

## 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 8/31/2016

Case No. 235-26-GR-16-ZBA Variance

### 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 checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Appeal and Decision   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 4. Fees - \$150.00 Application <input checked="" type="checkbox"/><br>\$ 75.00 Legal Notice <input checked="" type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input checked="" 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 checked="" type="checkbox"/> | <input checked="" 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)

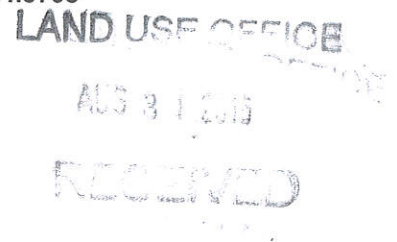
**PART II – REQUIRED PLANS AND RELATED DATA**  
***All Graphics and Plans Shall be to Scale and Dimensioned***

- ☐ ☐ 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 Druire  
Staff Signature

8/31/2014  
Date

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



PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 235-26-GR-16-ZBA Variance

Project Name Garage Addition - 111 Deer Ridge Drive Barrington

Location Address 111 Deer Ridge Dr. Barrington NH

Map and Lot Map 235 Lot 26

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: Garage - Personal Use

Number of Buildings: 1 Height: unknown

Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side ~~Unknown~~ Side \_\_\_\_\_  
\*see certified plot plan (included)

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, Section 4.1.1 Minimum Standards Table 2  
Requesting a variance to build a structure within the 30' setback from the  
side property line.

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

We would like to build a garage, and we encroach on the setback  
policy. This is the only spot our garage will fit on our land.  
We are 1 of 2 houses (of 40+) and 60+ in new abutting development,  
without a garage. in our development

Barrington Zoning Ordinance Requirements:

30' from plot line

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

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To the Zoning Board Committee:

We are asking for your consideration on a variance for our set backs so that we may build a garage for our home.

Currently, we are 1 of only 3 houses in our immediate development of 45 homes without a garage. The new abutting/adjoining development of 60+ proposed houses, all have garages. This is a burden for resale, and our home value will be effected and compromised in a resale situation.

We would like the opportunity to enjoy our home in the same way that our neighbors are able to (with the use of a garage) - and with the same resale ability.

The structure would allow us enough space to have a 2 car garage, a mudroom area with a new bathroom, and space to build a home office. We both work from home, and do not have enough space for each of us to have an office. With this addition, the value of our house would considerably increase.

The driveway was constructed to accommodate the garage in the spot we are asking for a variance for. When we purchased the house in 2003, we intended to build the garage here (as it makes sense with the structure /flow of the house, shape and placement of the driveway, and the unfinished siding on the end of the house). The end of the house where the garage would go, is (UNFINISHED) with T-111 siding vs the vinyl siding the rest of our house was finished with. Surprised to find out we would require a variance to build the garage in the obvious location — we have spent 13 years trying to figure out a solution so that we would not have to ask for a variance. Every time, we have been faced with the inability to find a different solution - other than the need for a variance.

The area we are requesting a variance on, is private and has many trees for privacy. You can barely see the neighbors house from the location we are seeking to build the garage. If the garage is built, the neighbors would still have plenty of privacy, keeping in tact the integrity and intent of the rural use of land in Barrington.

\*\*The effected **abutting neighbors** have submitted a letter in SUPPORT of us building the garage.

The **Barrington highway department** came to look at our land to see if we could move our driveway in order to put the garage on the other side of our house. It was recommended in writing that the driveway NOT be repositioned (LETTER IS INCLUDED). We also have large rocks/boulders, our well, septic, and driveway position that we are contending with on our piece of property.

The 8 foot mudroom space would allow u to keep the driveway in the current position without having the expense to reconstruct the driveway. The 8 foot mudroom space would also allow us to keep an heirloom flower garden which holds many of my GREAT Grandmothers plants which were passed down to me.

We love our home, our piece of property, our neighborhood, and living in Barrington. We would like the ability to remain in our home, and the ability to rectify our current burden of living without a garage (and improve the value of our home and neighboring homes in the process).

The only place where a garage can be built is in the area we are asking for a variance on.  
We appreciate your consideration.

Allison and Tyson Wehrman

111 Deer Ridge Drive

Barrington, NH 03825

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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.

We are 1 of 2 houses in (~100) houses without a garage which hurts resale value. There is only 1 spot on our land where the garage can be built. See plot plan w/ well, septic. Large rocks also impede our land, and an inability to move the driveway (\*see letter from town highway dept).

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

The rural nature would not be disrupted. There's still lots of land, trees + privacy between the proposed structure and our neighbors.

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

It would improve property values

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

We simply want to be able to enjoy our home, and bring the value on par with what all of our neighbors have. We need a garage for our vehicles and storage and additional space.

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

Correct - our neighbors who would be "affected" are in agreement for our wish/need to build a garage. \*see attached letter

#### 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.

Correct.

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

Correct

- ☐ 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.

correct

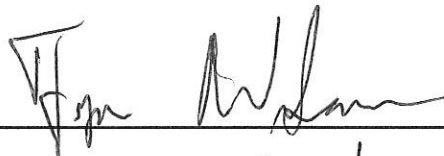
☐ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

correct

**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:**

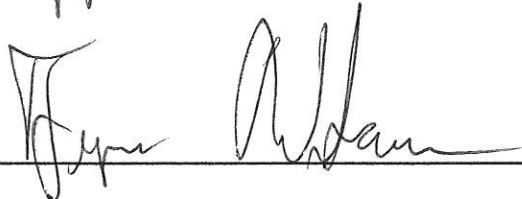
- ☐ 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- ☐ 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- ☐ 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum 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



8/28/16  
Date

  
Signature of Owner



8/28/16  
Date

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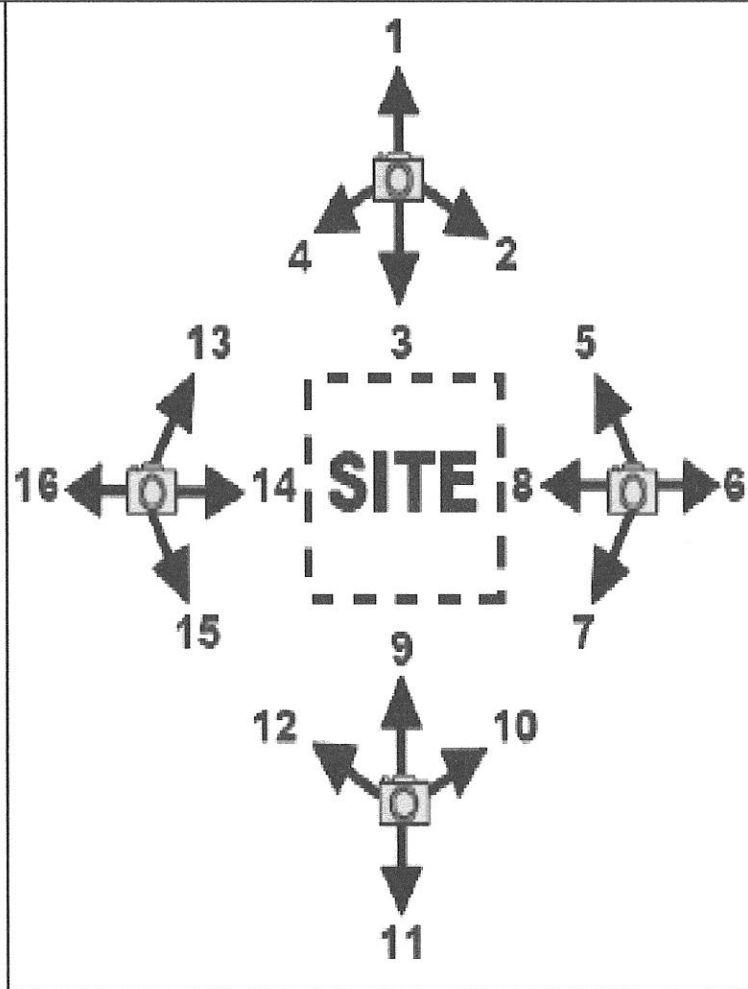
## SITE / CONTEXT PHOTOS

*included*

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.



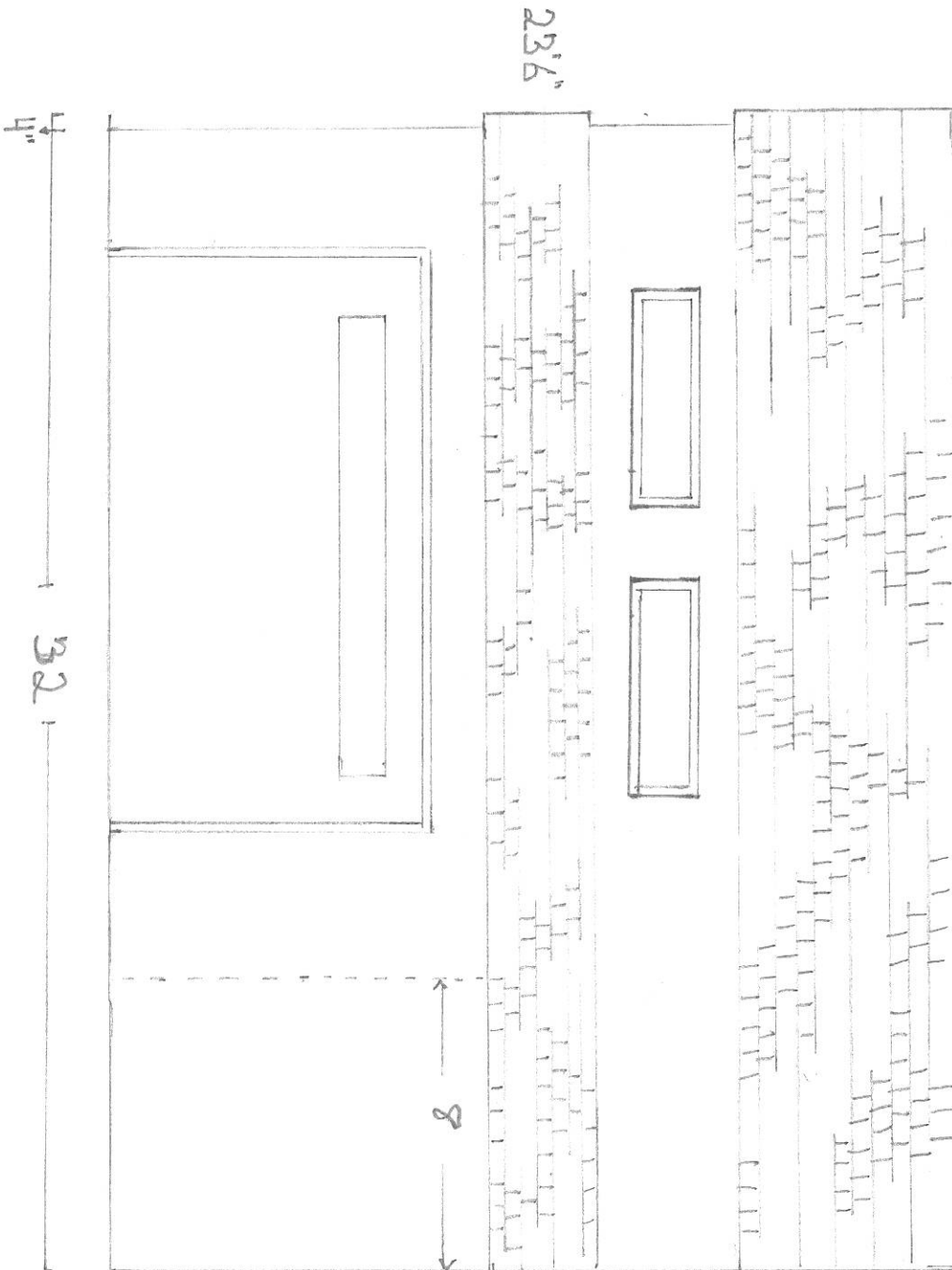
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FRONT ELEVATION



EXISTING  
STRUCTURE

INTERIOR WALL WIDTH  
FOR BREEZEWAY /  
MUD ROOM

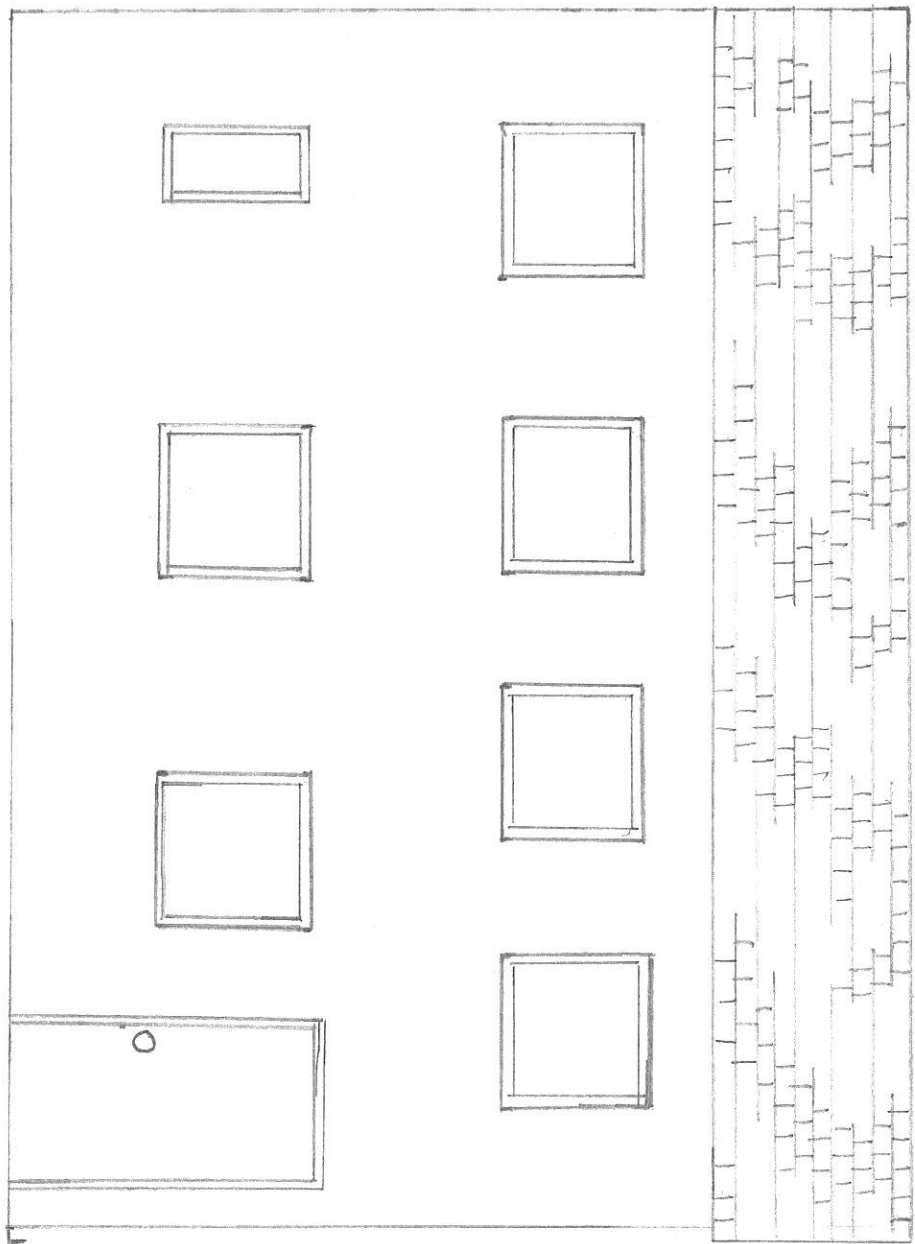
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REAR ELEVATION

EXISTING  
STRUCTURE



32

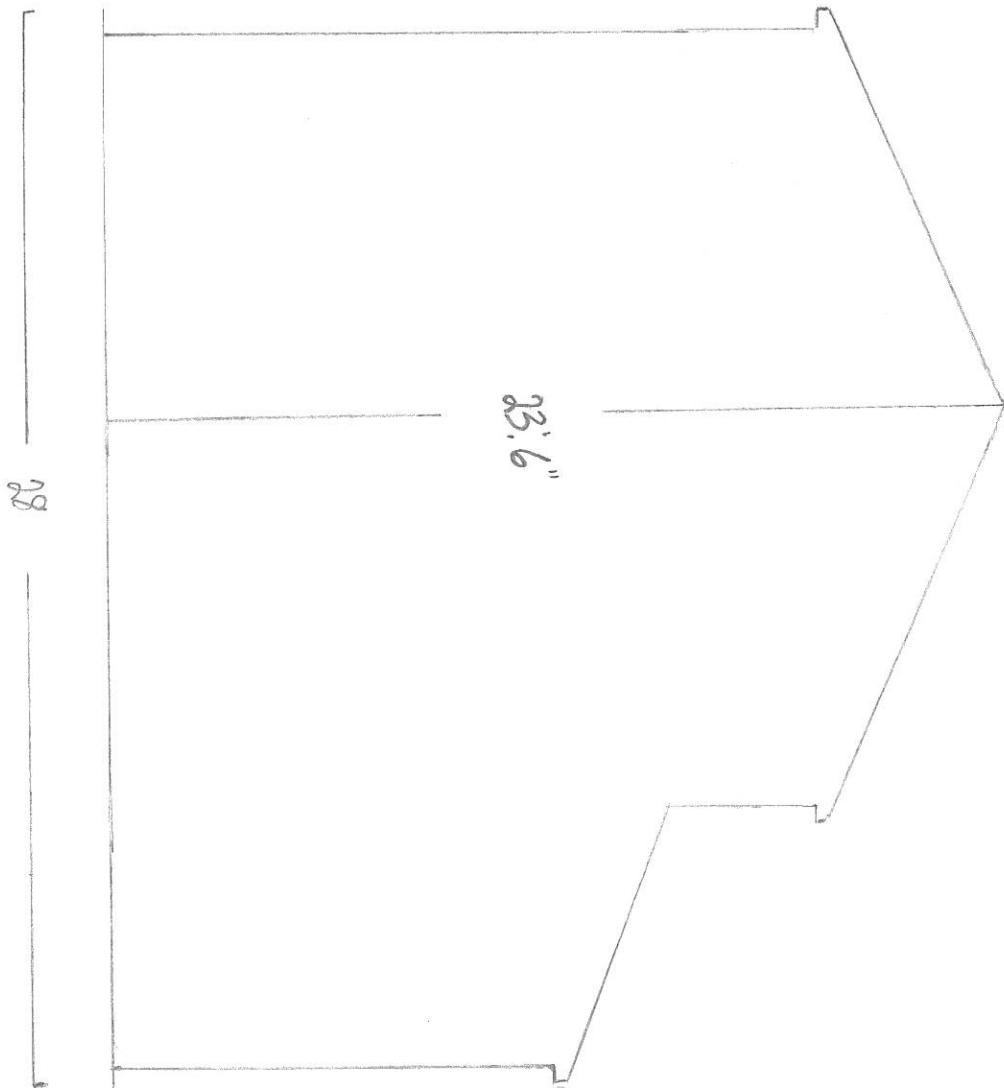
23'6"

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SIDE ELEVATION

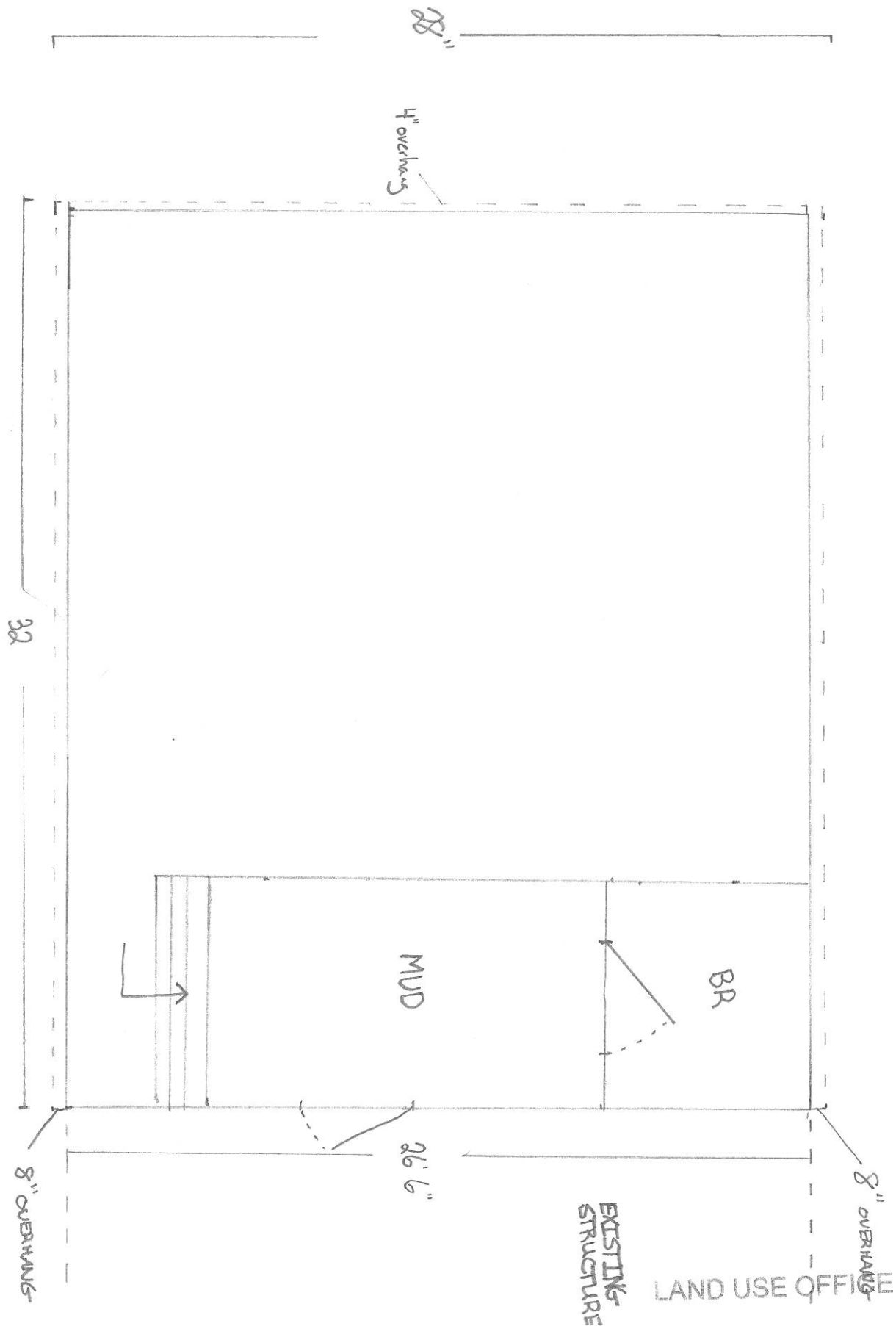


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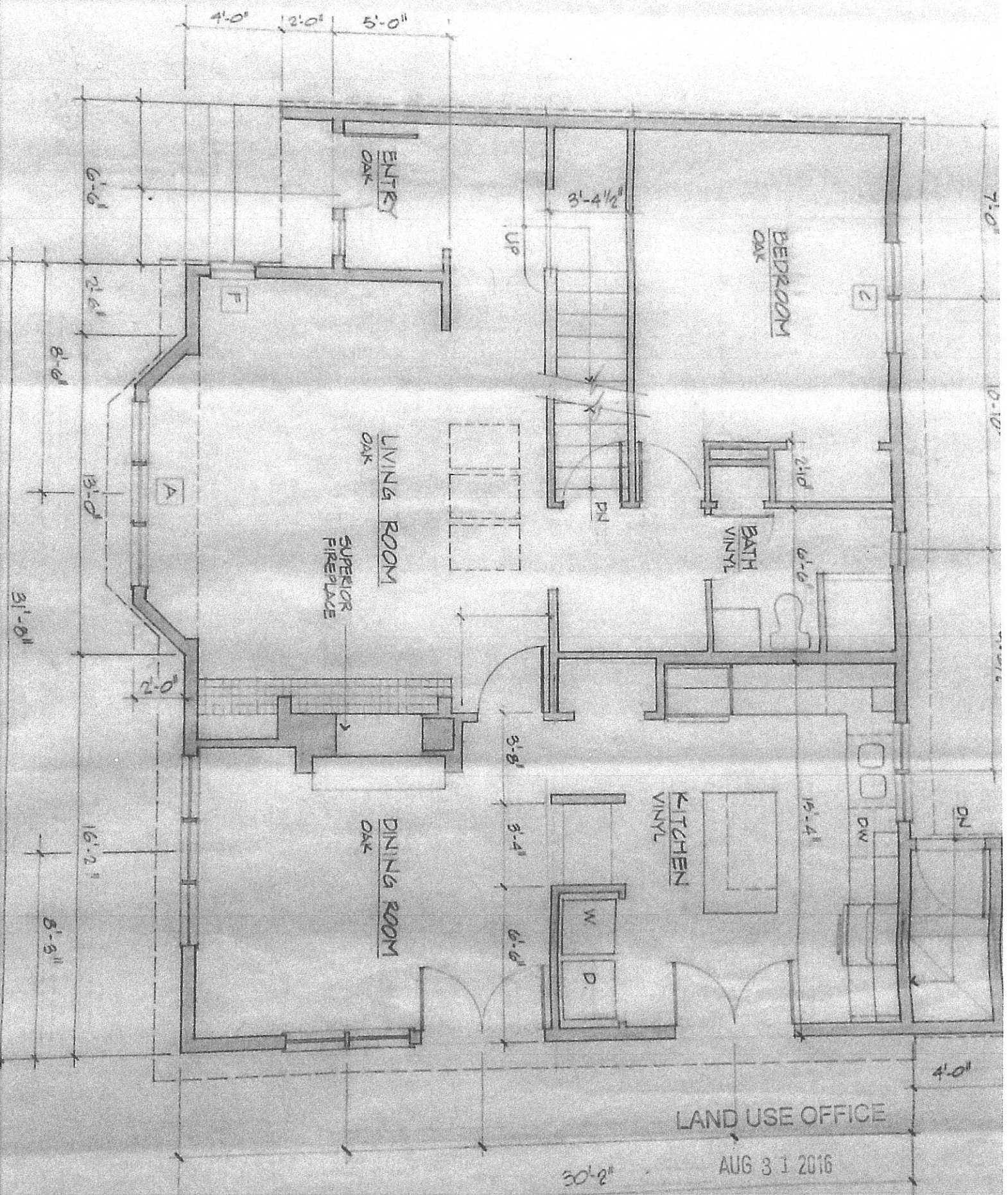
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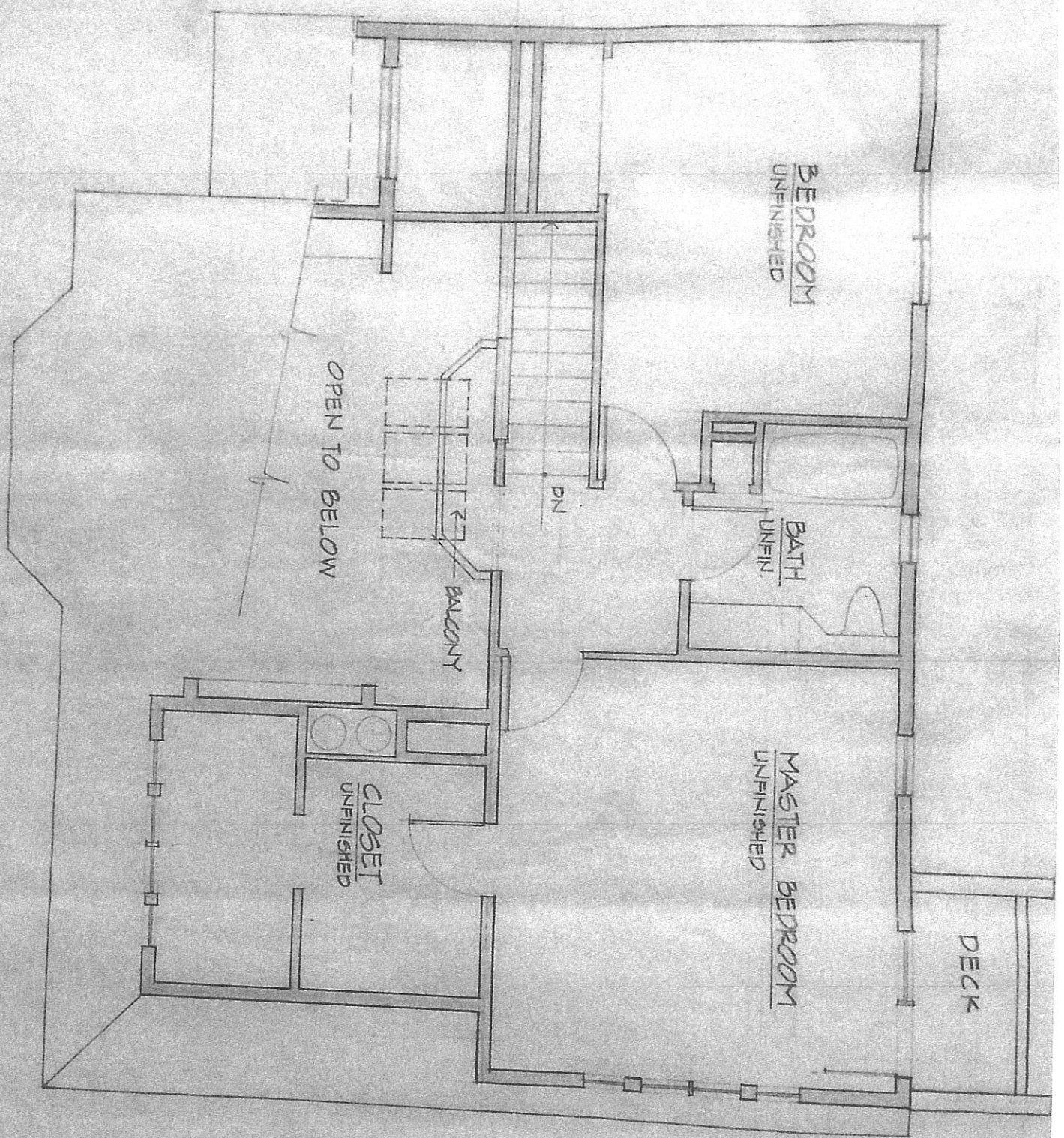
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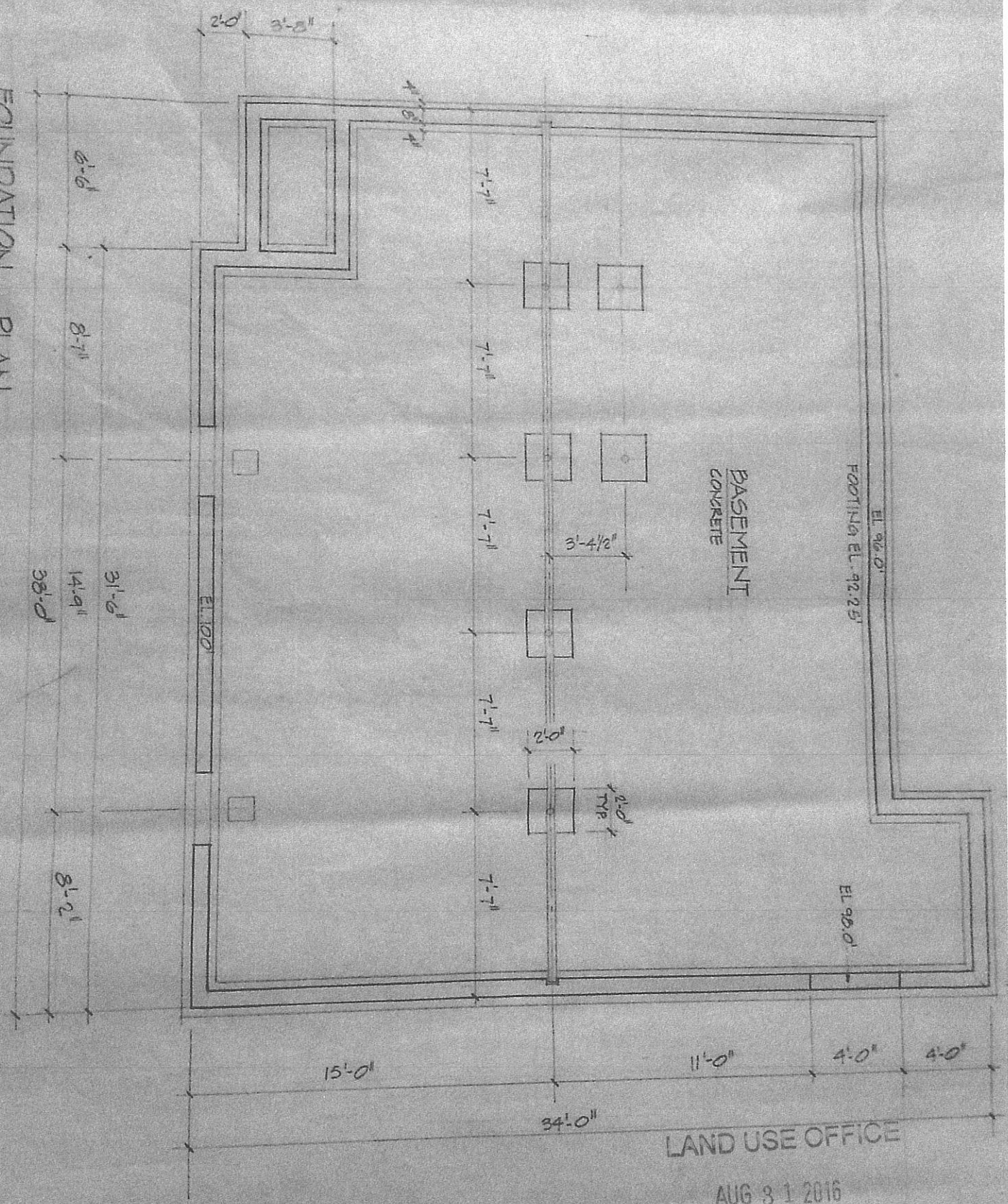


SECOND FLOOR PLAN (UNFINISHED)  
1/4" = 1'-0"





FOUNDATION PLAN  
1/4" = 1'-0"



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**ABUTTER LIST**

Town of Barrington, NH

Please Print or Type

Applicant: Allison & Tyson Wehrman Phone 603-664-6978Project Address: 111 Deer Ridge Drive Barrington, NH

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
235	26		Tyson & Allison Wehrman	111 Deer Ridge Dr. Barrington, NH

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
235	25	Sue & Jim Jagielski	103 Deer Ridge Dr. Barrington, NH
235	36	Kendra Frangos	116 Deer Ridge Dr. Barrington NH
235	27	John Ricciotti	117 Deer Ridge Dr. Barrington, NH
223	2	(radio tower?) SBA Towers III LLC	264 Calef Highway Barrington, NH

**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
Jason Pop	

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: 8/29/16, This is page \_\_\_\_ of \_\_\_\_ pages.Applicant or Agent: [Signature]

Planning Staff Verification: \_\_\_\_\_ Date: \_\_\_\_\_

LAND USE OFFICE [Signature]

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**Town Of Barrington**  
**Department of Public Works**  
P.O. Box 660  
Barrington, NH 03825  
(603) 664-0166  
[barringtondpw@gmail.com](mailto:barringtondpw@gmail.com)

May 28, 2014

To: The Planning Board  
From: Peter Cook  
RE: Garage at 111 Deer Ridge Drive

On Tuesday May 27, 2014 I met with Allison Roberts about where they wanted to build their garage. It is my understanding they need a variance for the proposed location. After visiting the site the proposed location would be the best place for the garage, it is off of the existing driveway. There is no place along the frontage to make another driveway entrance without impeding on the drainage swales. The current driveway already addresses those issues. I would support a waiver in this situation.

Respectfully,

Peter Cook

Town of Barrington Road Agent

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August 24, 2016

To Whom It May Concern at the Town of Barrington,

This letter is to show our approval of the proposed garage construction of our neighbors at 111 Deer Ridge Drive (Allison & Tyson Wehrman). They have spoken to us about their desire to build a garage, and we do not think that the construction of this garage would violate the intent of the rural use of property and structures between our properties. There are many trees, and plenty of space between the 2 homes providing privacy and maintaining the rural integrity of the two properties.

We support the building of the garage and do not have any issues with supporting a variance of the property line set backs (that the garage structure would encroach).

Thank you,



Jim & Sue Jagielski

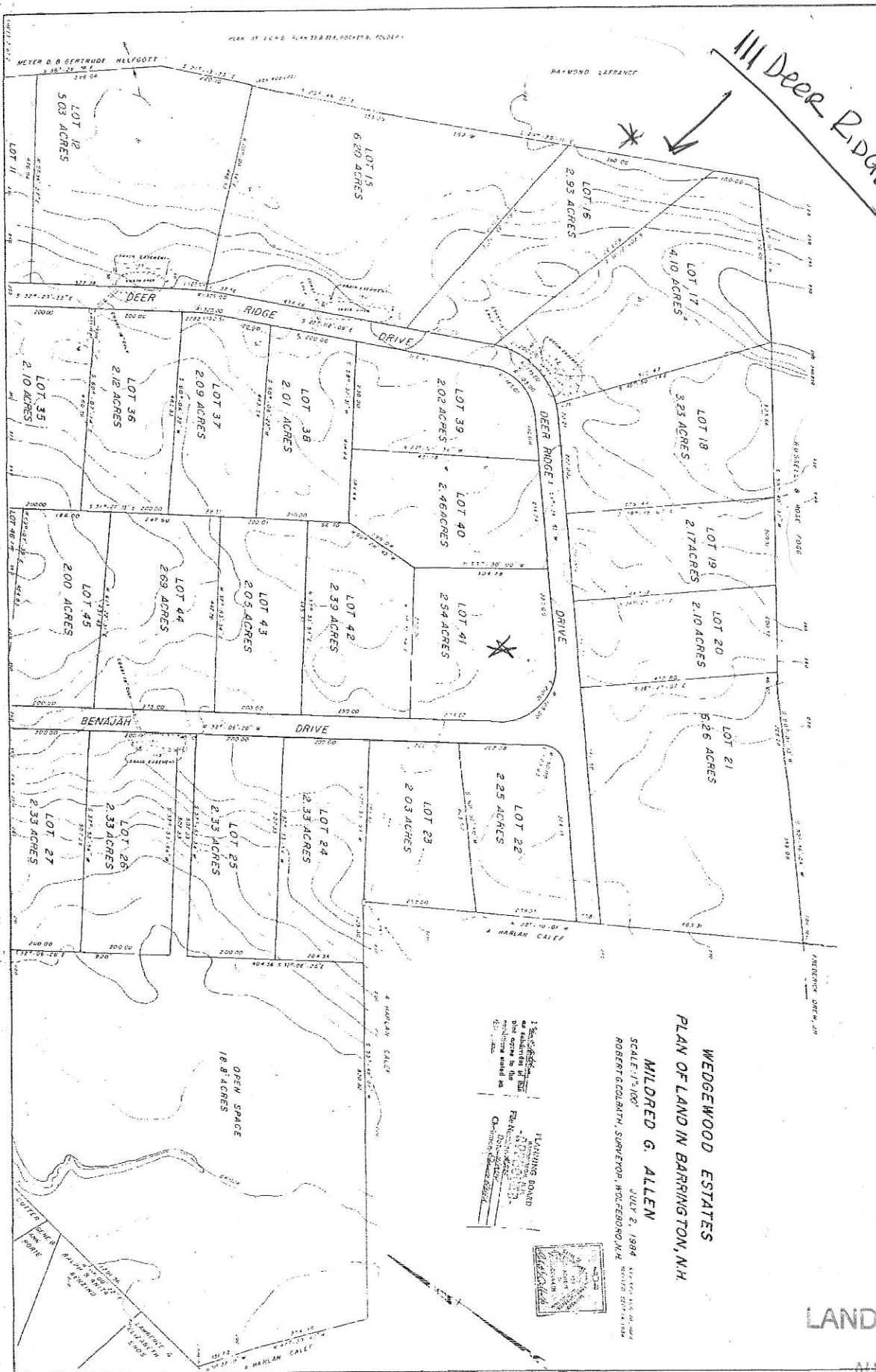
103 Deer Ridge Drive

Barrington, NH 03825

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Plan 24A-133 3

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**111 Deer Ridge Drive Barrington NH**



**Photo position #1** looking back to main Road



**Photo position #2** (looking toward lot line in question). You can BARELY see neighbor's house as their house sets back quite far from their property line.

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**Photo Position #3** – Proposed

site of addition. You can see driveway has been built to accommodate a garage here – and side of house has been left unfinished for the proposed garage.



**Photo position #4**

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Photo position #6 again looking toward neighbor's house and the plot line in question.



Photo Position #5

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Photo position #7



Photo Position #12

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Photo Position #13

These Following photos are of the “other side” of the house. I am not sure how to tl label them with the numbering coordinates.



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Large boulders on this side of the house looking toward OTHER neighbor on the opposite side.



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