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 8/31/2015 Case No. 118-3, 48+54 -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 Irwine 8/31/15
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. 118-3, 48+54-GR-15-ZBA

Project Name Suzanne L. Shneider

Location Address 75 Bulley Road

Map and Lot Tax Map 118 / Lot 54

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: 3 Bedroom Single Family Dwelling

Number of Buildings: 1 Height: One Story

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:

Article 4, Dimensional Requirements, § 4.1.1 – Front, Side & Rear Setbacks

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

Applicant proposes to expand an existing 3 bedroom building footprint in order to bring the building to current building codes and ADA requirements to accommodate family members with special needs.

Barrington Zoning Ordinance Requirements:

Front Yard Setback = 40' Side Yard Setback = 30' Rear Yard Setback = 30'

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

To allow the expansion of the building footprint to be as close as 23.3' on the west side yard and 26.9' into the front yard; as close as 11.4' on the north front with the building and 8.8' with proposed ramp; as close as 14.4' on the west front yard; and as close as 9.2' on the south side yard with a proposed ramp.

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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 non-conforming structure is located on a non-conforming lot which is approximately 75' deep and 100' wide with a total 0.16 acre.

☐ 2. Granting the variance would be consistent with the spirit of the Ordinance.
Granting the variance will allow the structure to brought up to current building code standards and be able to be ADA compliant to accommodate family members with special needs.

☐ 3. Granting the variance will not result in diminution of surrounding property values.
Allowing the variance will not be inconsistent with the size and development of the surrounding non-conforming lots and structures located on them.

☐ 4. Granting of the variance would do substantial justice.
Granting the variance will allow a family with special needs to live comfortably on a single level that meets current building codes and be ADA compliant.

☐ 5. Granting of the variance would not be contrary to the public interest.
Along with bringing the structure to current building standards and the construction of a subsurface septic system that meets current NHDES environmental requirements will benefit the public interest.

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.

8-27-2015

Signature of Applicant Date

8-27-2015

Signature of Owner Date

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KBRCO Energy Efficient Home Designs

51 Forest Street
Londonderry, NH 03053
www.KBRCO.com
paul@kbrco.com
Established 1965

Aug 28, 2015

Land Use Department
P.O.Box 660
333 Calef Hwy
Barrington, NH 03825

To whom it may concern:

We are submitting plans for the additional Square footage at 75 Bulley Road Barrington, New Hampshire, Map 118 / Lot 54 for owner Suzanne Shneider. Floor plan has been designed for a wheelchair handicapped person and covers all ADA specifications and requirements. This addition stays within the town's zoning ordinances. I am presenting one (1) plan which shows the new footprint with handicapped ramps and a second (2) plan showing the existing structure with the new plan overlay, and a third (3) in three dimensional perspective.

Sincerely yours,

Paul A. Krukonis

Paul A.Krukonis

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ABUTTERS LIST

Suzanne L. Shneider
Assessor's Map 118 / Lot 54
75 Bulley Road
Barrington, NH

APPLICANTS/OWNERS
Map 118 / Lots 3, 48 & 54
Suzanne L. Shneider
705 500 SE Mizner Boulevard
Boca Raton, FL 33432

ABUTTERS
Map 118 / Lots 1 & 2
Laurie A. Raymond
5 Courtney Drive
Sandown, NH 03873

Map 118 / Lot 49
Dwight E. & Deborah L. Chick
PO Box 151
Newmarket, NH 03857

Map 118 / Lot 53 & 55
Edward W. Hally
19 Fairview Avenue
Lynn, MA 01901

LAND SURVEYOR
David W. Vincent, LLS
Land Surveying Services
PO Box 7418
Rochester, NH 03839-7418

HOME DESIGNER
KBRCO Energy Efficient Home Designs
Paul Krukonis
51 Forest Street
Londonderry, NH 03053

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Suzanne Shneider
705 500 SE Mizner Boulevard
Boca Raton, FL 33432

Ms. Marcia Gasses, Planner
Town of Barrington
Land Use Department
PO Box 660
Barrington, NH 03825-0660

Re: Lot Development - Assessor's Map 118 / Lot 54, 75 Bulley Road, Barrington, NH

To Whom it May Concern;

I, Suzanne Shneider, of 705 500 SE Mizner Boulevard, City of Boca Raton, State of Florida, 33432, hereby authorize David W. Vincent, LLS, his employees or assigns, of Land Surveying Services, with a mailing address of PO Box 7418, City of Rochester, State of New Hampshire, 03839, to represent me at any public hearing or public department regarding the submittal, review and approval any land development applications, of my property located on Bulley Road.

Signed:

Suzanne Shneider

Suzanne Shneider

8-27-2015

Date

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Suzanne Shneider
705 500 SE Mizner Boulevard
Boca Raton, FL 33432

Ms. Marcia Gasses, Planner
Town of Barrington
Land Use Department
PO Box 660
Barrington, NH 03825-0660

Re: Lot Development - Assessor's Map 118 / Lot 54, 75 Bulley Road, Barrington, NH

To Whom it May Concern;

I, Suzanne Shneider, of 705 500 SE Mizner Boulevard, City of Boca Raton, State of Florida, 33432, hereby authorize Paul Krukonis, his employees or assigns, of KBRCO Energy Efficient Home Designs, with a mailing address of 51 Forest Street, Town of Londonderry, State of New Hampshire, 03053, to represent me at any public hearing or public department regarding the submittal, review and approval any land development applications, of my property located on Bulley Road.

Signed:

Suzanne Shneider

Suzanne Shneider

8.27.2015

Date

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East View of Existing Building

South View of Existing Building

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Map by NH GRANIT

Legend

- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads

Map Scale

1: 1,036

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Map Generated: 8/27/2015

Notes

Suzanne Shneider
75 Bulley Road

Northwest Side View of Existing Building

Northeast View of Existing Building

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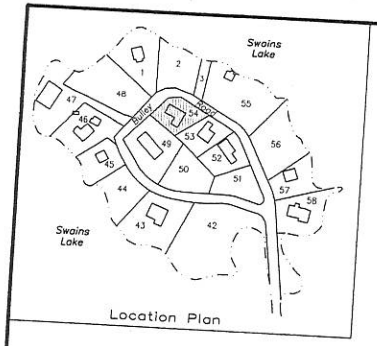
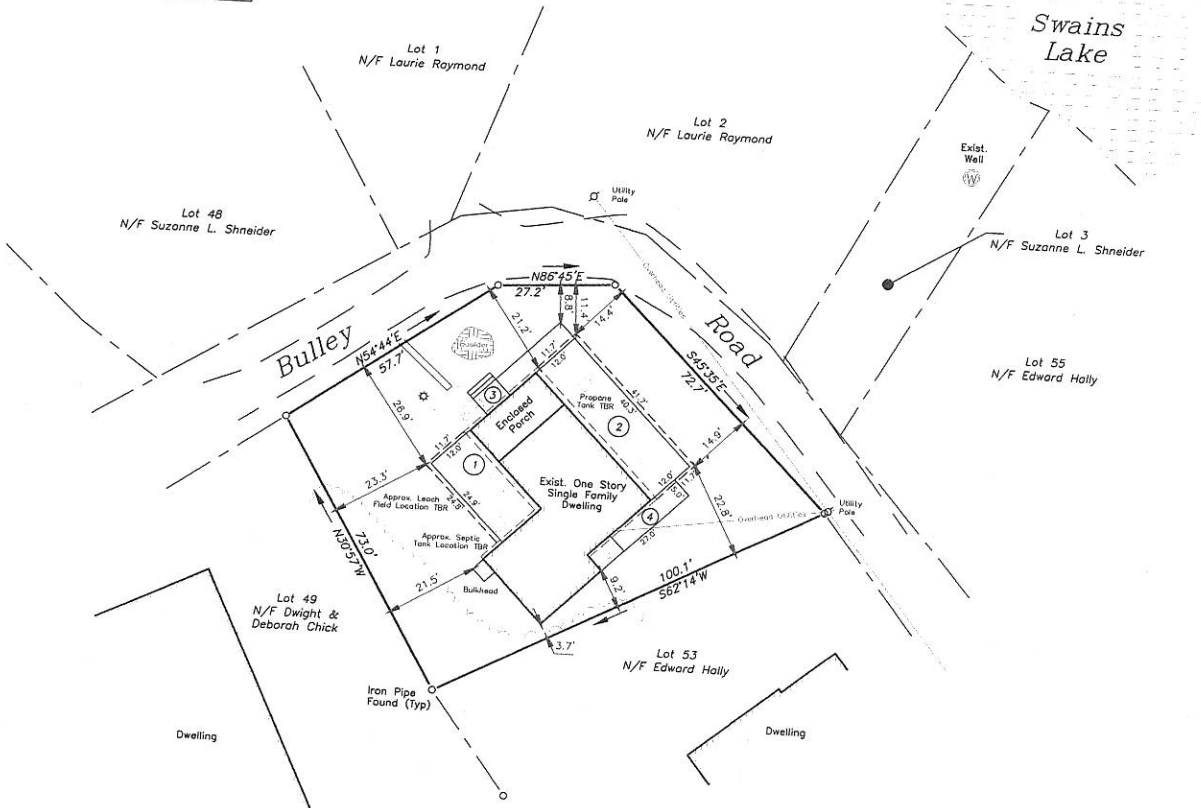


Location Plan



Notes:

1. This plan does not represent a determination of title but is solely intended to depict the location of the existing and proposed structures to the boundaries depicted on the plan reference in note 2.
2. The boundary lines depicted are based upon "Mica Point Island Swain's Lake or Pond, Barrington, NH," dated Sept. 10, 1963, prepared by Spates and Peabody, SCRD Plan No. 29, Pocket 8, Folder 2.
3. Deed Reference: Suzanne Shneider
   705 500 SE Mizner Boulevard
   Boca Raton, FL 33432
4. Total Lot Area: 6,857 S.F. or 0.157 Acre
5. Parcel is not located in a Flood Hazard Zone as depicted on NFIP FIRM, Strafford County, New Hampshire (All Jurisdictions), Map Number 33017C0285D, Effective date May 17, 2005.
6. Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the owner shall be required to install the necessary erosion protection.

PROPOSED ADDITIONS

1. Proposed 12' Wide Addition with 1' Overhang
   Additional Lot Coverage = 276± s.f.
2. Proposed 12' Wide Addition with 1' Overhang
   Additional Lot Coverage = 487± s.f.
3. Replace Existing 4' x 4' Deck with 5' x 27' Wide Ramp
   Additional Lot Coverage = 125± s.f.
4. Replace Existing 4' x 4' Deck with 5' x 27' Wide Ramp
   Additional Lot Coverage = 102± s.f.

Net Additional Lot Coverage = 990± s.f.

Existing Lot Coverage = 1,380± or 20.1%
Proposed Lot Coverage = 2,070± or 30.1%

Barrington Zoning Requirements;

Min. Lot Area:	
Min. Upland Soils:	80,000 SF
Min. Frontage:	60,000 SF
Structure Setbacks	200'
Min. Front Yard:	40'
Min. Side & Rear Yard:	30'
Max. Building Height:	35'
Max. Building Stories:	2.5
Max. Lot Coverage:	40%

0 20 40 60

STATE OF NEW HAMPSHIRE No. 821 DAVID W. VINCENT LAND SURVEYOR

28 August 2015
Date

David W. Vincent, LLS No. 821

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

Permit Plot Plan

Suzanne L. Shneider
Map 118 / Lot 54
75 Bulley Road
Barrington, NH

David W. Vincent, LLS
Land Surveying Services
PO Box 7418
Rochester, NH 03839-7418
Ph: 603-664-5786
www.landsurveyingservices.net

Scale: 1"=20'	Date: 08/28/15	M118 L54
Drwg: 020pp	Checked: dwv	Job: 15_020

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