



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 8/30/16 Case No. 112-1-GR/HCO-16-ZBA Variance
Owner Emily & Doug Gallant Mailing Address 1566 Franklin Pierce Hwy Barrington
Phone 603-883-9794 Email emilyholt4@yahoo.com

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
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- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" 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 checked="" type="checkbox"/>
\$ 75.00 Legal Notice <input checked="" type="checkbox"/>
\$ 7.00 per US Post Office Certified Letter <input checked="" type="checkbox"/>
<i>C.K. # 148 8/31/16 \$232.00</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form
<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 checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative |

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- ☐ ☐ 8. HOA Approval (*if applicable*)
- ☐ ☐ 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 Drumm
Staff Signature

8/31/2016
Date

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

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112-1-GR/HCO-16-ZBA/Assessing

ABUTTER LIST

Town of Barrington, NH

Please Print or Type

Applicant: Emily + Doug Gallant Phone 603-833-9794

Project Address: 1566 Franklin Pierce Highway

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
112	1		Emily + Doug Gallant	1566 Franklin Pierce Hwy Barrington NH 03825

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
112	3	David + Lisa Hott	19 Cricket Lane Barrington
112	4	Craig K. St. Hilaire	21 Cricket Lane Barrington
112	38	Sharon Brew, Susan Desmarais Albert Brew + Mary Groetz et al	137 Dry Hill Rd, Rochester, NH 03867

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
David W. Vincent, U.S.	Land Surveying Services POB 1622 Dover NH 03821

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 Prime Date: 8/31/2016

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 112-1-GR/HCO-10-ZBA Variance

Project Name Gallant House

Location Address 1566 Franklin Pierce Hwy Barrington

Map and Lot 1.87 acres

Zoning District (Include Overlay District if Applicable) General Residential, Highway Overlay

Property Details:

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

Use: Residential

Number of Buildings: 1 Height: ~18 feet

Setbacks: Front 95' Back 211' Side 30' Side 108'

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:

Article 3.1.1 Permitted Structures

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

See Attached

Barrington Zoning Ordinance Requirements:

One Principal Structure

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

Our request is to have a new house built on our current property
& then have our old house demolished

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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.

If not allowed to live build, current house does not meet insurance requirements, would not have a place to live

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

Improvement on property & improvement for the community.

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

The new property is a much better improvement, will increase value of land, and does not affect surrounding properties

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

Improve value, quality of life, appearance.

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

It is in public interest to have an improved brand new building as opposed to the old one.

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exception 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.

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☐ 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

☐ 4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

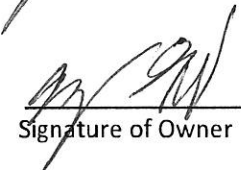
☐ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

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


Date


Signature of Owner


Date

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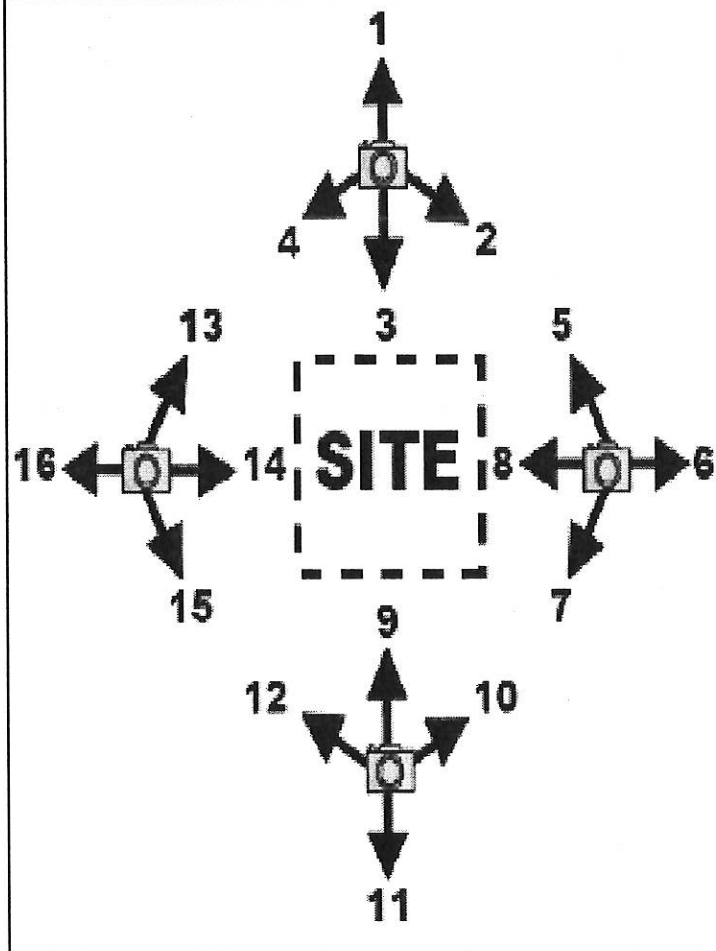
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SITE / CONTEXT PHOTOS

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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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Gallant Building CASE FILE NUMBER 112-1-GR/HCO-16-2BAU variance

PROJECT LOCATION 1566 Franklin Pierce Hwy

DATE OF APPLICATION 8/30/16

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: General Residential/Highway Lot Area Size 1.87 acres

Setbacks: Front 95' Side 30' , 108' Rear 211'

Parking Spaces Required: _____ Parking Spaces Provided: _____

Please describe your project and its purpose and intent. You may attach a typed description.

see Attached

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Our proposed project is putting a new house on our property and demolishing the old house. The proposed new house would be a modular ranch built and installed by Newstyle Homes located in Rochester, NH. The purpose is to improve on our property and the community as a whole. The current house is no longer able to be insured. Half of the house has no heat due to pipes that froze, the roof leaks with heavy rain and it is not a suitable dwelling for our coming child. We hope to have the new house put in over the next few months and then have the old house torn down by the same company.

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