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 April 23, 2015 Case No. 216-36-GR/HLU/SDOA/15-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:

Barbara Irwine 4/23/2015
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. 216-36-GR/HCO/SDOA/15/2134

Project Name Ellen McCaleb

Location Address 208 Parker Mt. Rd.

Map and Lot 216-0036

Zoning District (Include Overlay District if Applicable) GR, HCO, SDO

Property Details:

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

Use: Single Family

Number of Buildings: 1 Height: 23'

Setbacks: Front 40- Back 100- 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:

Article 11 Sec 11.2(2)

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

Barrington Zoning Ordinance Requirements: Article 11 sec. 11.2(2) District Defined "no structure...., may be constructed."

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

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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.

Grandfathered existing structure completly in all setback area

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

making structure more conforming both in size and setback distance

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

improving property value will improve neighborhood values

☐ 4. Granting of the variance would do substantial justice.

the 100' setback will not allow existing house to conform to Zoning Reqs currently

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

this variance will be in keeping with the spirit of the zoning ordinance

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

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

☐ 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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N.A.

☐ 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.

Dennis Whitcher 4/22/15

Signature of Applicant Date

Ellen McCaleb 4/22/15

Signature of Owner Date

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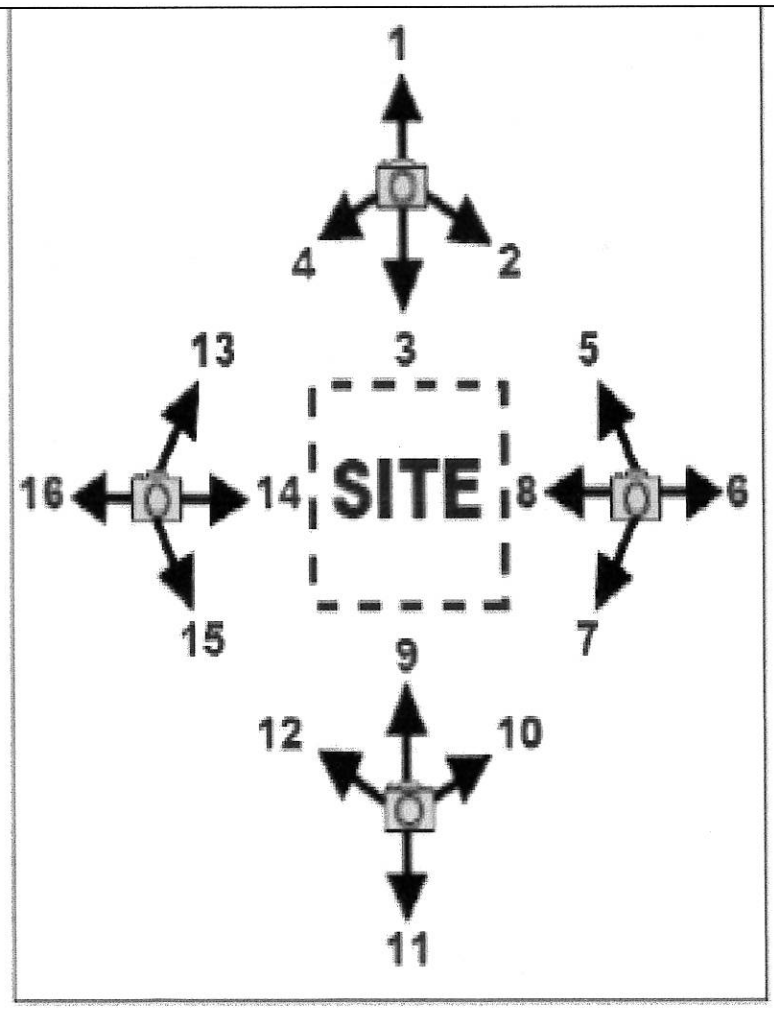
SITE / CONTEXT PHOTOS

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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TM 216 Lot 36
Ellen McCaleb & Dennis Whitcher
610 Route 126
Barrington, NH 03825

TM 216 Lot 11
Walter & Elizabeth Shortle Et. Als
Po Box 52
Milton Mills, NH 03852

TM 216 Lot 31 & 36.1
Michael J. O'Connell
TRS Rev. Tr. 2009
36 French Mill
Barrington, NH 03825

Dean M. Clark LLS
DMC Surveyors
124 Valley Drive
Gilford, NH 03249

TM 216 Lot 10
Edd R. Snow
217 Parker Mountain Road
Barrington, NH 03825-4248

TM 216 lot 5
David & Hoisington Weingart
Cynthia E. Rev. Liv. Tr.
4 Boulder Drive
Barrington, NH 03825

TM 216 Lot 6
James Jr. & Audra Coon
3 New Bow Lake Road
Barrington, NH 03825

TM 216 Lot 35
Charles R. Goodstein
PO Box 860
Durham, NH 03824

John Ratigan
225 West St.
Exeter NH
03833

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PROJECT NARRATIVE

My intent is to make overall footprint more conforming both in size and distance from the river. I would like to remove 226 square feet of the existing deck/well area and add 179 square feet of first floor living space along the existing rear of the house as shown on the site plan attached. This would DECREASE my overall footprint by47 square feet and move the new area of the structure approximately 5 feet FURTER BACK from the Isinglass River. The new plan/structure would be more conforming compared to the existing conditions-- following the intent and the spirit of the zoning ordinance.

REQUEST

We request a variance from Section11.2(2) that would allow us to increase the existing footprint of the nonconforming house by179 square feet as shown on the site plan attached.

ARTICLE 11 ..... SHORELAND PROTECTION DISTRICT OVERLAY (SDO)

11.1 ... Purpose and Intent

The purpose of the Shoreland Protection District is to preserve the overall quality of surface waters, and their adjacent environs, in the Town of Barrington in order to protect the public health and maintain the ecological integrity associated with these resources. More specifically, the intent of the regulations established in this Article are:

11.1(1) .....Maintain the quality of surface waters to insure protection of groundwater and drinking water supplies; and

11.1(2) .....Conserve and protect the aquatic and terrestrial habitat associated with the town's rivers, lakes and ponds; and

11.1(3) .....Preserve and enhance the aesthetic values associated with shoreline areas in order to maintain the town's rural character; and

11.1(4) .....Encourage those uses that can be appropriately located adjacent to the town's surface water resources.

11.2 ... District Defined

11.2(1) .....No structure of any type including, by way of example and not by way of limitation, all buildings, garages, sheds, parking lots and driveways, may be way of limitation, all buildings,

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garages, sheds, parking lots and driveways, may be constructed within seventy-five (75) feet of the shoreline of any year-round stream, or any lake or pond over two (2) acres.
11.2(2) .....For the Isinglass River this overlay zone shall consist of all properties located within one hundred (100) feet of the mean high water mark of the river, wherein no structure of any type including by way of example and not by way of limitation, all buildings, garages, sheds, parking lots, and driveways, may be constructed.

11.3 ... Exemptions from Regulations

11.3(1) .....Lots of record that existed prior to July 28, 1988 (which was the effective date of the original version of this provision) are exempt from these shoreland setback provisions to the extent that it can be demonstrated that conformance is impossible; however, any structure on such lots must conform as fully as possible.

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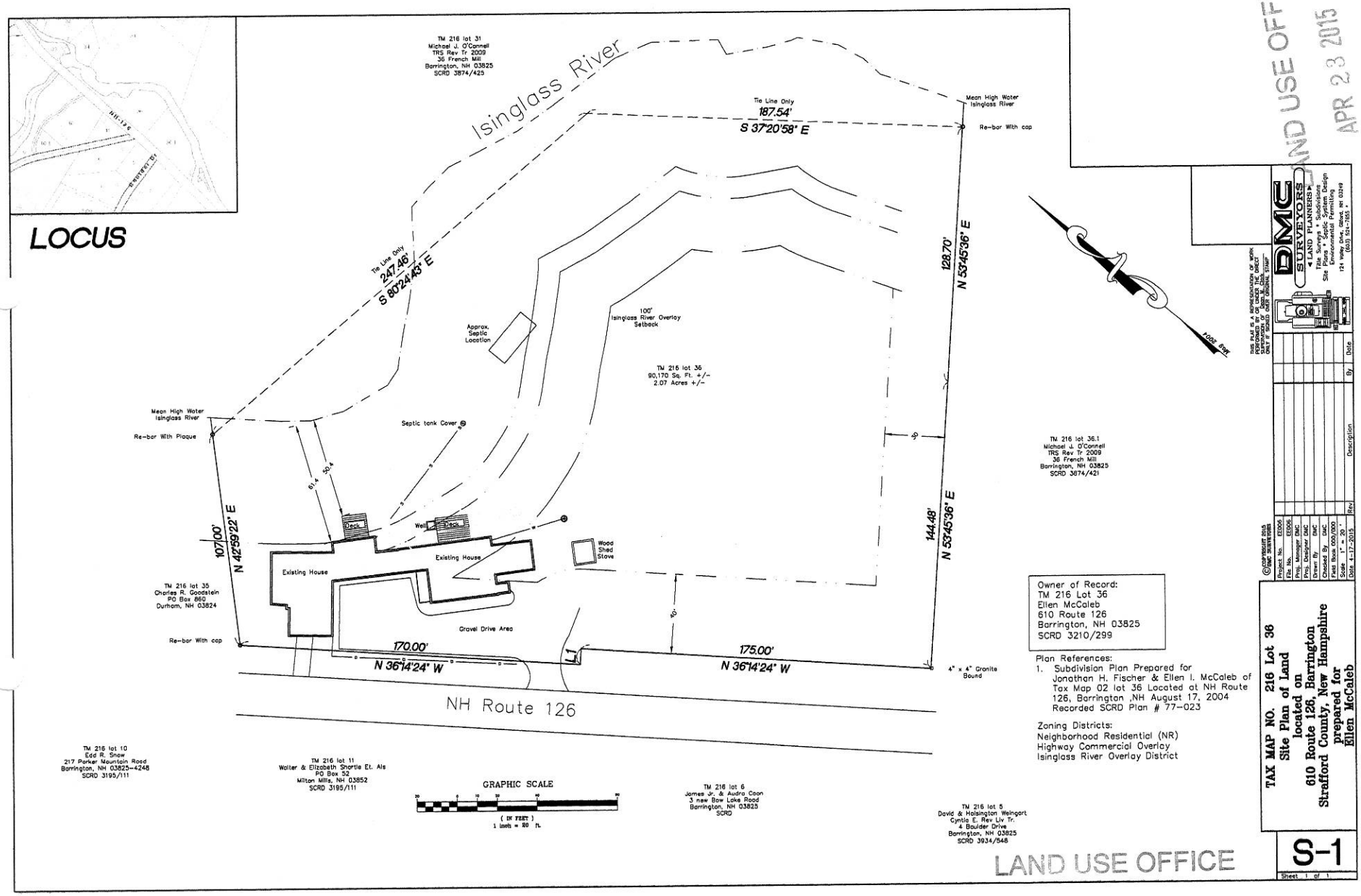

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