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39 Knowles Drive

Barrington, NH 03825

Kevin D. Roy

Section of Zoning Ordinance to be addressed: 30 foot side set back and 75 foot set back from the lake frontage

Project Narrative

The current home located on the property is approximately 900 square feet in total. The home was at one time a seasonal home which currently has a block foundation with only a shallow crawl space. Upon purchasing the property in 2007, the home has become the owner's primary year round residence. Living in Barrington on Swain's Lake is wonderful! However, with three grown children who visit frequently, the home is too small for our living needs. It is my hope to maintain this home for many years and enjoy it with my children and hopefully their families in the future.

In analyzing the property and living with it as is for the past six years, it is clear that there are needs to be completed. First, it is necessary to put a full foundation under the home to reduce the movement that occurs through the various seasons. Settling and shifting has caused windows to shift and tile and grout to separate from the walls. Furthermore, a solid foundation will allow for a warmer, more efficient home year round.

With approximately 900 square feet, one might say the home is 'snug' or 'quaint'. These are some of our local realtor's favorite terms to refer to a 'small and/ or cramped' home. The kitchen space is approximately 10 feet by 8 feet in size. This dimension makes it necessary to stand to the side of the oven rather than in front of it when placing or removing items from the cooking apparatus. It is clear to this owner that an expanded space where family can gather is a necessity.

The proposed plan calls for a 20 by 20 foot addition to the existing east (kitchen side) of the home. This space will allow for the additional needed cooking space that will blend nicely with the current footprint and style of the home. Upon receipt and analysis of the wetlands delineation, this area of the property was deemed the best possible location due to the fact that the area to the west of the main home was deemed wetlands. Furthermore, the septic and the well are also located on the west side of the home limiting our options for expansion to the eastern side of the property.

In keeping with the spirit of the ordinance, there currently is no building on the abutting property. Rather, the abutting property is simply a 20 foot right of way, which is unbuildable property. Therefore, this request would not affect any current or possible future buildings on the abutting property. I appreciate the Board reviewing this request on June 19, 2013, and welcome the opportunity to answer any questions you may have regarding the proposed plan.