



# TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

[www.exeternh.gov](http://www.exeternh.gov)

## LEGAL NOTICE EXETER ZONING BOARD OF ADJUSTMENT AGENDA

The Exeter Zoning Board of Adjustment will meet on Tuesday, June 20, 2023 at 7:00 P.M. in the Nowak Room located in the Exeter Town Offices, 10 Front Street, Exeter, to consider the following:

### **NEW BUSINESS: PUBLIC HEARINGS**

The application of Kayla and Cory Stewart for a special exception per Article 4, Section 4.2 Schedule I: Permitted Uses and Article 5, Section 5.2 to permit the conversion of an existing accessory structure into a residential dwelling unit. The subject property is located at 43 Epping Road, in the R-2, Single Family Residential zoning district. Tax Map Parcel #63-107. ZBA Case #23-8.

The application of Christine Knapp Revocable Trust for a special exception per Article 4, Section 4.2 Schedule I: Permitted Uses and Article 5, Section 5.2 to permit an accessory dwelling unit within the existing carriage house located on the property at 69 Court Street. The subject property is located in R-2, Single Family Residential zoning district. Tax Map Parcel #83-86. ZBA Case #23-9.

### **OTHER BUSINESS:**

- Approval of Minutes: May 16, 2023

### **EXETER ZONING BOARD OF ADJUSTMENT**

*Robert V. Prior, Chairman*

*Posted 06/09/23: Exeter Town Office, Town of Exeter website*

*Revised: 06/12/23*

Town of Exeter  
Zoning Board of Adjustment  
May 16, 2023, 7 PM  
Town Offices Nowak Room  
Draft Minutes

I. **Preliminaries**

**Members Present:** Vice-Chair Robert Prior, Clerk Esther Olson-Murphy, Theresa Page, Joanne Petito - Alternate, Martha Pennell - Alternate and Laura Montagno - Alternate. Town Code Enforcement Officer Doug Eastman was also present.

**Members Absent:** Chair Kevin Baum, Laura Davies, and Dave Mirsky - Alternate

**Call to Order:** Acting Chair Robert Prior called the meeting to order at 7 PM. Ms. Montagno will vote on the first case and Ms. Pennell will vote on the second.

I. **New Business**

- A. The application of Tatiana Roth for a special exception per Article 4, Section 4.2 Schedule I: Permitted Uses and Article 5, Section 5.2 to permit the conversion of an existing single-family residence into three residential dwelling units. The subject property is located at 70 Front Street, in the R-2, Single Family Residential zoning district. Tax Map Parcel #72-187. ZBA Case #23-6.

Peter Johnson, who was representing Tatiana Roth, was present to discuss the case. This is a large single-family residence at 70 Front Street, with 4,263 square feet. This house was purchased by Tatiana in 2019, but her husband and son passed away in 2020. The only way for her to keep the house would be to convert it into a three-family with a large owner's unit and two smaller units. The house lends itself to being divided up. All three have separate entrances. There is ample parking with a large driveway and a two-car garage. It's on town water and sewer. It was built in 1840. It's across the street from PEA dorms and a multi-family to the right belonging to PEA. David Bowen's residence is the only single-family next to us. There are no exterior property changes planned.

Mr. Prior said it looked like the applicant neglected to add one parking spot. It's one per bedroom plus one for a visitor. Mr. Johnson said there are five bedrooms, but one is being used as an office and doesn't have a closet. Ms. Olson-Murphy said they would need five spots. Mr. Johnson said there's enough room for up to seven spots.

Ms. Pennell asked if they would have to go to the HDC, and Mr. Prior said no, not if they're not making external changes.

Mr. Prior opened the discussion to public comment, but there was none. Mr. Prior closed the public session and entered Board deliberations.

Ms. Montagno went through the special exception criteria. A) The use is a permitted special exception as set forth in Article 4.2, Schedule I; yes, it is. B)

45 That the use is so designed, located and proposed to be operated that the public  
46 health, safety, welfare, and convenience would be protected; yes, she doesn't  
47 see any issues there. C) That the proposed use will be compatible with the zone  
48 district and adjoining post-1972 development where it is to be located; Mr. Prior  
49 said there are other multiple-unit properties nearby and abutting, so it's not  
50 changing the character of the neighborhood. D) That adequate landscaping and  
51 screening are provided; Mr. Prior said there are no exterior changes, so it doesn't  
52 apply. E) That adequate off-street parking and loading is provided and ingress  
53 and egress is so designed as to cause minimum interference with traffic on  
54 abutting streets; Ms. Montagno said yes, there is no change and we've confirmed  
55 there is adequate parking. F) That the use conforms with all applicable  
56 regulations governing the district where located; yes, it does. G) The applicant  
57 may be required to obtain Planning Board or Town Planning approval; this is not  
58 necessary. Mr. Prior said it's on town water and sewer, and there are no changes  
59 to the exterior planned. H) That the use shall not adversely affect abutting or  
60 nearby property values; Ms. Montagno said it will not. I and J) do not apply.  
61

62 Ms. Montagno moved to approve the application of Tatiana Roth for a special exception  
63 per Article 4, Section 4.2 Schedule I: Permitted Uses and Article 5, Section 5.2 to permit  
64 the conversion of an existing single-family residence into three residential dwelling units.  
65 The subject property is located at 70 Front Street, in the R-2, Single Family Residential  
66 zoning district. Tax Map Parcel #72-187. ZBA Case #23-6. Ms. Olson-Murphy seconded.  
67 Ms. Olson-Murphy, Mr. Prior, Ms. Page, Ms. Petito, and Ms. Montagno voted aye, and  
68 the motion passed 5-0.

69  
70  
71 B. The application of Christine and Doug Rupp for a variance from Article 9, Section  
72 9.4.5 of the Floodplain Development Ordinance to permit the installation of a new  
73 individual sewage disposal system within the special flood hazard area (AE Flood  
74 zone). The subject property is located at 24 Powder Mill Road, in the R-1, Low  
75 Density Residential zoning district. Tax Map Parcel #102- 4. ZBA Case #23-7.

76 Attorney Justin Pasay spoke on behalf of the applicants. Christine  
77 ["Chrissy"] Rupp, her daughter Lorelai Marguerite, Christine's parents Debbie  
78 and Rick Shaefer who own the parcel, and Henry Boyd from Millennium  
79 Engineering were also present.

80 Attorney Pasay said this project was caught up by changes to the zoning  
81 ordinance that passed in March. The goal is to get relief similar to the relief they  
82 got in November 2022 from this Board. The Schaefer's own a 21 acre parcel on  
83 Powder Mill Road, and are looking to subdivide into two lots, one of 16 acres in  
84 which the Schaefer's would continue to live, and one with the detached garage  
85 which Chrissy's family would occupy. It's well suited for the proposal. It's in the  
86 R1 district, where the minimum acre size is 2 acres. It's surrounded by  
87 unimproved properties but on the west is a more densely settled area. This is in  
88 an AE FEMA zone, a special flood zone area. The old ordinance, Article 5.3.3,

89 had a provision which says you can't have a septic system within 24 inches of  
90 the seasonal high water table. We looked for variance relief from that provision in  
91 November of 2022, and received a unanimous decision for relief from a three  
92 member Board. The only provision was that an EnviroSeptic system or  
93 equivalent was used. In November, the only relief the applicants needed was  
94 from Article 5.3.3. After that, the Rupps instructed Henry Boyd to do a survey,  
95 and in February 2023 he filed a motion to subdivide. However, in the meantime,  
96 the Planning Board was proposing changes to the zoning ordinance, including a  
97 proposed change to the zoning ordinance section 9.4.5 which flatly prohibits any  
98 septic systems in a special flood hazard area. When they filed in February, it was  
99 caught, and a decision was made that they needed to go for additional relief. The  
100 applicant in good faith got the only relief necessary and to their detriment  
101 invested resources in the survey and plan, only to be told they need additional  
102 relief.

103 Attorney Pasay suggested that the vesting rule applies and the Board has  
104 the jurisdiction to say that the applicant doesn't need additional relief, but they  
105 also put in an application for the additional relief.

106 Attorney Pasay said that Henry Boyd has proposed installing a septic  
107 system that is three feet above the base flood elevation. The purpose of the flood  
108 plain development ordinance prohibiting septic systems in this area is very  
109 similar to the purpose of the subdivision regulation that they already have relief  
110 from: to protect the groundwater and to protect people and property from flood  
111 incidents. We think this proposal accomplishes that, because the location of the  
112 septic system will be three feet higher. It's aligned with the purposes of the  
113 ordinance.

114 Mr. Prior asked if there is any difference in how they will implement the  
115 plan proposed today and the plan proposed in November. Attorney Pasay said  
116 no. Mr. Prior asked if there is any downside, from the applicant's perspective, if  
117 the Board chose to vote that the approval that was granted in November was  
118 accurate. Attorney Pasay said no. The law is designed to protect people like the  
119 Rupps, who got the relief they needed only to find out six months in the process  
120 that they need additional relief. Per *Bartlett v Manchester*, the Supreme Court  
121 has determined that in every case the Board can determine whether they need  
122 relief in the first place. It's well within the Board's purview.

123 Mr. Prior asked Doug Eastman if from the town's perspective there is any  
124 downside to simply having this Board take a vote on the validity of the decision  
125 that was made in November, rather than making a motion based on a new  
126 reading of the criteria? Mr. Eastman said no, he encourages the Board to make  
127 that decision. He talked with the Town Planner and Natural Resources Planner  
128 about this, and everyone's comfortable with this proposal, but he was  
129 uncomfortable making that decision on his own.

130 Attorney Pasay said he brought copies of a letter that he sent to Mr.  
131 Eastman in March asking for this interpretation. Ms. Petito said it would make  
132 sense to take the letter and make it a part of the record.

133 Mr. Prior opened the discussion to public comment, but there was none.  
134 The Board moved into deliberation.  
135

136 Ms. Page made a motion that the Zoning Board has determined that the decision in November  
137 should stand based on the situation and the timing, and that the applicants were procedurally  
138 caught, and that the principles of Common Law apply, specifically the Bartlett v Manchester  
139 case that was referenced. Ms. Olson-Murphy seconded. Ms. Olson-Murphy, Mr. Prior, Ms.  
140 Page, Ms. Petito, and Ms. Pennell voted aye, and the motion passed 5-0.

141  
142 **II. Other Business**

143 A. Approval of Minutes - April 11, 2023

144 Corrections: Ms. Page said that in line 59, it reads "Ms. Page said she looked up facility  
145 and locality..." but that was Ms. Montagno.  
146

147 Ms. Page made a motion to approve the meeting minutes from April 11, 2023 as amended. Ms.  
148 Olson-Murphy seconded. Ms. Olson-Murphy, Ms. Page, and Ms. Montagno voted aye, and the  
149 minutes were approved 3-0.

150  
151 B. Election of Officers

152 Mr. Prior said full-time voting members can be officers, but alternates  
153 cannot. Mr. Baum has asked not to be an officer this year.

154 Ms. Petito nominated Bob Prior as Chair. Ms. Montagno seconded. Ms. Olson-Murphy, Mr.  
155 Prior, Ms. Page, Ms. Petito, and Ms. Montagno voted aye, and the motion passed 5-0.

156  
157 Mr. Prior nominated Esther Olson-Murphy as Vice Chair and Theresa Page as Clerk. Ms.  
158 Montagno seconded. Ms. Olson-Murphy, Mr. Prior, Ms. Page, Ms. Petito, and Ms. Montagno  
159 voted aye, and the motion passed 5-0.

160  
161 The Board discussed the length of terms for each member.  
162

163 **III. Adjournment**

164  
165 Ms. Pennell moved to adjourn. Ms. Page seconded. All were in favor and the meeting was  
166 adjourned at 7:50 PM.  
167

Respectfully Submitted,  
Joanna Bartell  
Recording Secretary

**RECEIVED**

**MAY 12 2023**

**EXETER PLANNING OFFICE**

Town of Exeter  
APPLICATION FOR

# SPECIAL EXCEPTION

Case Number:	<u>28A # 23-8</u>
Date Filed:	<u>5/12/23</u>
Application Fee:	\$ <u>100.00</u>
Abutter Fees:	\$ <u>50.00</u>
Legal Notice Fee:	\$ <u>50.00</u>
<b>TOTAL FEES:</b>	<b>\$ <u>200.00</u></b>
Date Paid:	<u>5/12/23</u> Check # <u>1239</u>

**Name of Applicant** Kayla and Cory Stewart  
(If other than property owner, a letter of authorization will be required from property owner)



**Address** 43 Epping Road, Exeter NH 03833

**Telephone Number** (603) 702-1740

**Property Owner** Kayla and Cory Stewart

**Location of Property** Number/Street: 43 Epping Road  
Zone: R-2  
Map/Lot#: 63 / 107 /

**(number, street, zone, map and lot number)**

**Applicant Signature**  

**Date** 5/12/2023

*NOTE: This application is not acceptable unless all required statements have been made.  
Additional information may be supplied on a separate sheet if space is inadequate.*

07/15/09

10

07/15/09

**APPLICATION FOR A SPECIAL EXCEPTION**

**1. Currently existing use and/or situation:** \_\_\_\_\_

In the subject location there is currently a 24x42 detached garage. We are looking to do a conversion to build a 3rd unit.

**2. Proposed use and/or situation:** \_\_\_\_\_

We would like to do a conversion and build a detached 3rd unit. Garage under with unit above similar to our abutting neighbor's at 39 Epping Road, Exeter (Wyman). Draft of plans included with application.

*Note: Proposed change of use may result in applicable impact fees.*

**3. List all maps, plans and other accompanying material submitted with the application:**

- Abutters List
- Letter of Explanation
- Pre-printed Labels for all abutters and applicant
- Vicinity Ownership Map with highlighted abutters lots
- Application sketch plan - showing the lot in greater detail with parking spots, driveway, etc.
- Draft of floor plans/elevations

**APPLICATION FOR SPECIAL EXCEPTION:**

**Special Exceptions:**

A local zoning ordinance may provide that the zoning board of adjustment, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinance. All special exceptions shall be made in harmony with the general purpose and intent of the zoning ordinance and shall be in accordance with the general or specific rules contained in the ordinance.

Special Exceptions, as enumerated in Article 4.2, Schedule I, shall be permitted only upon authorization by the board of adjustment. Such exceptions shall be found by the board of adjustment to comply with the following requirements and other applicable requirements as set forth in this ordinance.

NOTE: Please use a separate piece of paper if additional space is needed to complete the following information:

**4. Explain the justification for special exception by addressing the following criteria:**

**A. That the use is a permitted special exception as set forth in Article 4.2, Schedule I hereof;**

R-2 Single Family Residential: Two-family homes. Residential conversions and accessory dwelling units.

**B. That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected;**

Yes, it will.



**C. That the proposed use will be compatible with the zone district and adjoining post 1972 development where it is to be located;**

*Note: Adjoining principal uses in existence prior to 1972 (generally referred to as grand-fathered uses) that are not permitted uses as listed in 4.1 Schedule I: Permitted Use, shall not be considered in determining the compatibility of an applicant's proposed use.*

Yes, it will.

**D. That adequate landscaping and screening are provided as required herein;**

Yes.

**E. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets;**

Yes.

**F. That the use conforms with all applicable regulations governing the district where located, except as may otherwise be determined for large-scale developments;**

Yes.

**G. As a condition of Special Exception approval, the applicant may be required to obtain Town Planner review and/or Planning Board approval of the site plan. Additionally, the Board of Adjustment may require the applicant to obtain Planning Board approval of the site plan prior to rendering a decision on an application for Special Exception.**

Understood by applicants.

**H. That the use shall not adversely affect abutting or nearby property values;**

It will not. It will only help value.

**I. If the application is for a Special Exception for the bulk storage of a material which is, in the opinion of the Planning Board, potentially explosive, than landscaping, per Article 5.20, shall be deemed to include such blast containment, blast dampening or blast channeling features as the Board may require;**

N/A

**J. If the application is for a use in the “Professional/Tech Park District,” such exception will not:**

- 1. Affect the water quality of Water Works Pond or other water supplies;**
- 2. Constitute a health hazard to the community;**
- 3. Permit temporary structures;**
- 4. Permit the recycling, disposal or transfer of materials defined as hazardous waste and set forth in Article 5.10.5 of this ordinance;**

N/A

*Note: The applicant shall demonstrate that handling, storage and containment of any chemicals or substances defined as “hazardous” will be handled in strict accordance with the regulations and recommendations of the EPA and/or any other governmental body charged with enforcing compliance with any laws or statutes regulating hazardous substances.*

ZONING BOARD OF ADJUSTMENT

**APPLICATIONS SKETCH PLAN  
REQUIREMENTS/CHECKLIST**

- 1. Title Block – descriptive name of project, north arrow (approximate), street address, date and scale (not less than 1" = 40').
- 2. Location map showing relevant streets and zoning district boundaries.
- 3. Names and addresses of applicant, record owner and abutting property owners, including those across the street.
- 4. Existing and proposed streets, driveways, parking areas (with delineation of spaces) and sidewalks.
- 5. Location of existing and proposed buildings and property lines.
- 6. Distances on all sides between buildings and property lines.
- 7. Existing and proposed tree lines, landscape buffers, screening and fences.
- 8. Location of existing landmarks including streams, brooks, wetlands, rock outcroppings, wooded areas and other significant environmental features.
- 9. Generalized floor plans showing dimensions and the square footage of areas for proposed uses.

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Plans should be no larger than 11" x 17" in size. They need not be prepared by an architect or land surveyor but they must be legibly drawn with printed labels.

- **PLANS MUST CONTAIN ALL OF THE ABOVE INFORMATION IN ORDER FOR THE APPLICATION TO BE PLACED ON THE AGENDA FOR A ZONING BOARD OF ADJUSTMENT HEARING.**

**Abutters List - (Lot 107) 43 Epping Road, Exeter NH 03833**

**#1. (Lot 108) 39 Epping Road, Exeter NH 03833 - WYMAN RUTH A REV TR** (abutter to the right - if looking at front of 43 Epping Road)

**#2. (Lot 53) 42 Epping Road, Exeter NH 03833 - FABIAN MARK WALTER** (directly across the street)

**#3. (Lot 106) 45 Epping Road, Exeter NH 03833 - VUKELICH GEORGENE R** (abutter to the left - if looking at the front of 43 Epping Road)

**#4. (Lot 54) 46 Epping Road, Exeter, NH 03833 - VACCARO TONIA M** (directly across the street)

**#5. (Lot 116) 18 Hale Street, Exeter NH 03833 - R & P LOWTHER FAMILY REV TRUST** (abutter on rear side of lot)

***Kayla Stewart & Cory Stewart***  
Direct: 603.702.1740  
Email: [KaylaStewart@kw.com](mailto:KaylaStewart@kw.com)  
Address: 43 Epping Road, Unit A,  
Exeter, NH 03833

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May 11th, 2023

Hello,

I hope this finds you well!

As requested per the application for special exception this is our letter of explanation. My partner and I are owners of 43 Epping Road, Exeter NH 03833. Not only do we love this town, but we have many family ties including my grandfather being born and raised here, this among other things has gravitated us to settle down here and truly invest in this town.

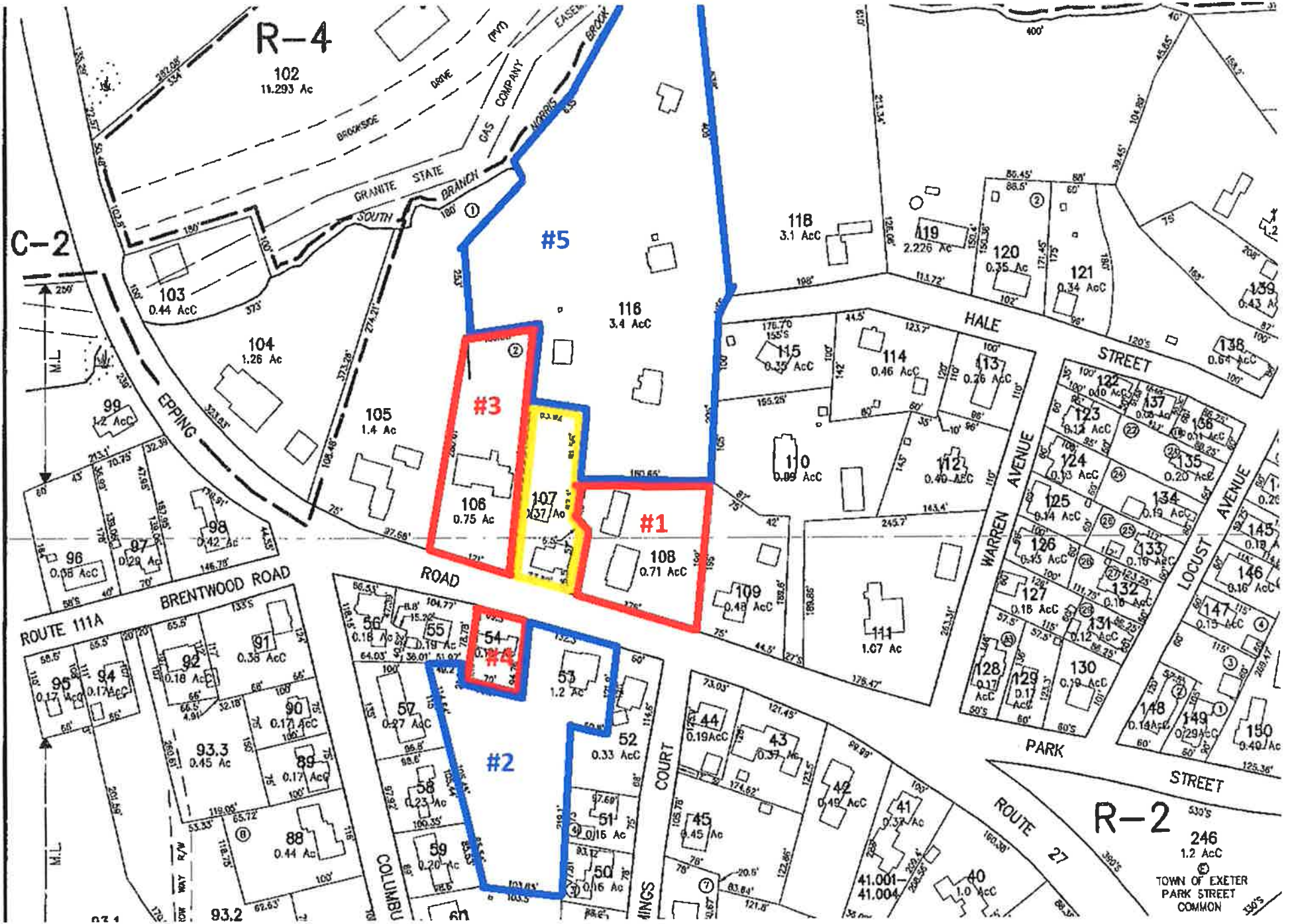
We are seeking to do a conversion, to build a 3rd unit (draft of plans for reference included in application) in the same footprint as our current standing detached garage (42' x 24').

If there are any questions I can help with, please don't hesitate to contact me at [KaylaStewart@kw.com](mailto:KaylaStewart@kw.com) or 603.702.1740.

We appreciate your time and review.

Thank you,

***Kayla Stewart & Cory Stewart***  
Owners, 43 Epping Road, Exeter NH 03833









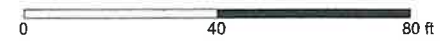






- Parcels
- NH Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets
- Misc Streams
- Parcel Streams
- Open Water
- Buildings
- Tree
- Arborvitae
- Parking Lines
- Pavement
- Sidewalk

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 05/08/2023 at 01:50 PM

43 Epping Rd Conversion  
43 Epping Rd 03833  
5/11/23  
Kayla & Cory Stewart

43 Epping Road, Exeter

EXETER PLANNING OFFICE

MAY 19 2023

RECEIVED

Town of Exeter  
APPLICATION FOR

# SPECIAL EXCEPTION

Case Number:	<u>28A# 23-9</u>
Date Filed:	<u>5/19/23</u>
Application Fee:	\$ <u>100.00</u>
Abutter Fees:	\$ <u>70.00</u>
Legal Notice Fee:	\$ <u>50.00</u>
TOTAL FEES:	\$ <u>220.00</u>
Date Paid	<u>5/19/23</u> Check # <u>460</u>

Name of Applicant Christine A. Knapp  
(If other than property owner, a letter of authorization will be required from property owner)

Address 69 Court St. Exeter, NH 03833

Telephone Number (603) 479-3548

Property Owner Christine A. Knapp Revocable Trust

Location of Property 69 Court St.  
Exeter, NH  
(number, street, zone, map and lot number)

Applicant Signature Christine A. Knapp

Date May 18, 2023

NOTE: This application is not acceptable unless all required statements have been made.  
Additional information may be supplied on a separate sheet if space is inadequate.

APPLICATION FOR A SPECIAL EXCEPTION

**1. Currently existing use and/or situation:** \_\_\_\_\_

The original carriage house has been used as a garage since before  
we purchased the property. It is a tight squeeze for two vehicles.  
We are currently converting the hayloft to a dwelling unit. We  
added an additional bay to the garage with space above.

**2. Proposed use and/or situation:** We are required to live abroad for  
my husband's employment, and we cannot leave the house  
unattended. Our plan is to reside in the ADU when we are in NH  
and to rent the primary house

*Note: Proposed change of use may result in applicable impact fees.*

**3. List all maps, plans and other accompanying material submitted with the application:**

map showing property lines and abutters.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION FOR SPECIAL EXCEPTION:

**Special Exceptions:**

A local zoning ordinance may provide that the zoning board of adjustment, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinance. All special exceptions shall be made in harmony with the general purpose and intent of the zoning ordinance and shall be in accordance with the general or specific rules contained in the ordinance.

Special Exceptions, as enumerated in Article 4.2, Schedule I, shall be permitted only upon authorization by the board of adjustment. Such exceptions shall be found by the board of adjustment to comply with the following requirements and other applicable requirements as set forth in this ordinance.

NOTE: Please use a separate piece of paper if additional space is needed to complete the following information:

**4. Explain the justification for special exception by addressing the following criteria:**

**A. That the use is a permitted special exception as set forth in Article 4.2, Schedule I hereof;**

The appearance remains that of a one-family home.  
The living area is less than 750 square feet. One unit  
will remain owner occupied. There is adequate parking  
for vehicles off street.

**B. That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected;**

Continue residential use in residential lot.

**C. That the proposed use will be compatible with the zone district and adjoining post 1972 development where it is to be located;**

*Note: Adjoining principal uses in existence prior to 1972 (generally referred to as grandfathered uses) that are not permitted uses as listed in 4.1 Schedule I: Permitted Use, shall not be considered in determining the compatibility of an applicant's proposed use.*

Permitted. We abut a multi-family rental unit with four separate units. Our home is across the street from the Phillips Exeter Gymnasium and adjacent to Saltonstall House, the principal's official residence.

**D. That adequate landscaping and screening are provided as required herein;**

We have made minimal changes to the lot, and the existing trees obscure the garage from view.

**E. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets;**

Adequate parking is provided.



**F. That the use conforms with all applicable regulations governing the district where located, except as may otherwise be determined for large-scale developments;**

*Yes, it conforms.*

**G. As a condition of Special Exception approval, the applicant may be required to obtain Town Planner review and/or Planning Board approval of the site plan. Additionally, the Board of Adjustment may require the applicant to obtain Planning Board approval of the site plan prior to rendering a decision on an application for Special Exception.**

*N/A*

**H. That the use shall not adversely affect abutting or nearby property values;**

*Our project will not adversely affect abutting or nearby property values.*

**I. If the application is for a Special Exception for the bulk storage of a material which is, in the opinion of the Planning Board, potentially explosive, than landscaping, per Article 5.20, shall be deemed to include such blast containment, blast dampening or blast channeling features as the Board may require;**

N/A

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**J. If the application is for a use in the “Professional/Tech Park District,” such exception will not:**

- 1. Affect the water quality of Water Works Pond or other water supplies;**
- 2. Constitute a health hazard to the community;**
- 3. Permit temporary structures;**
- 4. Permit the recycling, disposal or transfer of materials defined as hazardous waste and set forth in Article 5.10.5 of this ordinance;**

N/A

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*Note: The applicant shall demonstrate that handling, storage and containment of any chemicals or substances defined as “hazardous” will be handled in strict accordance with the regulations and recommendations of the EPA and/or any other governmental body charged with enforcing compliance with any laws or statutes regulating hazardous substances.*

Christine A. Knapp  
69 Court Street  
Exeter, NH 03833

May 19, 2023

Zoning Board of Adjustment

Dear Members of the Zoning Board of Adjustment:

I, Christine A. Knapp owner of 69 Court Street, am applying for a special exemption. We are in the process of renovating the hayloft of the carriage house that is used as a garage and adding an additional two-story garage. Permit BP-22-322.

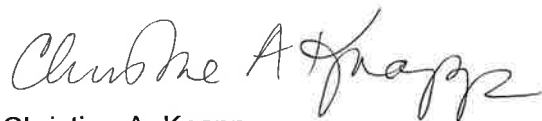
My spouse works overseas and I retired from my teaching position so that I can spend more time with him. We would like to rent the primary home and to reside in the ADU. We will be able to come and go with the peace of mind that the primary home is lived in during the winter months. I want our old house to be occupied during the winter months, and I need the freedom to travel for extended periods. We love living in Exeter, and our plan is to retire in Exeter, returning to the main residence.

We meet the requirements for a special exemption. We took great care to maintain the appearance of the property as a single-family dwelling, and we consulted with architects to create an aesthetically pleasing appearance. We kept the existing roofline of the carriage house so as not to block the original weathervane. We consulted with an arborist before beginning the project to take steps to preserve the two Norway maples at the back of the line of three. We made decisions in order to protect the trees. There is adequate parking for four vehicles. One of the units will remain our primary residence. The additional living space is less than 750 square feet.

Our home abuts a multi-family residence, and is across the street from the PEA gymnasium. Our design and the additional garage bay created minimal changes to our existing structure, and we have kept in mind the integrity of the home and the surrounding neighborhood. Our lot is .78 acre, or a double lot. The size of the lot and the existing infrastructure is adequate to support the Accessory Dwelling Unit.

Thank you for your attention to this request for consideration.

Respectfully,



Christine A. Knapp

ZONING BOARD OF ADJUSTMENT

**APPLICATIONS SKETCH PLAN  
REQUIREMENTS/CHECKLIST**

1. Title Block – descriptive name of project, north arrow (approximate), street address, date and scale (not less than 1" = 40').
2. Location map showing relevant streets and zoning district boundaries.
3. Names and addresses of applicant, record owner and abutting property owners, including those across the street.
4. Existing and proposed streets, driveways, parking areas (with delineation of spaces) and sidewalks.
5. Location of existing and proposed buildings and property lines.
6. Distances on all sides between buildings and property lines.
7. Existing and proposed tree lines, landscape buffers, screening and fences.
8. Location of existing landmarks including streams, brooks, wetlands, rock outcroppings, wooded areas and other significant environmental features.
9. Generalized floor plans showing dimensions and the square footage of areas for proposed uses.

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Plans should be no larger than 11" x 17" in size. They need not be prepared by an architect or land surveyor but they must be legibly drawn with printed labels.

- PLANS MUST CONTAIN ALL OF THE ABOVE INFORMATION IN ORDER FOR THE APPLICATION TO BE PLACED ON THE AGENDA FOR A ZONING BOARD OF ADJUSTMENT HEARING.

List of Abutters

Christine A. Knapp 83-86  
69 Court St.

The following properties abut 69 Court Street:

David and JinJue Allen 83-75  
6 Grove Street

Shayne Tongbua and Laura Tees 83-76  
8 Grove St.

Peter Vorkink II and Gayle Vorkink 83-77  
12 Grove St

31 Saltonstall House Phillips Exeter Academy 83-87  
54 Love Gym 20 Main Street 83-1

71-73 Court St. 83-85  
Ful-Pol Properties LLC  
113 Giles Road  
East Kingston, NH 03827

Jeremy and Sarah James 83-5  
70 Court St.



- Parcels
- Streets
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets
- Water
- Parcel Strata
- Open Water
- Buildings



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