



Planning & Land Use Department

Town of Barrington

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Barrington, NH 03825

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Barrington Zoning Board of Adjustment Notice of Decision

Case Number: 106-4-GR-15-Variance-ZBA

Location: 100 Small Road

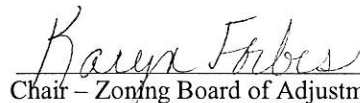
Date: December 28, 2015

1. Re: **106-4-GR-15-Variance- ZBA (Owner: Deborah James)** Request by applicant for the following variances from Article 4 Dimensional Requirements Table 2 1)proposing 1.2' from front where 40' is required and 19.6 from north side where 30' is required, Section 11.2 (1) Shoreland Protection the garage to be built 69.7' from the shoreline where 75' is required 2) to allow the existing cottage to be rebuilt with a second story 3) to allow a proposed deck 4) to allow a landing 5) steps to be built inside the 75' buffer 6) to allow a cantilevered second story deck to be built inside the 75' buffer 7) to allow an existing slate patio to be removed and replace with a pervious concrete paver patio. This lot is located at 100 Small Road on a .30 acre site (Map 106, Lot 4) in the General Residential (GR) Zoning District. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825. *(Revised plan set received on December 7, 2015)*

You are hereby notified that the request of Case# 106-4-GR-15-ZBA, for a Variance from the terms of the Barrington Zoning Ordinance has been GRANTED for the following reasons:

After a consideration of the petitioners application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, December 16, 2015, it is the decision of the Board that the unique facts in the specific case # 106-4-GR-15-Variance authorize a Variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that a literal enforcement of the Ordinance will result in unnecessary hardship and so by GRANTING a Variance in this specific case, the spirit of the ordinance is observed and substantial justice will be done. The variance was granted on the plan set dated, October 28, 2015 with a revision date of December 4, 2015 and stamped, December 7, 2015. For additional information, please reference the Zoning Board of Adjustment meeting minutes of, December 16, 2015.

Case Number: 106-4-GR-15-Variance


Chair – Zoning Board of Adjustment

Date: December 28, 2015

Map: 106 Lot: 4

333 Calef Highway (Route 125)
Barrington, NH 03825

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. *Reference RSA 677:2*

Variances shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance. RSA 674:33 Ia.