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 6/15/14 Case No. 256-37-6R-14-ZBA

Owner Charles and Janice Pierson Mailing Address 158 Mica Point Rd, Barrington, NH 03825 Phone: 664-6975 Email cajpierson@metrocast.net

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)*

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:

_____

_____
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. 256-37-GR-14-ZBA

Project Name Shed

Location Address 158 Mica Point Rd, Barrington

Map and Lot Tax Map 256, Lot 37

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: Shed used for property maintenance equipment and tool storage

Number of Buildings: 1 Height: 12'6"

Setbacks: Front 109.7' Back 103.8' Side 22.9' Right Side 29.9' Left

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: Dimensional Requirements Minimum Standards

S.C.R.D. Book 1705, Page 362 Zone: General District Article 4, 4.1.1.T.+ Table 2 Table of Dimensional Standards

Project Narrative: *(Please type)*

Construct storage shed for lawn and garden tools and property maintenance equipment (lawn mower, snow blower, generator, lawn and garden tool storage). No garage exists on property. Site of shed was chosen for ease of access to driveway primarily for snow removal. This new shed is replacement of older shed that was situated on the same site. Old shed was 15+ years of age and was showing signs of wear and tear. The new shed has vinyl siding that would be more weather resistant than paint and matches house's exterior with grey siding and white trim. There are no electrical, water or sewer hookups to shed.

Barrington Zoning Ordinance Requirements:
Setbacks: Front 40' , Side and Rear are 30'

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

Request variance of 7.10' for right corner setback, and .10' for left corner setback to provide

allowance for the 30' setback requirement. Area in back of shed is heavily wooded (primarily pine/hemlock). Back view of shed from nearest property owner is filtered/screened by thickness of tree branches. Next door neighbors (Bernard and Lorie Keenan of Lot 36, on same tax map) are aware if shed's existence as well as the property line and are completely fine with shed's location.

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.

To redo the project at this point would add thousands of dollars to the cost (tree removal, change driveway location, etc.) as the left side of existing driveway area is steeply sloped and heavily wooded. We do not have the extra cash outlay due to our fixed incomes, nor would we want to change the natural wooded landscape area by cutting down the trees.

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

Shed is located in area of property primarily for driveway access for snow removal and lawn maintenance. The home on the property and location of driveway access was pre-existent to our purchase of property in 1993. Granting a 7' variance would not impact property values of our home or abutting neighbors.

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

New shed is upgrade from older shed and does match home's exterior construction with grey vinyl siding and white trim. Shed is located 109' from main road access and would not impact Mica Point car travel.

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

Property value would be sustained/increased, and neighbor's property would not be impacted as shed is not visible from their deck/backyard patio sitting area. Since no garage exists on property, this shed is a must for tool and equipment storage.

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

Deer and other natural inhabitants continue to roam throughout the back area of shed along property lines. Area behind shed will remain heavily wooded.

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.

Personal use car and truck will remain parked in driveway, and all other motorized equipment will be stored in new shed. No equipment or tools will be stored outside. Scale of new shed is in keeping with the aesthetic appeal of the property with the primary residence being significantly larger in size and scope than the shed.

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

Other than gas and oil for snow removal equipment, generator and lawn mower, no other chemicals or toxic materials will be stored in shed. Property insurance policy will include shed.

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

With 109' frontage to road, access to the shed would not impact vehicle travel on Mica Point Road.

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

Would not be impacted.

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.

New shed is on same site as old shed and would not impact groundwater runoff or wetlands. Deer continue to roam behind the shed just as they have always done. Area behind the shed will remain heavily wooded.

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.

C Pierson Jane Pierson — 15 June 14

Signature of Applicant — Date

C Pierson James Pierson — 15 June 14

Signature of Owner — Date

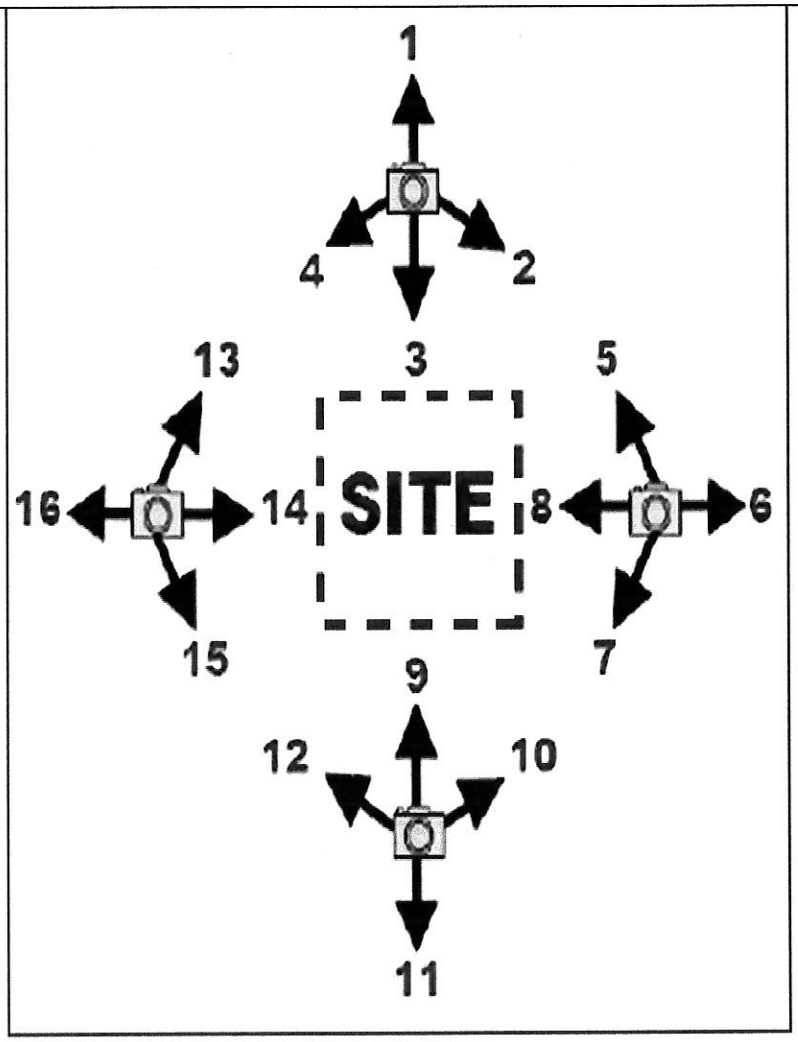
Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines below for photos.

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.



Town of Barrington

Building Permit

Building Safety Department
41 Province Lane
Barrington, NH 03825
603-664-5183

Permit Number
2014-00043

Date of Issue
5/05/2014

Expiration Date
5/05/2015

Owner: PIERSON CHARLES & JANICE

Applicant: PIERSON CHARLES & JANICE

Location of Work: 158 MICA PT RD #158
(No. and Street) (Unit or Building)

Description of Work: Construct 384 sq. ft storage shed 16x24'

ZONING DATA: **District:** **Map\Lot:** 256-0037

REMARKS:
IRC 2009

CALL FOR INSPECTIONS: 664-5183

Foundation _____ **Date:** _____
Rough Framing _____ **Date:** _____
Plumbing _____ **Date:** _____
Wiring _____ **Date:** _____
Final Inspection and
Certified for Occupancy _____ **Date:** _____

This Permit is issued subject to applicable ordinances.
Card must NOT be removed until the completed work has been inspected by the building inspector.

Permit Holder: PIERSON CHARLES & JANICE
(Taking Responsibility for the Work)
Company/Affiliation: Owner **Job Site Phone Number:**

Constr Cost: $9,950 **Permit Fee:** $60.00 **Check No.:** **Cash:** $60.00

The Permit Card Shall be Posted and Visible From the Street During Construction

Thomas Abbott/ed — **Code Official**
C Pierson — **Permit Holder**
5/5/14 — **Date**

Ceiling joist 32" o.c. @ top plate per 2009 IBC 7-5

cajpierson@metrocast.net

SHEDMASTER STORAGE SHEDS

"Built to last"

370 Route 125, Brentwood, NH 03833 MAIL: P.O. BOX 85, NOTTINGHAM NH 03290

Tel. 603-679-3500 or 1-800-618-8118
Email: SALES@SHEDMASTER.NET
Website: WWW.SHEDMASTER.NET

SALES ORDER

Order Number: 14-07
Date of Order 3/13/2014

Sold To: Charles Pierson
158 Mica Point Road
Barrington, NH 03825

Ship To:

Day #
Evening # 664 0975
Cell #
Fax #

SHED SIZE 16 x 24	White Pine ☐ T-111 ☐ Vinyl Siding ☒	
CANTERBURY ☐ STORAGEMASTER ☐ COLONIAL ☐		
WALL HEIGHT. 6'-3"__ 7'-0" X 8'-0"__		
COUNTRY CARRIAGE ☐ FIREWOOD SHED ☐ CUSTOM SHED ☐		8999
Roof Shingles: Black ☐ White ☐ Brown ☐ Optional ☒		
Access OK Power OK Level Stone		
grey vinyl siding grey architectural shingles		384
6'x6' ROLL-UP DOOR		395
Frame Floor - 12" O.C. Joist Spacing		192
3/4" PT Plywood Flooring		480
veteran discount		(500)
	Access Fee	
	Delivery Fee	
	Subtotal	9950
	Sales Tax	
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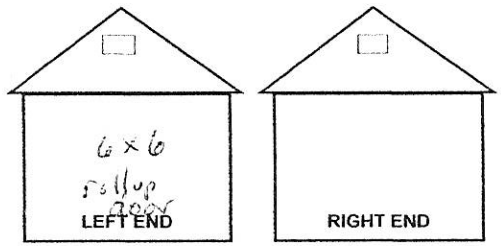
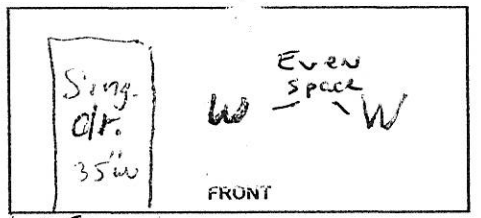
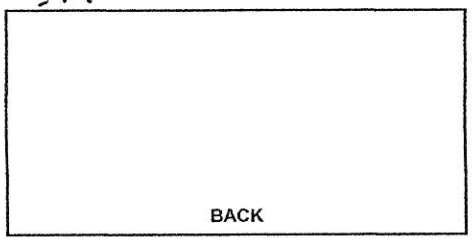
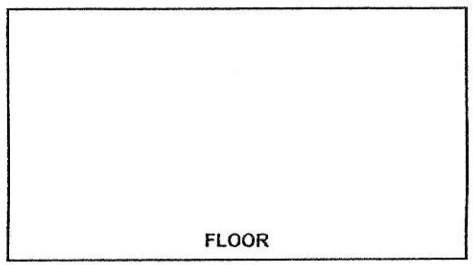
	Deposit	
	Balance Due	
	Payment	
	Balance	









FOR DELIVERY USE~ Date Completed: __/__/____

Accepted In Good Condition By:

Signature:_____

Deposit rec'd. $_____ Date rec'd.__/__/____

Payment rec'd.$_____ Date rec'd.__/__/____

$1000 DEPOSIT REQUIRED ON ALL ORDERS

☐ visa
☐ mc
☐ discover
☐ check
☐ cash

Credit Card # Expiration Date

Signature

I have read, understand, and agree to the terms and conditions stated within this sales contract. I also agree to all terms of payment regarding balance due. I further agree to pay cost associated with any attorney fees, collection cost, etc. incurred with collection of balance due. Balance payments received 30 days or more after completion of customers shed will be subject to interest charged at 1-1/2% monthly until all payments are received by the Shedmaster Co. **Customer's Signature:** Date.

TERMS AND CONDITIONS

___First 55 miles of shipping/delivery from Brentwood, NH is free, sites over 55 miles incur extra $1.00 as a delivery fee. Materials carried over 100 feet from the closest truck parking site to the shed site may be charged additional $1.00 per foot fee.

___Location of the shed site, adhering to town codes, and obtaining building permits are the sole responsibility of the customer.

___A clear and reasonably level site is expected, let us know if 8" or more difference in site elevation exists. Sufficient access, rocks, trees etc. are factors we need to know of.

___Electrical power access must be provided or an additional fee may result.

___Any unforeseen circumstances resulting in delays or other expenses to SHEDMASTER may be subject to an additional charge.

___Unexpected or miscellaneous expenses incurred at site, in order to set up the shed, will be paid by the customer.

___Deposit and copy of the signed sales order are required to process your storage shed order. Final payment is due at time of delivery by means of cash, check, or money order made payable to: SHEDMASTER Co.

___I agree to any and all provisions, terms, and conditions written in this sales order agreement. All balances due upon completion of shed.

Please check above paragraphs and initial here:_____

TIMBER FALLS TREE CARE
DOVER, NH 03820
603-343-3938

Proposal

PROPOSAL NO.	DATE
BID NO.	ARCHITECT

TO Chuck	PHONE NO.	DATE OF PLANS
ADDRESS 158 Mica Pt Barrington NH	WORK TO BE PERFORMED AT:	

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Area below for additional description and/or drawings:

Remove 3 marked trees
Chip Brush Cut wood in 18" 20"

$700
PAID in
full
4-7-to 14

Split ops
$20 per hr
4-5 hrs
Will call

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____

_____ Dollars ($ _____) with payments to be made as follows.

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____ Signature _____

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

May 19, 2014

Charles Pierson
Mica Point Road
Barrington, NH 03825

Re: Foundation Certification

Scope of Services: Land Surveying

1. Provide Land Surveying support on your project in Barrington, which will be limited to:
   a. Perform a small-scale survey of your lot which will include locating existing buildings, driveways, and newly created shed foundation.
   b. Prepare a Foundation Certification Plan. This will show the distance from the newly installed shed foundation to the boundary lines. This will prove to the Barrington Building Department that your building will meet the zoning requirements of the town.
2. ***NOTE:*** *If there are not enough boundary markers present for us to make a clear determination of the boundaries of the lot, then a NH Standard Boundary Survey will need to be performed. This is not a part of this estimate. At this point, this is not expected to be necessary.*
3. ***NOTE:*** *This estimate does not include any Zoning Board application preparation or representation. At this point, this is not expected to be necessary.*

Project Work Plan / Time Line

We will have the Certified Plot Plan done on May 19, 2014.

Project Cost:

The cost of these services will be: **$375.00** Paid 19 may 14 Check # 8365

Terms and Conditions:

Full payment will be due on May 19, 2014 as discussed via phone conversation.

_____
Christopher R. Berry, SIT #567
President

Project Authorization:

File Number:

Date: _____ Organization: _____

Name: _____

Signature: _____

SCOTT BARRY TRUCKING
1317 PARKER MOUNTAIN ROAD
STRAFFORD, NH 03884
(603) 396-9402

CUSTOMER'S ORDER NO.	PHONE	DATE
		4/28/99

NAME Charles Pierson

ADDRESS

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT

QTY.	DESCRIPTION	PRICE	AMOUNT
	1 load of 3/4 crushed stone		
	Paid check no 2005		
		TAX	
RECEIVED BY		TOTAL	$370.00

3025

All claims and returned goods MUST be accompanied by this bill.

Thank You

SCOTT BARRY TRUCKING
1317 PARKER MOUNTAIN ROAD
STRAFFORD, NH 03884
(603) 396-9402

CUSTOMER'S ORDER NO.	PHONE	DATE
		5/6/99

NAME Chuck Pierson

ADDRESS

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT

QTY.	DESCRIPTION	PRICE	AMOUNT
	6 yards of 3/4 crushed stone		
	Paid check no 8354		
		TAX	
RECEIVED BY		TOTAL	$176.00

3034

All claims and returned goods MUST be accompanied by this bill.

Thank You

SCOTT BARRY TRUCKING
137 PARKER MOUNTAIN ROAD
STRAFFORD, NH 03884
(603) 396-9453

CUSTOMER'S ORDER NO.	PHONE	DATE
		5/31/19

NAME Chuck Pierson

ADDRESS

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT

QTY.	DESCRIPTION	PRICE	AMOUNT
	4 yards of 1½ crushed stone		$156.00
	Paid Check NO 8369		
		TAX	
RECEIVED BY		TOTAL	$156.00

All claims and returned goods MUST be accompanied by this bill.

3059

Thank You

AUBUCHON HARDWARE

AUBUCHON HARDWARE 175
Benjamin Moore Paints
Lee, NH 03824
603 868-1895 - 175@aubuchon.com
Manager: Eric W. Perkins

****
Mon-Fri 7:00-7:30
Sat 7:00-6:00 Sun 8:00-5:00
****

Cement Blocks

Charlene K
Normal Sale

CEMNT BLOCK REG.8" 2 12@2.69 32.28 nt
176230
BLOCK,SCALLOP,2X8X16 12@2.09 25.08 nt
116570
TOTAL 57.36
VISA 5578 57.36
028964 S
Ref #: 00209539002808

****
YOUR OPINION COUNTS
AND WILL BE REVIEWED
BY OUR VP OF SALES!

No long surveys...Just Talk.

Simply call 888-394-0677 and leave us a message. Mention your email and we'll send you a coupon for your next visit. THANKS!

****

FREE Ship-to-Store on all 80,000 items on HardwareStore.com!

0 0 1 7 5 0 0 2 0 9 5 3 9 0 5 2 8 1 4

0175 002 120 9539 05/28/14 09:41:18

ABUTTER LIST

Town of Barrington, NH
Please Print or Type

Applicant: Charles + Janice Pierson **Phone** _____

Project Address: 158 Mica Point Road

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
256	37		Charles + Janice Pierson	158 Mica Point Rd

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
256	36	Bernard III + Corie Keenan	198 Mica Point Road
256	38	Richard E Jr + Michele L Clark	114 Mica Point Road
256	33	James + Susan Marsh	63 Shady Lane
256	32	Deborah Leach	53 Shady Lane
256	11	Robert Murphy Tr Murphy Rev Tr	149 Shady Lane
256	13	Douglas + Shannan Thomas	165 Mica Point Road
256	14	Gary M + Deborah J Feather	181 Mica Point Road

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
Berry Surveying & Engineering	335 Second Crown Pt Rd, Barrington NH

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington *Assessing Office*

on this date: 6/25/14, **This is page** 1 **of** 1 **pages.**

Applicant or Agent: _____

Planning Staff Verification: Barbara Irvine **Date:** 6/25/2014