



BERRY SURVEYING & ENGINEERING

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December 7, 2015

Town of Barrington
Zoning Board of Adjustments
333 Calef Highway
PO Box 660
Barrington, NH 03825

Re: Deborah James
100 Small Road
Barrington, NH

Madam Chair and Members of the Barrington Zoning Board of Adjustments,

In response to the November, 2015 Zoning Board meeting, we have redesigned the deck and the garage on the 100 Small Road property. We have positioned and sized the deck in such a fashion as to be 11.4' from the front of the house and changed the width from 14' to 12'. This makes the proposed deck 12'x25'. The previous iteration of this plan that you reviewed had a deck size of 14'x30'. We have also repositioned the steps for this deck to decrease the disturbance to the lake. The deck is now located 33.4' from the lake as shown on the plans. The landscaping has been revised to meet this new layout as well.

The garage has been resized to 24'x20'. We have also rotated it by a few degrees in order to completely remove the garage from the 75' buffer area. We no longer request a variance to the 75' buffer for the garage disturbance, however the side and front yard setback variances are still requested. The smallest front yard setback distance is now 2.9'. The previous design plan showed a distance of 1.2'.

We have added dimensions to the existing garage buildings per your request. We have also added some additional dimensions for your information, specifically in the area of the proposed deck.

Thank you for your time and attention to this matter. We hope you look favorably upon these revisions to the proposed re-development of this lot.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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