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July 1, 2013

Town of Barrington
Zoning Board of Adjustment
PO Box 660
333 Calef Highway
Barrington, NH 03825

LAND USE OFFICE
JUL 01 2013
RECEIVED

RE: Zoning Variance Request
Denise Woods-Thomson, 45 Sloper Road

Dear Chairman & Board Members:

Please see the attached application form for a Variance for Denise Woods-Thomson to allow the construction of an addition to the back of the existing house that is partially within the 40 foot front setback.

The existing primary structure was constructed approximately 1942, according to the tax records, and is located wholly within the existing front setback. Denise Woods-Thomson proposes to construct an addition that is 12 feet wide and 26 feet long. The addition will consist of one bedroom, a bathroom, non-living storage space on the second floor, egress doors in both the bathroom and bedroom, with egress windows on the second floor. Special accommodations are being provided in the addition. The bulkhead will provide better egress from the basement.

The back corner of the existing house is currently 32.5 feet from the front property line and approximately 50 feet from the edge of pavement. By scale measurement the centerline of the road is 61 feet from the closest corner. Under current construction standards, with a roadway being centered, the front setback would normally be 65 feet from the centerline of the roadway. The opposite corner is 37.5 feet from the property line and approximately 56 feet from the edge of pavement.

The following answers are provided for the required criteria.

1. Special conditions exist such that the literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law: The Existing home was constructed in approximately 1942 prior to existing zoning requirements. The current depth of the house is such that any addition to the back of the structure would start with the current 40 foot setback. The home is currently a two-bedroom structure and Denise Woods-Thomson is in need of more living space, especially on the

first floor and space with special accommodations due to mobility issues. There is no way to expand the existing structure within the current ordinance becoming a hardship that is inherent in this particular piece of property.

2. Granting the variance would be consistent with the spirit of the Ordinance: Given that the addition is being proposed on the back of the existing 1942 structure the proposal is being made as most conforming as is practicable. The 40 front setback currently would provide uniformity along a street and provide a buffer to the roadway. In this case, the addition is being provided as much buffer as possible while still being attached the existing building.

3. Granting the variance will not result in diminution of surrounding property values: The addition is on the back of the existing home and will most likely not be visible from any of the abutting structure. The addition will be adding value to the structure and property as a whole.

4. Granting of the variance would do substantial justice: Denise Woods-Thomson is in need of additional living space with special accommodations and has the opportunity to construct this 12 foot by 26 foot addition with egress doors. Considering that the addition is behind the existing structure, it will do substantial justice to grant the variance.

5. Granting of the variance would not be contrary to the public interest: The value of the property will be increased, the construction is being completed as compliant as possible while attaching to the existing structure, and providing much needed living space with special accommodations. This will have no adverse impact on the public interest.

We will be attendance at the Zoning Board of Adjustment hearing and look forward to presenting this to the Board and answering your questions. Please feel free to contact us in the interim.

Very truly yours,
BERRY SURVEYING & ENGINEERING

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