Planning & Land Use Department
Town of Barrington
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Barrington, NH 03825
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Barrington Zoning Board of Adjustment
Notice of Decision

Case Number: 118-49-GR-14-ZBA

Location: 111Bulley Road

Date: August 28, 2014

Re: 118-49-GR-14-ZBA Request by applicant from Article 4, Section 4.1.1, Table 2 to allow a front setback of 25' where 40' is required; a side setback of 26' where 30' is required and a side setback of 20' where 30' is required to remove existing 32X33 home and construct a 28X38' home with a garage under, located on a .28 acre lot at 111 Bulley Road (Map 118, Lot 49) in the General Residential (GR) Zoning District. By Timothy Mason, Manager Cabernet Builders of Stratham, LLC; PO Box 291; Stratham, NH 03885

You are hereby notified that the request of Case#118-49-GR-14-ZBA, for a Variance from the terms of the Barrington Zoning Ordinance has been GRANTED for the following reasons:

After a consideration of the petitioners application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, August 20 , 2014, it is the decision of the Board that the unique facts in the specific case #118-49-Gr-14-ZBA authorize a Variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that a literal enforcement of the Ordinance will result in unnecessary hardship and so by GRANTING a Variance in this specific case, the spirit of the ordinance is observed and substantial justice will be done. The variance was granted on the plan set dated July 29, 2014 and stamped July 30, 2014. For additional information, please reference the Zoning Board of Adjustment meeting minutes of, August 20, 2014.

Karyn Forbes

Chair – Zoning Board of Adjustment

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Map: 118 Lot: 49

333 Calef Highway (Route 125)
Barrington, NH 03825

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days after the decision is filed and first becomes available for public inspection in the Board's office.

Variances shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance. RSA 674:33 Ia.