



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: 8/4/2014 Case No. 224-1-NB-14-ZBA
Owner/Applicant: Tuck Realty Corp. Mailing Address: 34 Raeder Drive, Stratham, NH 03824
Phone: 603.944.7530 Email: mgarrepy@gmail.com

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
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- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input type="checkbox"/>
\$ 75.00 Legal Notice <input type="checkbox"/>
\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form
<input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception <input type="checkbox"/> Appeal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative |

- N/A 8. HOA Approval (*if applicable*)
- 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).
- N/A 11. Existing Conditions Photo Exhibit (*See instruction page for submitting photos*)
Up to four photos may be shown per 8 1/2" 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
- N/A 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
- N/A 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:

Staff Signature

Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
barrplan@metrocast.net Phone: 603.664.5798

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 224-1-NR-14-ZBA

Project Name: Cullen Woods

Location Address: Smoke Street

Map and Lot : 224/1

Zoning District (Include Overlay District if Applicable): NR

Property Details:

- Single Family Residential Multifamily Residential Manufactured Housing
 Commercial Mixed Use Agricultural Other

Use: Existing use – vacant land. Proposed use – 11 lot single-family residential subdivision

Number of Buildings: NA Height: NA

Setbacks: NA

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exception for. If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

4.1.2 Lot Frontage - To allow for driveways for 5 of the proposed lots to access the lots from a different side of the property than the street frontage.

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

Permit an 11 lot single-family residential subdivision using existing frontage on Smoke Street. Current property has over 2100 feet of frontage on Smoke Street. To allow five (5) lots (2, 4, 6, 8 & 9) to access the lots via a side of the property other than the frontage.

Barrington Zoning Ordinance Requirements:

4.1.2 Lot Frontage

The side of a parcel used to satisfy the frontage requirement specified in the Table of Dimensional Standards, or other alternative standards, must be the side of the parcel used to provide vehicular access to the property. The Zoning Board of Adjustment may permit, by grant of a **Special Exception**, that a different side of the property be used for access because site constraints make using the otherwise required frontage inconsistent with protecting the safety, health and welfare of the public.

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

Special exception to allow for five (5) lots to utilize driveway easements over adjacent lots to minimize (eliminate) any wetland buffer impacts, provide for safe and adequate sight distance and to reduce curb cuts along Smoke Street to provide better access management along the street.

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.

N/A

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exception complies by addressing the issues below.

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.

The proposed shared driveways will eliminate up to five (5) additional driveways on Smoke Street, reduce congestion on the roadway and provide a safer result with respect to site distance and wetland protection. No detriment to property values in the vicinity of the proposed development will result.

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

The reduction in driveway cuts will have no hazards due to potential fire, explosion or release of toxic materials. The plans as presented offer a 10,000 gallon fire cistern as well which can be used for the surrounding neighborhood.

3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

The proposed reduction in driveways serves to reduce potential traffic safety hazards and congestion. Improved site distance and the reduced number of curb cuts serves this purpose.

4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools. No change to demand of these services results from the granting of this Special Exception.

- 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.

The Special Exception for the driveway on Lot 2 will result in the ability to keep the proposed driveway out of the wetland buffer entirely which results in a subdivision proposal with no direct wetland or buffer impacts. No degradation of existing surface and groundwater quality nor adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection shall occur as a result of granting the Special Exception.

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. **Not applicable**
- 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices. **Not applicable**
- 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance. **Not applicable**
- 4. Limitations on the number of occupants and methods and times of operation. **Not applicable**
- 5. Regulation of the design and location of access drives, sidewalks, and other traffic features. **This is the very nature of the request for Special Exception. The proposal provides a safe, efficient access management plan for the subdivision.**
- 6. Location and amount of parking and loading spaces in excess of existing standards. **Not applicable**
- 7. Regulation of the number, size, and lighting of signs in excess of existing standards. **Not applicable**



Signature of Applicant **TUCK REALTY CORP.**

8/4/2014

Date

SEE LETTER OF AUTHORIZATION

Signature of Owner

Date

<u>Name</u>	<u>Address #1</u>	<u>Address #2</u>	<u>Tax Map/Lot</u>
JOAN ANANIA	5 LEEANNA DR	BARRINGTON, NH 03825	224/2
TOWN OF BARRINGTON	PO BOX 660	BARRINGTON, NH 03825	224/11 & 234/1/6
MICHAEL DESROSIERS	186 SMOKE ST	BARRINGTON, NH 03825	224/80
CHRISTOPHER & SUZANNE KELLIHER	68 CHRISSEY CIR	BARRINGTON, NH 03825	225/57
ERIC F LENZI	162 SMOKE ST	BARRINGTON, NH 03825	224/83
LAWRENCE & LAURINDA SMITH	45 LEEANNA DR	BARRINGTON, NH 03825	224/03
GREGORY A BANKS	190 SMOKE ST	BARRINGTON, NH 03825	224/79
BENJAMIN & HEATHER GEASLEN	39 LEEANNA DR	BARRINGTON, NH 03825	224/4
PATRICK & GAIL LAVOIE	134 SMOKE ST	BARRINGTON, NH 03825	234/21 & 22
TR MOULTON FAM REV TRUST	99 SMOKE ST	BARRINGTON, NH 03825	234/20
ROLAND WELCH & DEBRA MANGUM	166 SMOKE STR	BARRINGTON, NH 03825	224/82
DANIEL & JEAN BARBIN	53 LEEANNA DR	BARRINGTON, NH 03825	225/40
CALEB F BROWN	95 SMOKE ST	BARRINGTON, NH 03825	234/19
BARBARA HOLLAND FAMILY IRR TRUST	176 SMOKE ST	BARRINGTON, NH 03825	224/81
LENZI FAM 2009 REV TRUST	155 YOUNG RD	BARRINGTON, NH 03825	224/84
KENNETH & MAUREEN SMITH	13 LEEANNA DR	BARRINGTON, NH 03825	224/3
PAUL W. CULLEN	PO BOX 2044	SOUTH PADRE ISLAND, TX 78597	OWNER
TUICK REALTY CORP.	34 RAEDER DRIVE	STRATHAM, NH 03885	APPLICANT
BROWN ENGINEERING & SURVEYING	PO BOX 28	MEREDITH, NH 03253	ENGINEER, SURVEYOR
SCHAUER ENVIRONMENTAL INC.	722 ROUTE 3A, UNIT 1	BOW, NH 03304	WETLAND SCIENTIST

mgarepy@gmail.com - 603-944-7530

scott2010@live.com - 603-833-5913