Barrington Zoning Board of Adjustment

Zoning Ordinance Variance and Special Exemption

Application Checklist

Please schedule a meeting with staff before submitting your application.

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.

Date 6-24-2014 Case No. 118-10-GR-14-ZBA

PART I – GENERAL REQUIREMENTS

All Graphics shall be to Scale and Dimensioned

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

Req'd	Rec'd	
☑	☑	1. Zoning Board of Adjustment Application Checklist *(this form)*
☑	☑	2. ZBA General Information (Article(s) and Section(s) of Ordinance)
☐	☐	3. Appeal and Decision
☑	☑	4. Fees - $150.00 Application ☑ $ 75.00 Legal Notice ☑ $ 7.00 per US Post Office Certified Letter ☑
☑	☑	5. Completed Project Application Form ☑Variance ☐Special Exception ☐Appeal
☑	☑	6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form)
☑	☑	7. Project Narrative
☐	☐	8. HOA Approval *(if applicable)*

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☑ ☑ 9. Context or Locus Map (Show Surrounding Zoning Districts)

☑ ☑ 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).

☑ ☑ 11. Existing Conditions Photo Exhibit *(See instruction page for submitting photos)*
Up to four photos may be shown per 8 ½" X 11" page size
a. Show all existing structures on site

☑ ☑ 12. List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement)

☑ ☑ 13. Mailing Labels (4 sets)

PART II – REQUIRED PLANS AND RELATED DATA
All Graphics and Plans Shall be to Scale and Dimensioned

☑ ☑ 1. Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

☐ ☐ 2. Elevations: Show all sides of building and indicate building heights
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

☐ ☐ 3. Floor Plans
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

4. All drawings and any revised drawings must be submitted in PDF format

☐ ☐ 5. OTHER: _____

6. Your Appointment Date and Time for Submitting the Complete Application is:

let applicant know.

Marcia L. Fosser 7/2/14
Staff Signature Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
planner.cbrawders@barrington.nh.gov **Phone: 603.664.5798**

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 118-10-GR-14-ZBA

Project Name KEITH GANNON

Location Address 13 ROCKY POINT ROAD

Map and Lot MAP 118, LOT 10

Zoning District (Include Overlay District if Applicable) GENERAL RESIDENTIAL

Property Details:

☑ Single Family Residential ☐ Multifamily Residential ☐ Manufactured Housing
☐ Commercial ☐ Mixed Use ☐ Agricultural ☐ Other

Use: RESIDENCE

Number of Buildings: 1 Height: _____

Setbacks: Front 40' Back 30' Side 30' Side 30'

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exemption for. If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

Requesting a variance from 4.1.1 (Minimum Standards)

Project Narrative: *(Please type and attach a separate sheet of paper)*

See attached narrative.

Barrington Zoning Ordinance Requirements:

See attached narrative.

Request: *(You may type and attach a separate sheet of paper)*

See attached narrative.

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PART IV – If this is a JUSTIFICATION FOR VARIANCE

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

The existing building on the lot does not meet the building setback requirements set forth in the zoning ordinance of the town of Barrington. As the existing homes in the area are non-conforming, and the proposed building would not negatively affect abutting home owners, as minimal vegetation will be disturbed, leaving the natural visual buffer between homes in place, and would make the lot more nearly conforming with regard to the NH Shore Land Water Quality Protection Act, we would ask for a variance from 4.1.1 (Minimum Standards)

2. Granting the variance would be consistent with the spirit of the Ordinance.

It is the opinion of this firm, and our clients that the town zoning ordinance was never intended to restrict owners of existing non-conforming lots from making a reasonable use of their property.

3. Granting the variance will not result in diminution of surrounding property values.

The proposed expansion of the deck footprint will not result in a structure any closer to the water than what currently exists. In addition, the wheel chair access ramp is virtually the same distance from the property line as the abutting deck on Map 118, Lot 11.

4. Granting of the variance would do substantial justice.

Granting the variance would allow the home owner to modernize their home, within an existing footprint, while having no impact on abutting land owners, simultaneously drastically improving the environmental impact of the home by reducing storm water runoff to the lake..

5. Granting of the variance would not be contrary to the public interest.

The proposed project will have no negative affect to abutting property owners, or the neighborhood at large. It would drastically reduce the storm water run off from the lot, and will increase the property value substantially.

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exemption complies by addressing the issues below.

1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

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4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:

1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.

2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.

3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.

4. Limitations on the number of occupants and methods and times of operation.

5. Regulation of the design and location of access drives, sidewalks, and other traffic features.

6. Location and amount of parking and loading spaces in excess of existing standards.

7. Regulation of the number, size, and lighting of signs in excess of existing standards.

Signature of Applicant — Date: 24 June 2014

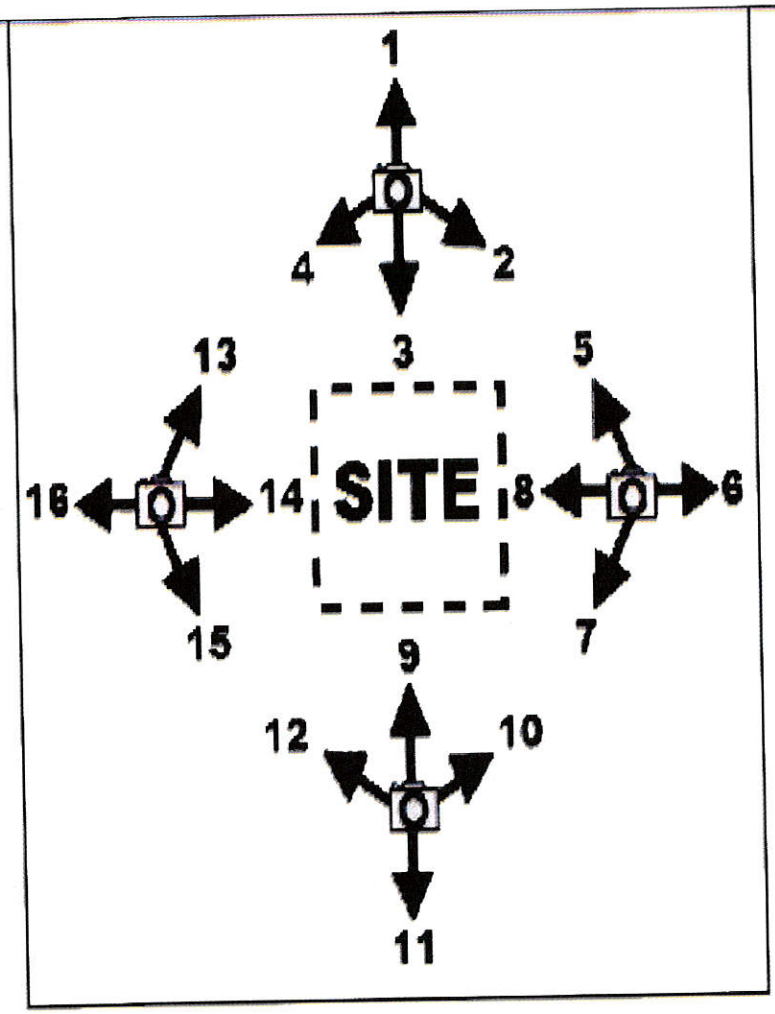
Signature of Owner — Date: 24 JUN 14

SITE / CONTEXT PHOTOS

Using Guidelines Below

Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.



Géomètres Blue Hills, LLC

603-859-2367
603-749-4000
FAX 603-749-4260

PO BOX 277
FARMINGTON, N.H. 03835

Project Narrative

Keith Gannon
Tax Map 118, Lot 10, Rocky Point Road,
Barrington, NH 03825

RE: Request for Variance from Section 4.1.1 (Minimum Standards) on Map 118, Lot 10

To whom it may concern,

Keith Gannon is requesting a variance from 4.1.1 (Minimum Standards) to allow him to reconstruct an existing home in place, enlarge a deck laterally, and construct wheel chair access to the deck. The Existing home sits on a non-conforming lot of record, and itself does not meet the minimum standards set forth in the zoning ordinance of the Town of Barrington.

It is the belief of the Gannon Family, and this firm, that the proposed construction activities would have no negative effect on abutting property owners. The Gannon Family has been working with my office to prepare a Shore Land Impact Plan for NHDES. The Gannon's plan for the lot, would result in a thirty three percent reduction in impervious surfaces, resulting in significantly less storm water runoff from the property. While there must be some tree removal in the front yard to accommodate the installation of the new septic system, there will be no cutting of trees or vegetation within the fifty foot water front buffer, or along property lines as a result of the proposed construction, leaving the natural vegetative buffer currently existing between abutting properties completely intact.

Sincerely,

Randy R. Orvis, L.L.S., C.W.S.
Géomètres Blue Hills, LLC

Keith Gannon
3 River Bend Lane
Pelham, NH 03076

LETTER OF AUTHORIZATION

June 24, 2014

To Whom It May Concern:

We the undersigned, hereby authorize Randy Orvis, Bernard Cote, and Ashley Rowe of Geometres Blue Hills LLC to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property located at 13 Rocky Point Road (Tax Map 118, Lot 10), Barrington, NH. Any and all acts carried out by Randy Orvis, Bernard Cote, and Ashley Rowe of Geometres Blue Hills LLC on our behalf shall have the same affect as acts of our own.

This authorization is valid until further written notice from myself, Keith Gannon

Sincerely,

Keith Gannon
3 River Bend Lane
Pelham, NH 03076

Géomètres Blue Hills, LLC

603-859-2367
603-749-4000
FAX 603-749-4260

PO BOX 277
FARMINGTON, N.H. 03835

ABUTTERS TO TAX MAP 118, LOT 10
13 Rocky Point Road,
Barrington, NH

MAP 118, LOT 9
NORMAN & WENDI TREMBLAY
29 NORMS WAY,
BARRINGTON, NH 03825

MAP 118, LOT 6
TINA M. MICHAUD-GRAY
251 MICA POINT ROAD,
BARRINGTON, NH 03825

MAP 118, LOT 26
IAIN O. & ANN JANE SEXTON
16 ROCKY POINT ROAD,
BARRINGTON, NH 03825

MAP 118, LOT 11
JAMES T. TAYLOR, TRUSTEE
THE JAMES T. TAYLOR REVOCABLE LIVING TRUST
21 ROCKY POINT ROAD,
BARRINGTON, NH 03825

MAP 118, LOT 10
KEITH P. & LYNN M. GANNON
3 RIVER BEND LANE,
PELHAM, NH 03076

ALSO NOTIFIED:

LAND SURVEYOR
RANDY R. ORVIS
C/O GEOMETRES BLUE HILLS, LLC
PO BOX 277
FARMINGTON, NH 03835

Existing Conditions Photo Exhibit

Photo 1

Photo 2

Photo 3

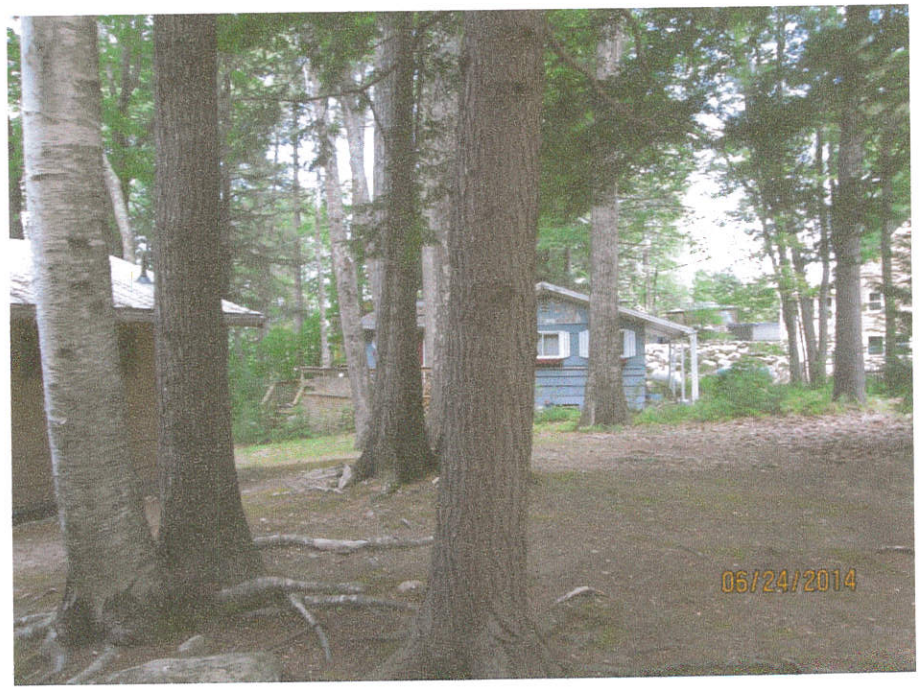


Photo 4

Existing Conditions Photo Exhibit

Photo 5

Photo 6

Photo 7

Photo 8

Existing Conditions Photo Exhibit

Photo 9

Photo 10

Photo 11

Photo 12

Existing Conditions Photo Exhibit

Photo 13

Photo 14

Photo 15

Photo 16