the Code Enforcement Officer.

10. Both the primary dwelling unit and the DADU must remain in common ownership and shall not be subdivided and or transferred to condominium ownership.

In addition to the criteria provided in Section III-AA, Article B of the Zoning Ordinance, according to Section XII, Article C.2, the ZBA may approve a Special Exception if the Board finds that:

1. The proposed use is similar to one or more of the uses already authorized in that district and is in an appropriate location for such a use;

2. Such approval would not reduce the value of any property within the district, nor otherwise be injurious, obnoxious, or offensive to the neighborhood;

3. There will be no nuisance or serious hazard to vehicles or pedestrians;

4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

<u>Department Head and Staff Review</u>:

No comments have been received as of April 14. If the ZBA votes to approve the Special Exception, staff would recommend the Board consider the following conditions of approval:

1. Either the principal dwelling unit or the DADU must be owner-occupied.

2. A building permit must be approved and issued prior to the construction of the DADU, and it shall meet all life safety and building codes. Prior to occupancy, the Code Enforcement Officer must issue an occupancy permit.

3. Both the primary dwelling unit and the DADU must remain in common ownership and shall not be subdivided and or transferred to condominium ownership.
4. Corrected building plans will be submitted to the code enforcement officer and Planning prior to approval of the building permit. These plans must show the following:
    a. Height of the structure at all sides.
    b. Update all information to reflect the current project.

Attachments:

A. Variance Application
B. Aerial Map and Tax Map

APPLICATION FOR SPECIAL EXCEPTION MAP# 107 LOT# 18
TOWN OF SWANZEY (Revised 8/22)

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
David m Roy	49 Spring St.
Contact phone number:	Swanzey nH. 03446
OWNER OF PROPERTY: (If same as applicant, write "same")	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same")
Same	Same
LOCATION OF PROPERTY (Give Zoning District in which located & current street address)	
Residential / Business	49 spring St. Swanzey nH. 03446

FEES:

- Application fee: $75
- Current rates for Keene Sentinel Legal Notices
- $10/abutter certified mail notice

Fees will be billed and **must** be paid prior to public hearing.

1. _____SITE PLAN – The site plan need not be done professionally, but **must** be to scale; the scale should be appropriate for the size of the project & the plan must be readable. Plans must indicate the size of the lot in acres or square feet, show the placement of all **existing** and **proposed** buildings on the lot and include setbacks required by the zoning ordinance. The plan must include a written and visual depiction of the scale used.

2. _____If applicable, indicate on the Site Plan the location of:

- Septic system and/or leach field
- Water supply
- Curb cuts
- Parking area (and size of parking spaces)
- Waterways
- Wetland areas
- Tree lines
- Drainage ways
- Loading docks
- Underground tank locations
- Impervious surfaces



It is the applicant's responsibility for including all information on the plan that is pertinent to their application and proposed project.

3. ✓ Attach completed and up-to-date listing of ALL abutters with addresses.

4. _____ Provide a brief description of the project/request. House for my son

A Special Exception is requested from the terms of Section _____, Article _____ of the Zoning Ordinance of the Town of Swanzey.

FACTS IN SUPPORT OF GRANTING THE SPECIAL EXCEPTION:

1. The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use because:

The Abutting properties are mostly residential. The portion of the property that the DADU will be on is zoned Residential

2. Such approval would not reduce the value of any property within the district, nor otherwise be injurious, obnoxious, or offensive to the neighborhood because:

This will be a new two Bedroom Ranch with a Shingled Roof and Vinyl Siding. The house will use existing Driveway,

3. There will be no nuisance or serious hazard to vehicle or pedestrians because:

There will be no Change to the Driveway and no increase in traffic my son already lives with me

4. Adequate and appropriate facilities will be provided for the proper operations of the proposed use because:

we will be hooking up to town sewer and existing well

Signature of Applicant

Date: 3/25/25

Signature of Property Owner

Date: 3/25/25

THIS SPECIAL EXCEPTION IS HEREBY:

_____**GRANTED** _____**DENIED**

by the Swanzey Zoning Board of Adjustment. The following are reasons and/or conditions:

CHECKLIST FOR GRANTING A SPECIAL EXCEPTION
(for use by Swanzey Zoning Board of Adjustment)

The Board of Adjustment shall have the power to hear and decide Special Exceptions to the terms of the Zoning Ordinance, and in doing so, may grant approval in appropriate cases and subject to appropriate conditions and safeguards for the protection of the public health, safety, and welfare. Special Exceptions may be approved if the Board finds in the affirmative that:

1. The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use

X
Yes _____ No _____

2. Such approval would not reduce the value of any property within the district, nor otherwise be injurious, obnoxious, or offensive to the neighborhood

_____ Yes _____ No

3. There will be no nuisance or serious hazard to vehicle or pedestrians

_____ Yes _____ No

4. Adequate and appropriate facilities will be provided for the proper operations of the proposed use

_____ Yes _____ No

PERMIT

CHAMPION MODULARS, DIV. #270

STOCK

BUILDER: FAIRLANE

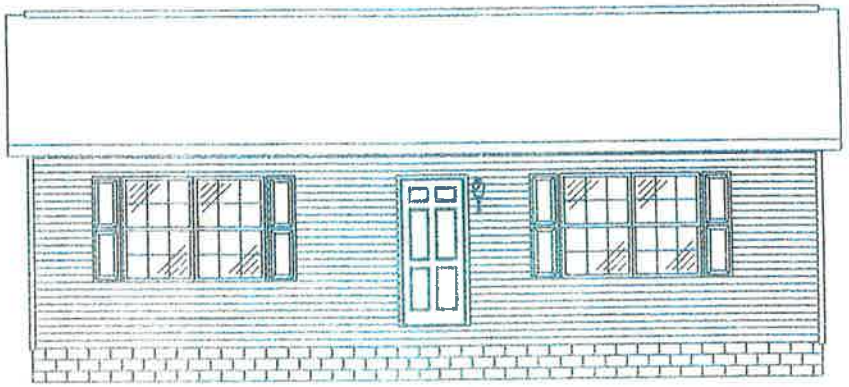
STATE:
NEW HAMPSHIRE

BUILDING CODE:
2015 IRC w/NH AMENDMENTS
2015 NFPA 101-LIFE SAFETY CODE
CHAPTER 24 AS AMENDED BY Sat-C6000 &
APPLICABLE REFERENCED PUBLICATION
IN CHAPTER 2
2015 IECC
2017 NEC
USE GROUP-
SINGLE FAMILY DWELLING
CONSTRUCTION TYPE-
VB-WOOD FRAME UNPROTECTED

DESIGN CRITERIA:
DESIGN SNOW LOAD = 90psf
ROOF TRUSS CENTERS: 16" "X-TRUSS"
ROOF PITCH = 5/12
WIND SPEED = 130 V(ult)
FLOOR LOAD = 40psf
SEISMIC DESIGN CAT. = C

NUMBER OF STORIES
1-FINISHED IN FACTORY

DELIVERY ADDRESS:
147 LACONIA ROAD,
TILTON, NH 03276
BELKNAP COUNTY



PFS

Josh Meske

Josh Meske

NOTES:
1. ALL HANDRAILS ON SITE BY OTHERS UNLESS NOTED OTHERWISE.
2. SILLS ON ALL OPERABLE WINDOWS ARE TO BE INSTALLED 24" ABOVE FINISHED FLOOR OR FALL PROTECTION WILL BE REQUIRED WHEN SILL IS LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE.
3. TEMPERATURE LIMITING DEVICE USED PER SECTION P2708.3 - P2713.3
4. THERE ARE NO LOT LINE ISSUES WITH THIS MODULAR UNIT.
5. HEATING SYSTEM AND HEAT LOSS CALCULATIONS TO BE ONSITE BY OTHERS.
6. WATER HEATER SUPPLIED AND INSTALLED ONSITE BY OTHERS.

New Era building systems
CHAMPION HOME BUILDERS DIV. 270
454 SOUTH RIVER, STRATTANVILLE, PA. 16258

ENGINEERING STAMP(S) IF REQ.

APPROVED AS SEAL

MODIFICATIONS

WINDOW GUARDS ON SITE PER R312.2 IF WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE

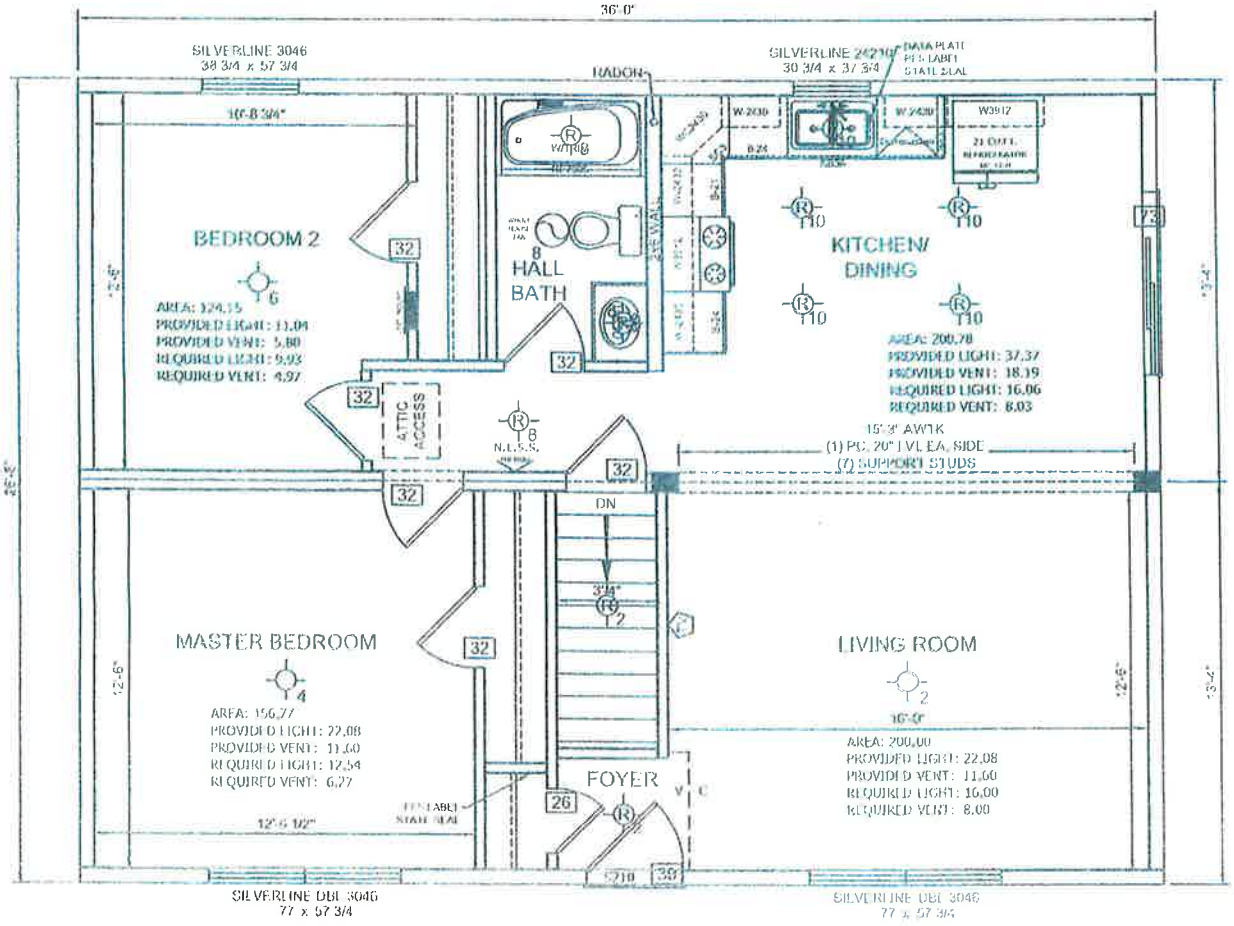
TITLE: FLOOR PLAN

JOB #: Q-30585

DATE: 9-9-22 SCALE: 1/4"=1'-0"
DRAWN BY: ED CHECKED BY:
BUYER: FAIRLANE
CUSTOMER STOCK
STATE: NH
WIND: 130 MPH
ROOF: 5/12 & 2.5/12 W.O.
FLOOR: 40 PSF LIVE & 10 PSF D.L.
FOUNDATION: SLAB
SHEET #: AP-101
PAGE:

ENGINEER STAMP(S) IF REQUIRED

PERMIT



NOTES:
1) N.L.S.S. STANDS FOR NEW ENGLAND SAFETY SWITCH.
2) WATER HEATER TO BE SUPPLIED AND INSTALLED ONSITE BY BUILDER.

HEADERS: ALL SINGLE WINDOW HEADERS AND DOORS ARE (2) 2x6 ALL DOUBLE WINDOWS AND SLIDERS (3) 2x10 UNLESS OTHERWISE NOTED.

NewEra building systems
CHAMPION HOME BUILDERS INC. 278
451 SOUTH BLVD. STRATTANVILLE, PA 16258

ENGINEER/ ARCHITECT'S SEAL

APPROVED SEAL

PFS Corporation
Northeast Region
APPROVED
Josh Mc
8/22/2022
Approval limited to
Factory Built Portion

WINDOW GUARDS ON SITE PER R312.2
WINDOW SILL HEIGHT 24" ABOVE FINISHED FLOOR AND
WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE

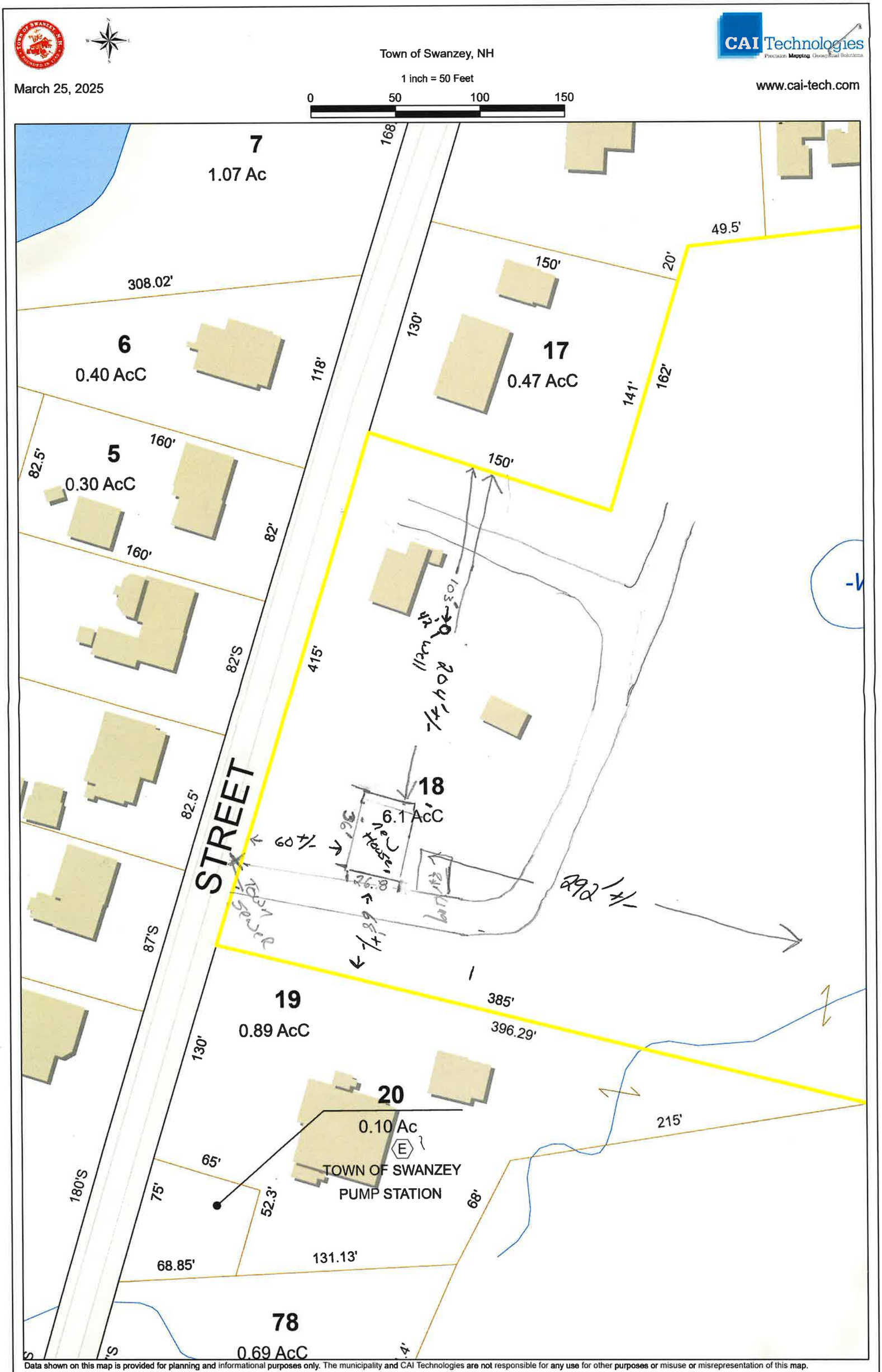
TITLE
FLOOR PLAN

MODEL
Q-30585

DATE 8/18/22 | SCALE 1/4" = 1'-0"
DRAWN BY KF | CHECKED BY
BUILDER / BRAND
CUSTOMER ORDER
STATE NY
WIND 130 Vult
ROOF SHEATHING 7/16" O.S.B.
FLOOR 23/32" T&G 36" O.C.
DRAWN # 30585

SHEET
AP-101

REVISED DATE AND DESCRIPTION


Town of Swanzey, NH
1 inch = 50 Feet
0 50 100 150
March 25, 2025
CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com
7
1.07 Ac
168'
308.02'
6
0.40 AcC
118'
5
0.30 AcC
82.5'
160'
82'
160'
82'S
82.5'
87'S
STREET
130'
17
0.47 AcC
150'
49.5'
20'
162'
141'
150'
415'
18
6.1 AcC
60 +/-
292 +/-
385'
396.29'
19
0.89 AcC
130'
20
0.10 Ac
E
TOWN OF SWANZEY
PUMP STATION
65'
75'
52.3'
68'
215'
180'S
68.85'
131.13'
78
0.69 AcC
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Town of Swanzey, NH

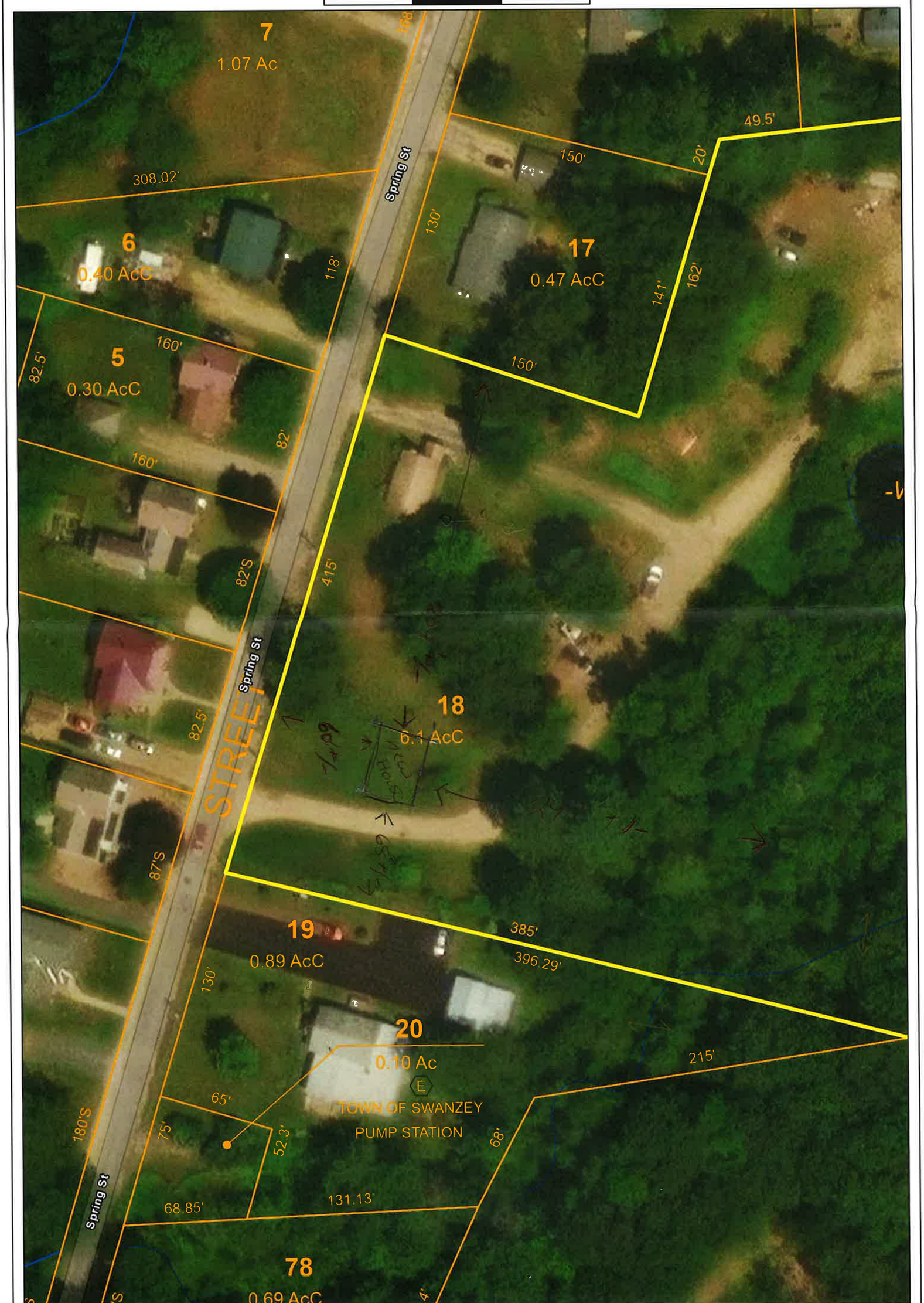
March 25, 2025

1 inch = 50 Feet

0 50 100 150

CAI Technologies
Precision Mapping, Geospatial Solutions

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THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 2021

COMPLETION DATE: DECEMBER 31, 2023

PRODUCED IN 2023 BY

CAI Technologies
Precision Mapping. Geospatial Solutions
11 Pleasant Street, Littleton, NH 03561
800.322.4540 • www.caimaps.com

LEGEND

AREA SURVEYED ..... Ac
AREA CALCULATED ..... AcC
RECORD DIMENSION ..... 100'
SCALED DIMENSION ..... 100'S
MATCH LINE 36A
WATER ..... -W-
BUILDING
EXEMPT PROPERTY ..... E
SUBDIVISION LOT NO. 2
RIGHT OF WAY/ACCESS 66W
COMMON OWNERSHIP
WETLANDS

FEET SCALE: 1" = 100'
100 50 0 100 200 300
METERS 25 12.5 0 25 50 75

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 107