

# 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                    |                                                                                                                                                                                   |
|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist ( <i>this form</i> )                                                                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance)                                                                                                               |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision                                                                                                                                                            |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input type="checkbox"/><br>\$ 75.00 Legal Notice <input type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form<br><input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Appeal                  |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form)                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative                                                                                                                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. HOA Approval ( <i>if applicable</i> )                                                                                                                                          |

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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 1/2" 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 Irvine  
 Staff Signature

8/31/15  
 Date

**Land Use Department**  
**Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825**  
[planner.cbrowders@barrington.nh.gov](mailto:planner.cbrowders@barrington.nh.gov) Phone: 603.664.5798

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**PART III – PROJECT DESCRIPTION/VARIANCE DETAILS**

**Case No.** 118-3,48154-GR-15-2BA

**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 be 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.

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☐ 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.

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**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

8-27-2015

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

8-27-2015

\_\_\_\_\_  
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,

A handwritten signature in black ink that reads '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

Map 118 / Lot 53 & 55

Edward W. Hally  
19 Fairview Avenue  
Lynn, MA 01901

**ABUTTERS**

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

**LAND SURVEYOR**

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

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

**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

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

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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## Notes

Suzanne Shneider  
75 Bulley Road







Northwest Side View of Existing Building



Northeast View of Existing Building

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