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: 124-36-GR-16-ZBA-Variance

Location: 291 Hemlock Lane

Date: March 29, 2016

Re: 124-36-GR-16-ZBA Variance (Owners: Thomas A. & Diane L. Lombardo) Request by applicant for a variance from Article 4, Section 4.1.1 Minimum Standards Table 2 for the side setback where 30' is required and front setback where 40' is required for construction of two small decks and a variance from Article 11.2(1) No structure within (75) feet of the shoreline for replacement of two retaining walls at 291 Hemlock Lane on a .26 acre site (Map 124, Lot 36) in the General Residential (GR) Zoning District. By: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

You are hereby notified that the request of Case# 124-36-GR-16-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, March 16, 2016, it is the decision of the Board that the unique facts in the specific case # 124-36-GR-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, January 23, 2016 with a revision date of February 29, 2016 and stamped, February 29, 2016. For additional information, please reference the Zoning Board of Adjustment meeting minutes of, February 17, 2016 and March 16, 2016.

Karyn Forbes

Chair – Zoning Board of Adjustment

Case Number: 124-36-GR-16-ZBA

Date: March 29, 2016
Map: 124 Lot: 36

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; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. *Reference RSA 677:2*

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.