Barrington Zoning Board of Adjustment

Zoning Ordinance Variance and Special Exception

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 3-30-16 Case No. 118-54-GR-16-ZBA

Owner Suzanne Shnieder ~~Susan Shnieder~~ Joel Cohn Mailing Address 75 Bulley Rd. Barrington NH

Phone 561 445-3331 Email CENNAZUS@comcast.net

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.

Rec'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 ✓

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 118-54-GR-16-ZBA

Project Name Deck for handicapped access

Location Address 75 Bulley Rd, Barrington, NH 03825

Map and Lot 118 and 53

Zoning District (Include Overlay District if Applicable) _____

Property Details:

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

Use: Year round

Number of Buildings: 1 Height: Single Story

Setbacks: Front 27.5 × 22.2 Back 3.8 × 9.3 Side 20.7 × 28.1 Side 24.6

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:

5.3 nonconforming uses 5.2.2 - 5.2.3 : 1-2-3-4-5

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

See attached

Barrington Zoning Ordinance Requirements:

See attached

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

See attached

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PART III

Project Narrative:
Handicap accessible deck off bedroom for my mother and niece. My niece has ALS and is confined to a wheelchair and needs room to turn around.

Barrington Zoning Ordinance Requirements:
The required deck was too small and blocked slider entry.

Request:
We would like to build a 8x11ft deck handicap accessible for mother and niece.

PART IV

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 deck needs to be handicap accessible for my niece who is in a wheelchair. She needs to be able to turn her chair. My mother is also handicapped.

2. Granting the variance would be consistent with the spirit of the Ordinance.
It is a reasonable size deck made just large enough to be usable for handicap residents.

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

4. Granting the variance would do substantial justice.
If my niece and mother could sit out there and enjoy the view, it would seem very just. My niece has ALS and is wheelchair bound.

5. Granting of the variance would not be contrary to the public interest.
It would not harm the public in any way.

PART V

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 pollutant; or unsightly outdoor storage of equipment, vehicles, or other materials.
Everything we have done, there has been for the betterment of property values.

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

3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.
No, it is an 8 x 11ft deck away from the road.

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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.
No

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.
No, none.

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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.

See attached

☑ 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.

See attached

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.

Suzanne Shneider 3-30-16

Signature of Applicant Date

Suzanne Shneider 3-30-16

Signature of Owner Date

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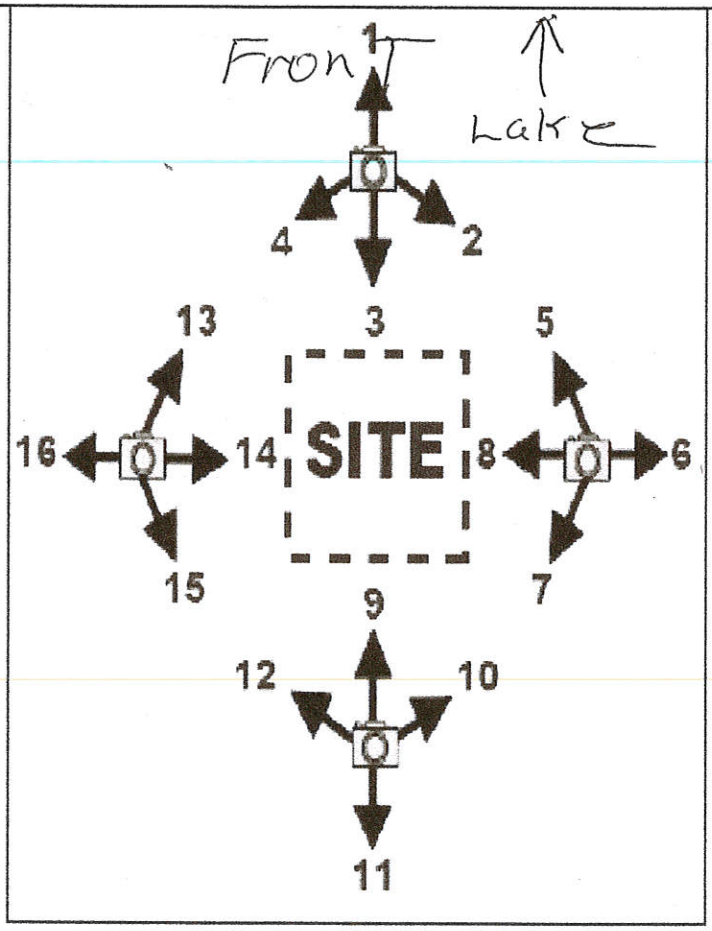
SITE / CONTEXT PHOTOS

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.



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ABUTTER LIST

Town of Barrington, NH
Please Print or Type

Applicant: Suzanne Shnieder + Joel Cohen **Phone** 561-445-3331

Project Address: 75 Bulley Rd. Barrington, N.H 03825

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
118	54		Suzanne Schneider	500 SE MIZNER BLVD Boca Raton, FL 33432

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
118	48	same as 118-54	
115	1	Laune Raymond	5 Courtney Dr. Sandown, NH 03873
115	2	same as 115-2	
118	55	Edward Hally	19 Fairview Ave Lynn, MA 01904
118	53	Edward Hally	19 Fairview Ave Lynn, MA 01904
118	49	Deborak + Dwight Chick	PO Box 151 Newmarket, NH 03857-0151

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
David W. Vincent	~~PO Box 7418 Rochester, N.H. 03839~~ PO Box 1622 Dover N.H 03821-1622

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington *Assessing Office*

on this date: 3-30-16, **This is page** 1 **of** 1 **pages.**

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Applicant or Agent: _____

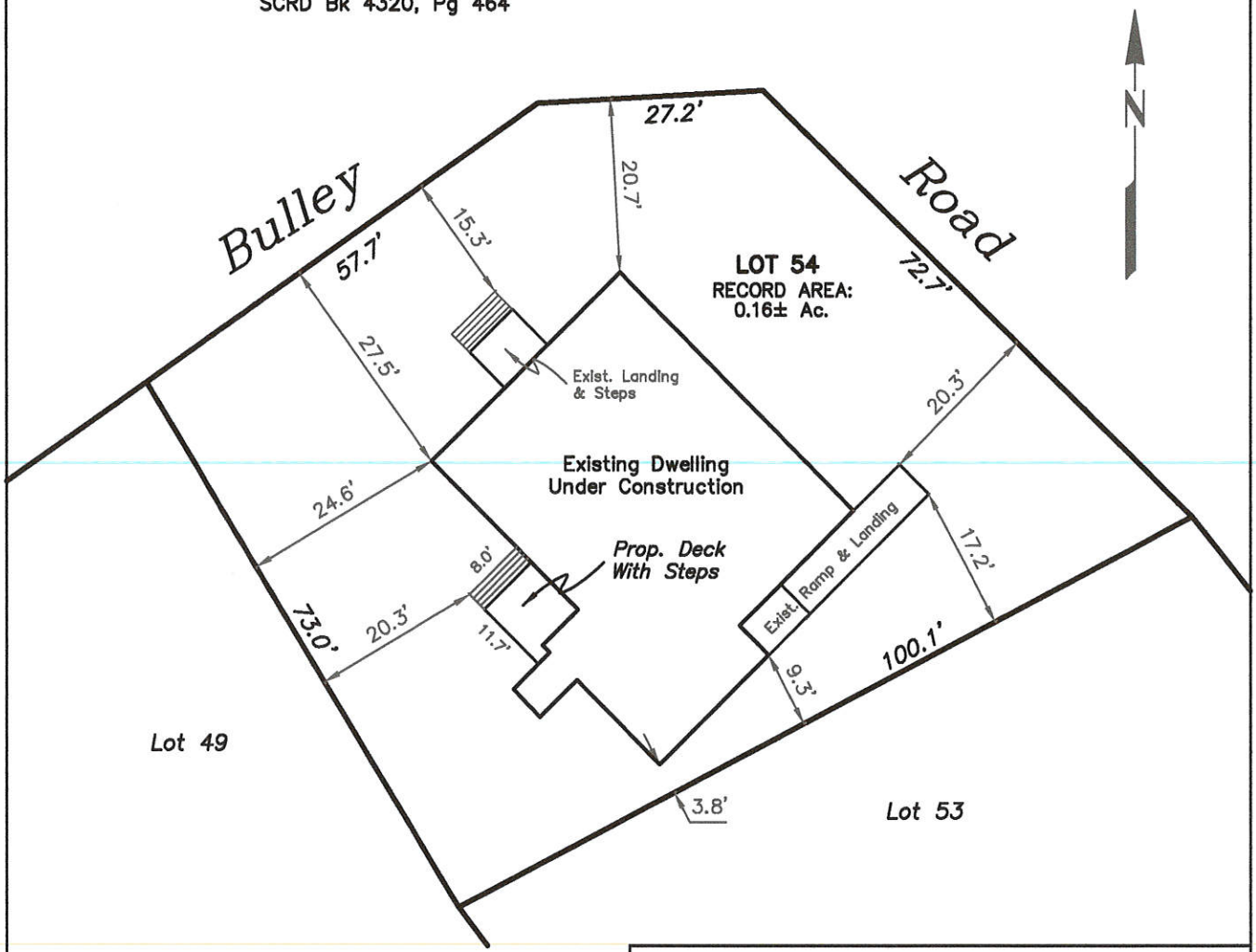
Planning Staff Verification: _____ **Date:** _____

Notes:

1. This plan does not represent a confirmation of boundary lines nor a determination of title but is solely intended to depict the location of the existing and proposed structures to the boundaries depicted on the plan reference in note 2.

2. The boundary lines depicted are based upon *"Mica Point Island Swain's Lake or Pond, Barrington, NH,"* dated Sept. 10, 1963, prepared by Spates and Peabody, SCRD Plan No. 29, Pocket 8, Folder 2.

3. Deed Reference: Suzanne Schneider & Joel L. Cohen
SCRD Bk 4320, Pg 464



PLOT PLAN

Suzanne Schneider
Tax Map 118 / Lot 54
75 Bulley Road
Barrington, NH

David W. Vincent, LLS
Land Surveying Services
PO Box 1622
Dover, NH 03821–1622
Ph: 603–664–5786
www.landsurveyingservices.net

STATE OF NEW HAMPSHIRE — No. 821 — DAVID W. VINCENT — LICENSED LAND SURVEYOR — SIGNATURE

28 mar. 2016

David W. Vincent, LLS No. 821 — *Date*

Scale: 1"=20'	Date: 03/28/16	M118_L54
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