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 9/3/2015 Case No. 107-4-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)*

LAND USE OFFICE
SEP 03 2015
RECEIVED

☐ ☐ 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 9/3/2015

Staff Signature Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
planner.cbrawders@barrington.nh.gov **Phone: 603.664.5798**

LAND USE OFFICE
SEP 03 2015
RECEIVED

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 107-4-GR-15-ZBA

Project Name JANICE & MICHAEL ERRICOLO 413-668-8159

Location Address 107-4 Small Rd "red barn"

Map and Lot 107-4

Zoning District (Include Overlay District if Applicable) General Residence

Property Details:

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

Use: Residential

Number of Buildings: one Height: 28 feet 2/ stories

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:

requesting variance from 4.1.1 for 40 ' front setback

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

SEE ATTACHED NARRATIVE

Barrington Zoning Ordinance Requirements:

GEN/RES LOT SIZE 80,000 FRONTAGE 200

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

LAND USE OFFICE
SEP 03 2015
RECEIVED

Project Narrative

JANICE ERRICOLO
107-4 SMALL ROAD

Janice Erricolo is proposing to build a two bedroom single family home with the appropriate services and utilities. Due to the lots being located on a private class six road and only having a 200 by 100 square foot lot We are seeking a variance from the front 40 feet setback to accommodate the two feet over hang on the deck for fourteen feet of the length. This would improve the aesthetic of the property and allow us to enjoy the view of the lake.

Janice E. Erricolo

LAND USE OFFICE
SEP 03 2015
RECEIVED

ARTICLE 4 ..... DIMENSIONAL REQUIREMENTS

4.1 ..... General Provisions

4.1.1.....Minimum Standards

No building or structure shall be erected, enlarged, altered or moved, nor shall any existing lot size be changed or new lot created, except in accordance with the standards prescribed in Table 2, Table of Dimensional Standards or as otherwise specified herein.

Table 2 .... Table of Dimensional Standards (a)

Zoning District	Min. Lot Size (sq.ft.) (b)	Min. Lot Frontage (ft.) (b)	Min. Yard Setbacks (ft.)(i)			Max. Bldg. Height		Max. Lot Coverage (f)
			Front	Side	Rear	Feet	Stories	
General Residential	80,000(c)	200	40	30	30	35	2.5	40%
Neighborhood Residential	80,000(c)	200	40	30	30	35	2.5	40%
Village District (Residential)	80,000(c)	200	40	30	30	35	2.5	40%
Village District (Non-Residential)	30,000(g)	75	20	15	15	40(j)	3	60%
Town Center	20,000(h)	40	20(k)	15	15	40(j)	3	80%
Regional Commercial	40,000(d)	200	75(e)	30	30	40(j)	3	50%

Footnotes:
(a) All development is subject to the additional and supplemental dimensional standards prescribed in Article 4 of this Ordinance.
(b) Refer to Article 4.2 for calculating the minimum lot size per dwelling unit within each district.
(c) Minimum lot sizes and frontage may be reduced as part of a Conservation Subdivision in accordance with Article 6 of this Ordinance.
(d) Minimum lot sizes for residential dwelling units in the RC district shall be in accordance with Section 4.2 of this Ordinance.
(e) A greenbelt shall be maintained along the frontage of parcels on Route 125 in accordance with Subsection 4.2.3, Paragraph 4), of this Ordinance.
(f) Maximum lot coverage means the area of the lot covered by an impervious surface. Calculation of maximum lot coverage in a Planned Unit Development (PUD) shall be in accordance with Subsection 16.3.3. All development is subject to the provisions of Article 12, Groundwater Protection, with regard to the creation of impermeable surfaces.
(g) The minimum lot size for single-family dwelling units must comply with the provisions of Subsection 4.2.1 of this Ordinance, which are the same requirements for constructing a single-family dwelling in the GR and NR districts, as well as all other applicable provisions. Refer to section 4.2.2 for further specifications regarding minimum lot size and building size requirements in the VD district.
(h) Refer to Section 4.2.4 for additional provisions regarding minimum lot size and building size in the TC district.
(i) Increases in the Minimum Yard Setbacks may be required as part of the Site Plan Review or building permit process in order to comply with Life Safety Code requirements. Additional buffers may also be required between residential and nonresidential uses in the VD, RC, and TC districts as specified in Article 4, as well as other sections of this Ordinance.
(j) No structure may contain occupied residential building space above 35 ft. unless said structure contains a sprinkler system.
(k) The setback for all new structures shall be fifty (50) feet from the edge of the right-of-way along Route 125 and Route 9. No new structures (except signs) may be placed within this setback area.

LAND USE OFFICE
9/3/2015
~~APR 23 2015~~

RECEIVED

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 Building envelope for this lot is not large enough enforcement of the ordinance will result in unnecessary hardship to the applicant as ~~defined under~~ applicable law. The proposed carriage house has a two foot by 14 feet overhand in to the forty foot setback.

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

The Spirit of the ordinance is maintained with approval of this variance allowing reasonable use of this property.

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

The proposed house is consistant with surrounding houses & will meet the side and back setbacks & will not effect the surrounding property value.

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

Granting the variance the owner can make reasonable use of there lot and inprove the currant build on the site

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

The proposed carriage house would have no adversely affect on abutting property owners or the neighborhood at large

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.**

NONE

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

NONE

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

LAND USE OFFICE
SEP 03 2013
RECEIVED

NONE

☐ 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.

NONE

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.

Signature of Applicant Date

Signature of Owner Date

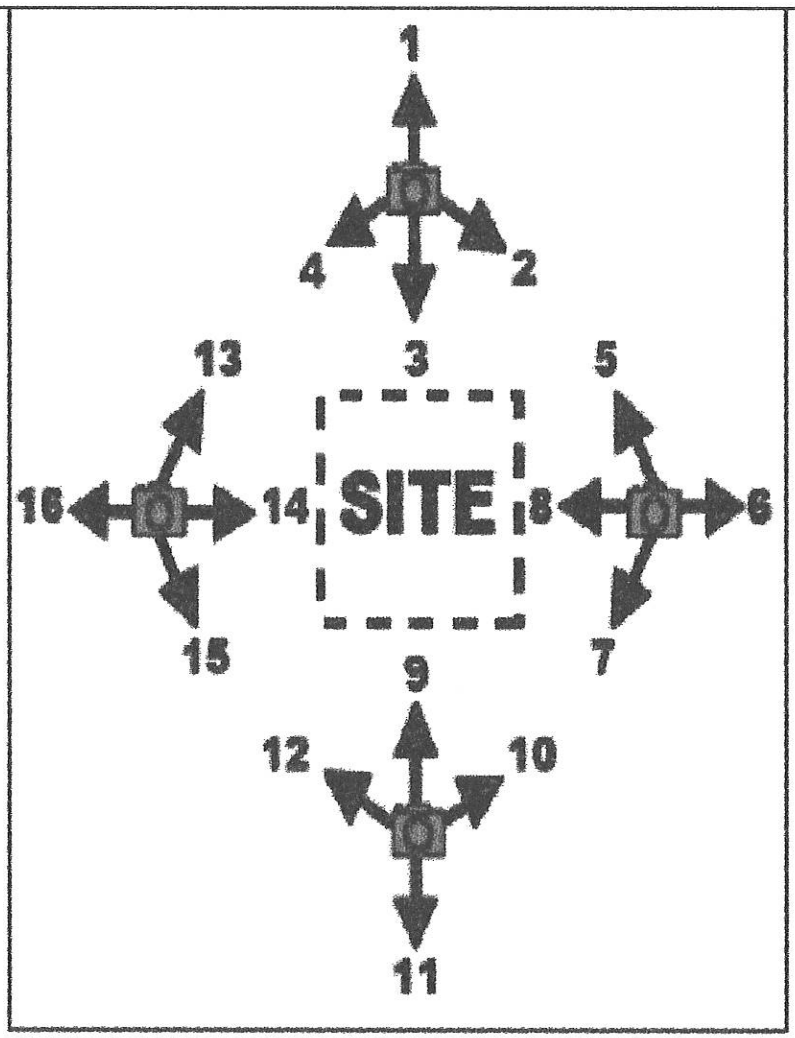
LAND USE OFFICE
SEP 03 2015
RECEIVED

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.



LAND USE OFFICE
2015
RECEIVED

LIST OF ABUTTERS OWNER OF RECORD MAP & LOT

JANICE & MICHAEL ERRICOLO
P.O. BOX 1362 **107-4**
WARREN MA 01083

THOMAS N. HYNES 3RD **107-8**
228 PINE STREET
EAST BRIDGEWATER MA 02333

KENETH HYNES **107-7**
62 QUAKER ROAD
NEW DURHAM NH 03855-2405

MARC & CAROLYN HYNES
32 COLBY ROAD **107-6**
KINGSTON NH 03848

DOHERTY ELLING
WINNY & AMELIA **107-5**
7922 GREENSIDE CT
CHARLOTTE NC 28277

J. M. HYNES **107-3**
62 WATERHILL ST
LYNN, MA 01905

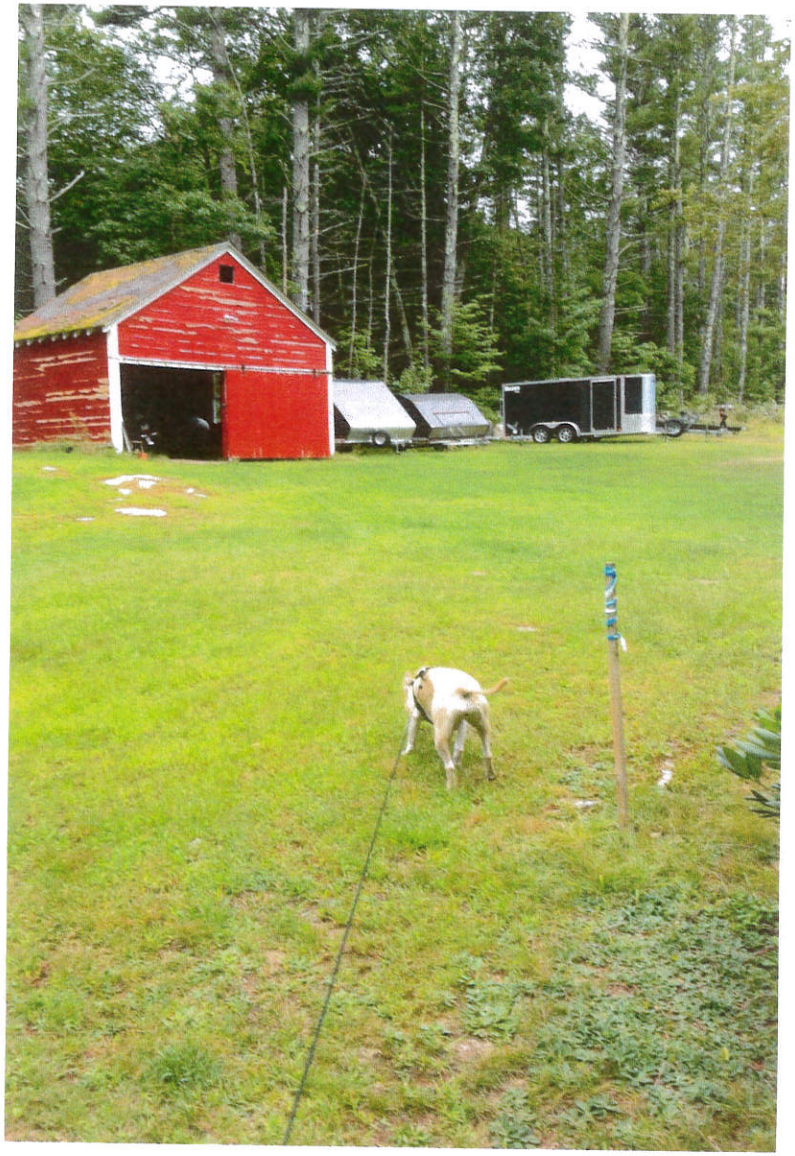
PAUL & BARBARA ROULEAU
21 SMALL ROAD **109-2.1**
BARRINGTON, NH 03825

PROFESSIONALS

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD
BARRINGTON NH 03825

LAND USE OFFICE
2015
RECEIVED

Errico's Barn

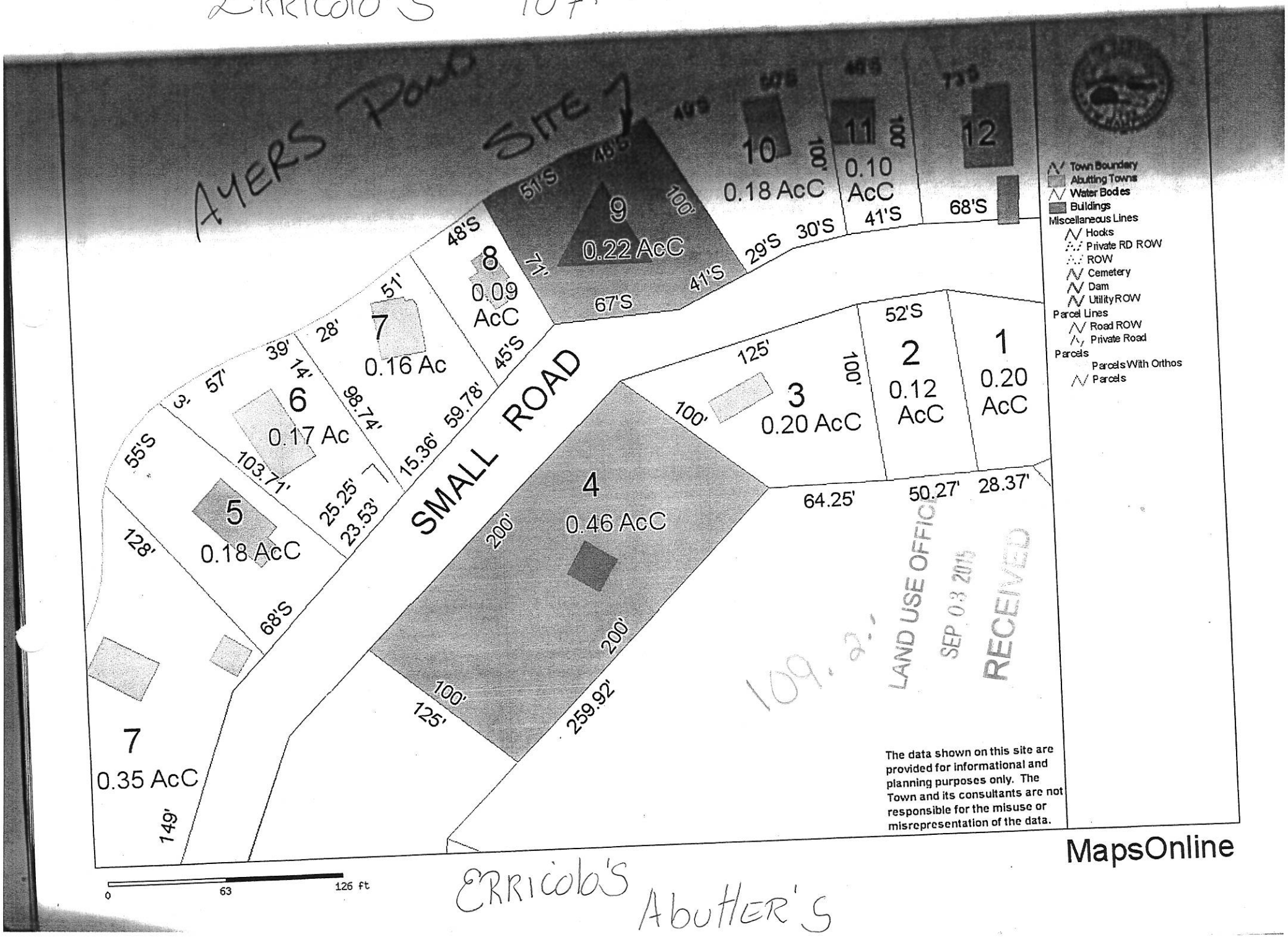


Abutter's Trailer

LAND USE OFFICE
0 3 2015
RECEIVED

LAND USE OFFICE
SEP 03 2015
RECEIVED

ERRICOLO'S 107.4 SMALL Road



109.2

LAND USE OFFICE
SEP 03 2019
RECEIVED

ERRICOLO'S Abutter's