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 2/11/2015 Case No. 107-16-GR-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 Irwin 2/11/2015
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. 107-16-GR-15-ZBA

Project Name Nancy Lewis

Location Address Isaacs Turn

Map and Lot 107, lot 16

Zoning District (Include Overlay District if Applicable) _____

Property Details:

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

Use: Residential

Number of Buildings: 2 Height: Less than 35'

Setbacks: Front 40' Back 30' 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:

11.2(1) & TABLE 2 - DIMENSIONAL REQUIREMENTS, SIDE SETBACKS

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

The intent of this project is to place a small addition onto the house which will act as an airlock and mudroom for the existing house as well as a small generator pad. This addition will be placed at the existing entry door, which is the reason for its placement on the lot. The generator pad will be located as closely as possible to the electrical meter for ease of installation.

Barrington Zoning Ordinance Requirements:

75' from lake, 30' from side boundaries, 40' from front boundary line.

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

We request to place the addition as shown on the plan. The addition will serve as an entryway and airlock to the existing house which will make the heating and cooling of the existing house much more efficient. The generator pad will be placed near the electrical meter to ease installation and upkeep of the machine.

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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.

The existing house has one front entrance and this is located roughly centered on the proposed addition. This makes construction of a mudroom/airlock which would meet the side setback impossible. The generator pad will be placed in an area which will make installation and upkeep as simple as possible.

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

The spirit of the ordinance is to allow for the responsible development of lots in the town. This request will be a responsible addition and improvement to an existing building.

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

Surrounding property values will not be diminished since this is an improvment upon an existing building. The generator pad will allow for uninterrupted power to the building in the event of a large storm or natural disaster.

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

It will allow for the improvement of the building in that the heating and cooling will be much more efficient, therefore becoming more affordable and more environmentally friendly. Given the rural nature of the lot, a generator is an adviseable investment, and the placement of this generator in an easily accessible location would do substantial justice.

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

This variance will not be contrary to the public interest as it will allow for the improvement of an existing structure.

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exemption 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.

☐ 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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☐ 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.

Gary D. Lewis 12/30/14

Signature of Applicant Date

Gary D. Lewis 12/30/14

Signature of Owner Date

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BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

Town of Barrington Zoning Board of Adjustment
333 Calef Highway
Barrington, NH 03825
RE: Zoning Variance Request for Nancy Lewis
Project Narrative
Isaacs Turn
Tax Map 107, Lot 16

December 30, 2014

Dear Chairman and Members of the Barrington ZBA,

Tax Map 107, Lot 16 is comprised of 1.34 acres of land abutting the shore of Ayers Lake on Isaacs Turn. Isaacs Turn is a private road located off Second Crown Point Road. Currently existing on this property is an existing house with detached garage.

Berry Surveying & Engineering has prepared a plan which shows the existing conditions of the lot as well as the proposed conditions. It is Ms. Lewis's intent to construct a small addition which will serve as a mudroom and an airlock to her house. Currently the only front entrance has no airlock, meaning when she enters the house in the winter, a blast of cold air immediately enters the living space, making heating costs increase and enjoyment of the space decrease. This small addition will be located further from the boundary line than the current house, but still will not meet the 30' side setback. She also intends to install a small stand-by generator for the occasion of storms and/or natural disasters which interrupt power to the area. Being a long driveway and a remote and rural location, this area is prone to power outages and is not a "high-priority" target for PSNH crews. Having this generator will allow her to maintain modest living conditions as well as preserve food and heat for the house. It will be located approximately as shown on the plan. The actual location of the pad will be determined by an electrician as he will be doing the installation. It will not be located closer than 12' to the boundary line in any instance.

We are requesting a variance to allow the proposed addition and the generator pad to be located within the side setbacks as shown on the plan.

Thank you for your time and attention to this matter.

Berry Surveying & Engineering

Daniel J. O'Lone
Project Manager

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BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

December 30, 2014

Abutters List

Owner of Record

Tax Map 107, Lot 16

Nancy Lewis
421 Isaacs Turn
Barrington, NH 03825

Abutters

Tax Map 107, Lot 15
Theresa Ridgeway
291 Isaacs Turn
Barrington, NH 03825

Tax Map 107, Lot 17
Ruth & Wilfred Breden
30 Summit Road
Wellesley, MA 02181

Tax Map 206, Lot 13
Daniel Shipley
Chris Shipley
Edith Shipley
805 Hagys Ford Road
Narberth, PA 19072

Professionals
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

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#1

#2

#3

#4

#5

#6

PROJECT PHOTOS
FOR
NANCY LEWIS
ISAACS TURN
BARRINGTON, N.H.
TAX MAP 107, LOT 16

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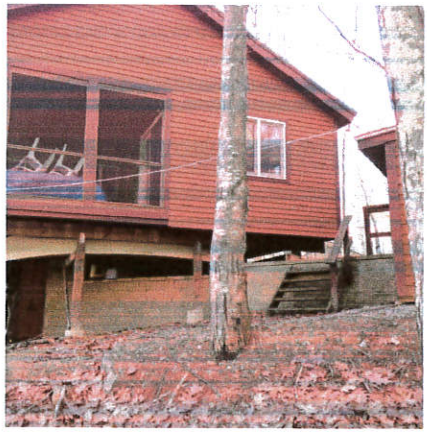
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. 332-2863

SCALE :	NONE
DATE :	DECEMBER 30, 2014
FILE NO. :	DB 2014 - 147

#7



#8

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#12

PROJECT PHOTOS
FOR
NANCY LEWIS
ISAACS TURN
BARRINGTON, N.H.
TAX MAP 107, LOT 16

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SCALE :	NONE
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#13

#14

#15

#16

PROJECT PHOTOS
FOR
NANCY LEWIS
ISAACS TURN
BARRINGTON, N.H.
TAX MAP 107, LOT 16

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