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 1/30/2013 Case No. III-16-GR-13-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:

_____

Staff Signature _____ Date 1/30/13

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

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 111-16-GR-13-ZBA

Project Name 257 Flower Drive

Location Address 257 Flower Dr., Barrington NH 03825

Map and Lot 111 - 16

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: single family home.

Number of Buildings: 1 Height: 30'

Setbacks: Front 190'+ Back 51.1 ~~water~~ Side 8.85' Side 24.45'

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:

30' side setbacks, 75' shoreland setback

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

see attached

Barrington Zoning Ordinance Requirements:

Relief from following: Article 4, 4.1, 4.2 + 4.2.b, 5.1.1 and Article 11.2

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

Request variance for construction of a 24x30 home with an 8x24 Front deck. Will require variance for side setbacks and shoreland setback

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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 applicant proposes to construct a modestly larger structure that will be more conforming to the Barrington lake setback. OR district setbacks cannot be met because of the lot dimensions.

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

The new structure will be more conforming to the shoreland setback, will meet front setback and will significantly improve appearance from the lake and from neighbors

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

Property improvements will be consistant with others in the area and will be a substantial improvement to existing conditions

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

Requested improvements are reasonable, consistant with the neighborhood and are more conforming to shoreland setback.

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

Requested improvements are reasonable, consistent with the neighborhood and are more conforming to the shoreland setback. New septic & well will be installed.

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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Project Narrative

Parcel ID# 111-0016

252 Flower Drive, Barrington, NH

Applicant	**Property Owner**
Donna Sabin	Sandra Maxham Carpenito
PO Box 334	1062 Croquet Ln
Barrington, NH 03825	Sebastian, FL 32958

The subject property is located at 252 Flower Drive and is approximately 0.486 acres in size. The lot is zoned General Residential.

Currently the lot has a 20'x27' cottage with 12" roof overhangs and a 4'x10' landing and stair on the right side. The existing cottage is a dilapidated structure with a non-engineered foundation that is located entirely within the 50' New Hampshire shoreland protection setback. The current setback to the lake is 19.86'. There is currently no well or septic on the property. There are deeded rights to share the use of a privy located on the neighboring lot.

The proposed structure and location represent a reasonable balance of making it more conforming than the existing structure while still maintaining reasonable lakefront view and access. The proposed structure will also significantly improve the view of the site from the lake.

This lot is a lot of record that legally existed prior to adoption of the Barrington zoning ordinance. (Recorded June, 22, 1949 to Elmer H. Maxham, Sr., Book 0570, page 0412) The lot is capable of supporting a well and septic system. Neither the current structure nor the proposed structure can meet the setback requirements in the table of regulations. It is for that reason that we are before the Zoning Board.

The new owner wishes to remove the existing cottage and construct a new 24'x30' cottage with a 24'x8'6" front deck and 4' side landing. We propose to move the structure approximately 31'+ further away from the lake to make the structure conforming to the state 50' shoreland setback and more conforming to the Barrington 75' setback. The side setbacks cannot be met at any location on the lot.

The project will include a new state approved septic system and a new well.

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Project Narrative, page 2

Parcel ID# 111-0016

252 Flower Drive, Barrington, NH

Table 2 and Section 11.2 Dimensional Standards

Regulation	Town Requirements	Provided
Lot Area	80,000 sq.ft.	21,177 sq. ft.
Frontage	200 feet	70 feet
Setback (front)	40 feet	190+ feet
Setbacks (side)	30 feet	8.85, 24.45 feet proposed
Setback (lake, Sect. 11.2)	75 feet	19.86' feet existing 51.1' proposed

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☐ 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 applicant proposes to construct a modestly larger structure that will be more conforming to the Barrington lake setback. GR district setbacks cannot be met because of the lot dimensions.

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

The new structure will be more conforming to the shoreland setback, will meet front setback and will significantly improve appearance from the lake and from neighbors

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

Property improvements will be consistant with others in the area and will be a substantial improvement to existing conditions.

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

Requested improvements are reasonable, consistant with the neighborhood and are more conforming to shoreland setback.

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

Requested improvements are reasonable, consistent with the neighborhood and are more conforming to the shoreland setback.

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.

Signature of Applicant Donna Sabin — Date 1/30/13

Signature of Owner — Date

Sign

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ABUTTER LIST

Town of Barrington, NH
Please Print or Type

Applicant: Donna Sabin Phone 603-717-8723

Project Address: 252 Flower Dr, Barrington, NH 03825

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
111	16		Elmer and Geraldine Maxham	POBox 780096 Sebastian FL 32976

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
111	15	Rodden - Wanda Daigle coowner Lisa Pelletier	250 Bakers Grant Road Lebanon, ME 04027
111	1	Maxham Elmer and Geraldine	PO Box 780096 Sebastian FL 32976
111	17	Garvin James and Donna-Belle	470 N. Pembroke Rd. Pembroke, NH 03275

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
Charlie Karcher, Norway Plains	PO Box 249, 2 Continental Blvd Rochester, NH 03866-0249
Fenton Groen, Groen Builders	75 Chapman Drive Rochester NH 03839

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: _____, This is page _____ of _____ pages.

Applicant or Agent: _____

Planning Staff Verification: Barbara Irvine **Date:** 1/30/2013

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