



# 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 5/15/17 Case No. 239-20-V-17-ZBA Variance  
Owner Terry Rogers  
Mailing Address 24 Red Fox Lane Barrington, NH 03825  
Phone 603-988-9685 Email rogersterryanne@gmail.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                               |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist ( <i>this form</i> )  |
| <input type="checkbox"/> | <input checked="" 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 checked="" 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 type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | 7. Project Narrative  |

- 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 Arvine  
Staff Signature

6/27/2017  
Date

**Land Use Department**  
**Town of Barrington; 333 Calef Highway; Barrington, NH 03825**  
**barrplan@metrocast.net Phone: 603.664.5798**

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

Case No. 239-20-V-17-ZBA Variance

Project Name Pool Variance

Location Address \_\_\_\_\_

Map and Lot Map ~~11~~<sup>239</sup>, Lot ~~42~~<sup>20</sup>

Zoning District (Include Overlay District if Applicable) \_\_\_\_\_

**Property Details:**

- Single Family Residential
- Multifamily Residential
- Manufactured Housing
- Commercial
- Mixed Use
- Agricultural
- Other

Use: Pool

Number of Buildings: 1 Height: \_\_\_\_\_

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 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 4, Section 4.1.1 Minimum Standards Table 2

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

See Attached

**Barrington Zoning Ordinance Requirements:**

\_\_\_\_\_

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

Please grant Mrs. Rogers a relief on the  
Location of her pool.

To; Barrington Zoning Board.

Project Narrative:

This property was purchased by Terri Rogers in November of 2016. Mrs. Rogers did everything in her power to make sure the property was in good standing, including a complete home inspection. At the time of purchase, all appeared to be in order.

The pool in question was installed in April of 2011, by the previous owners. Until now, there has never been any issues with the pool location. The pool is well protected, safe, and barely visible from outside the yard. The pool is located at 28'-7" +/- from the property line.

**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.

Relocation of pool by One and a half  
Feet. Reconstruct existing deck.

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

Pool has been in same location since 2011,  
it would be upwards of \$5000.00 to relocate 1'-6"

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

The pool has been in its current location  
since 2011, with no adverse affects.

4. Granting of the variance would do substantial justice.

It seems unnecessary to move the pool 1'-6" back.  
to the naked eye, there will be know difference.

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

The pool is barely visible from any Abutters.

**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.

~~This Pool was installed in 2011. There has been  
no detriment to property values, No harm to the environment.~~

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

~~This is a well protected pool, it will not  
cause harm to any abutters.~~

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

~~This pool will not cause any traffic problems.~~

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

This pool puts no demand on any municipal services.

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.

This pool provides no threat to the environment.

**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.

*Jason Pelletto*  
Signature of Applicant

6/27/17  
Date

\* *Terrey Rogers*  
Signature of Owner

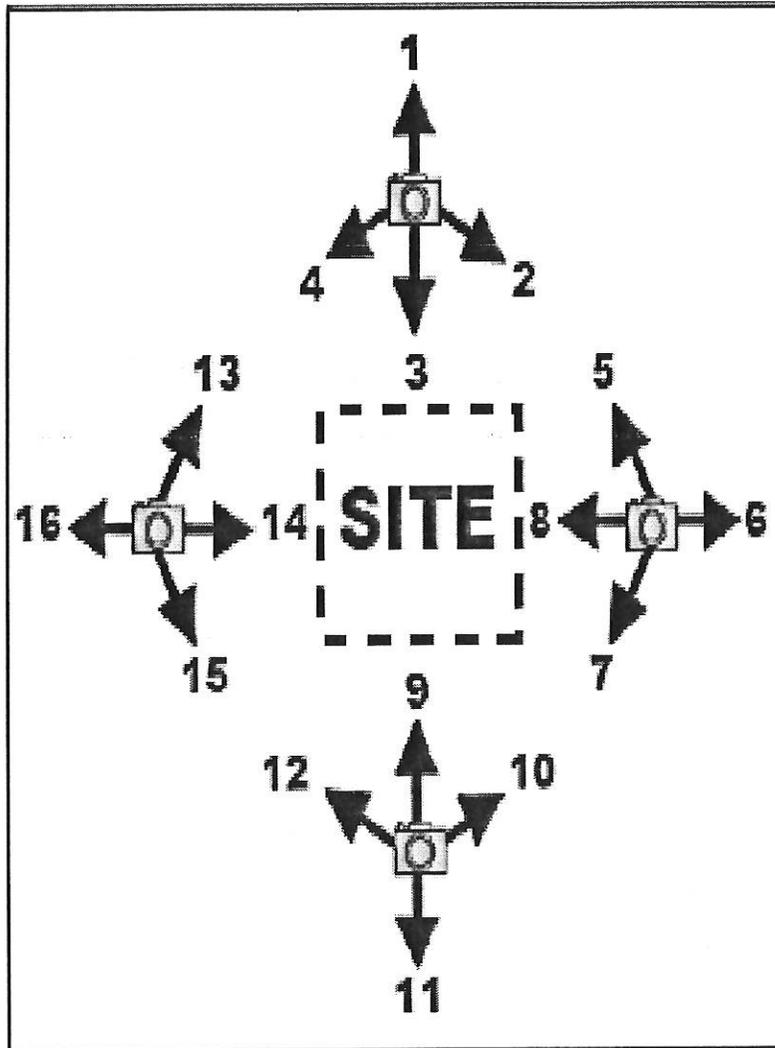
5/15/17  
Date

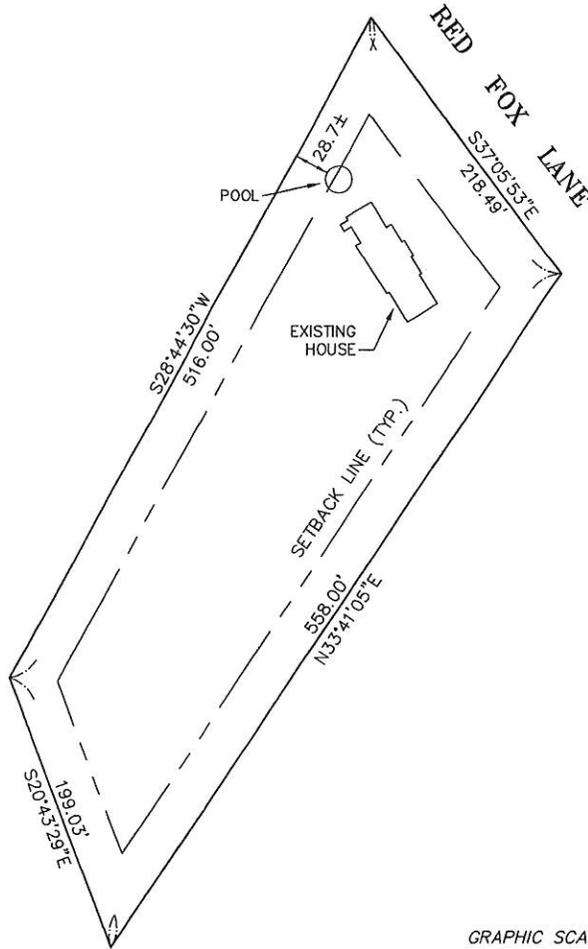
## SITE / CONTEXT PHOTO

### 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.

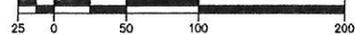
1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.





JUNE 6, 2017

GRAPHIC SCALE: 1 Inch = 100 Feet



### NOTES:

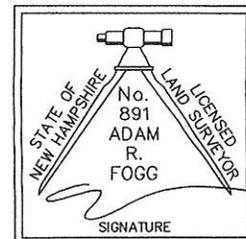
- |  |   |
|--|---|
| <p>1. PARCEL INFORMATION:<br/> TOWN OF BARRINGTON MAP 11 LOT 4-2 PLOT 8<br/> REFERENCE PLAN: PLAN No. 65-13&amp;14<br/> REFERENCE DEED: 2612/654<br/> STRAFFORD COUNTY REGISTRY of DEEDS</p> | <p>2. OFFSETS SHOWN ARE FOR THE PURPOSE OF<br/> DETERMINING ZONING CONFORMITY OR NON<br/> CONFORMITY WHEN CONSTRUCTED, AND ARE<br/> NOT TO BE USED TO ESTABLISH PROPERTY<br/> LINES. -THIS IS NOT A SURVEY-</p> |
|--|---|

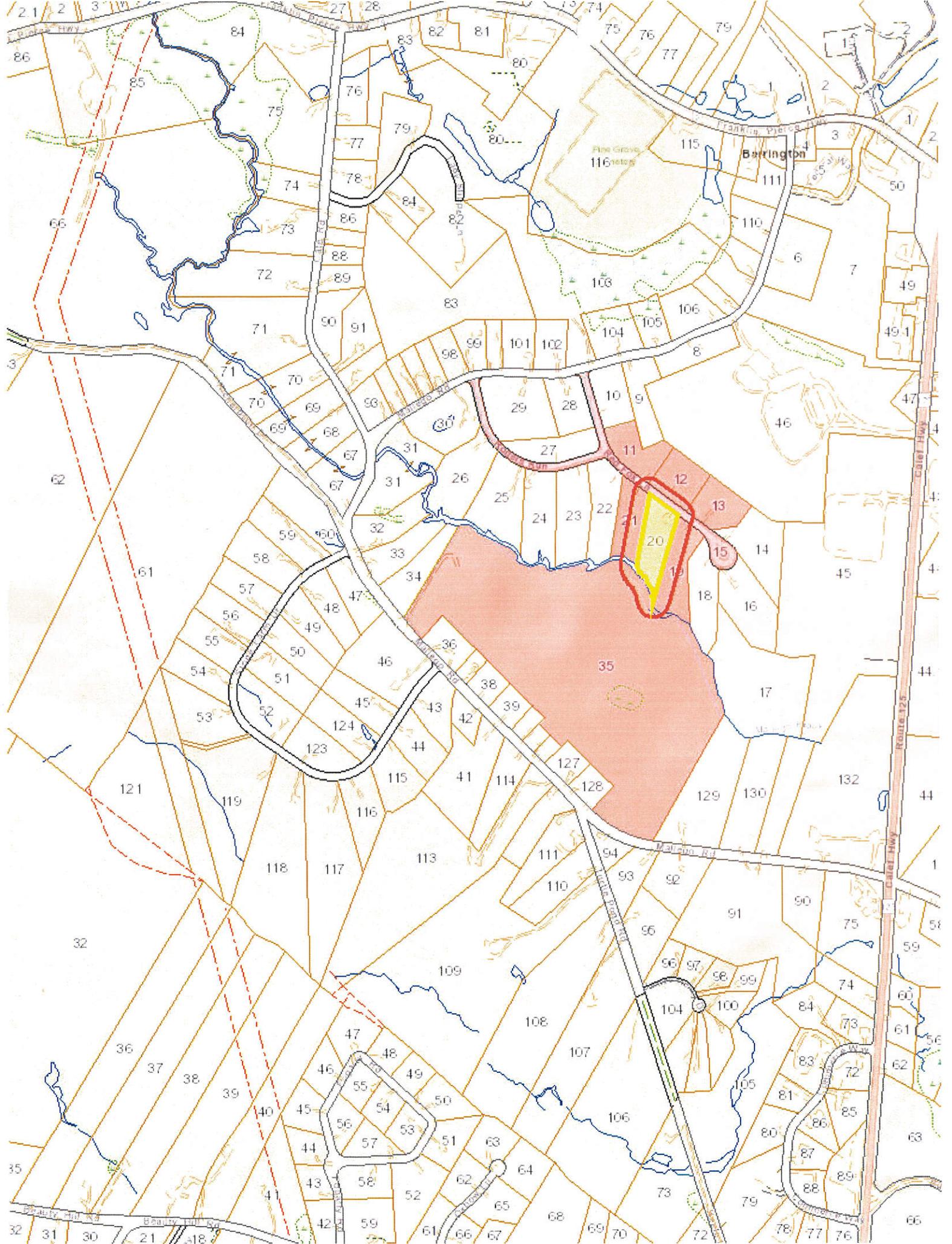
## POOL LOCATION PLAN

OF

Map 11, Lot 4-2, Plot 8

RED FOX LANE, BARRINGTON, NEW HAMPSHIRE





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FROM  
PLOT PLAN

NAME: Robert & Karen Mammolo DATE: 3/21/11

ADDRESS: 24 Red Fox Lane, Barnytn NH

03805



INSTRUCTIONS: Please fill in all the blanks. Sketch the plot plan showing the location and setbacks of all buildings, the well, the septic and all lot line setbacks. Please show any right of ways or main thoroughfares.

SIZE OF LOT: 2.13 acres FRONTAGE: \_\_\_\_\_ ft DEPTH: \_\_\_\_\_ ft

DISTANCE FROM RIGHT OF WAY LINE: 200' rem SIDELINE: 50' rem

DISTANCE FROM REAR LINE: \_\_\_\_\_ SIDELINE: \_\_\_\_\_

\*Applicant's Signature [Signature] Karen Mammolo Date: 3/21/11

**ABUTTER LIST**

Town of Barrington, NH  
Please Print or Type

Applicant: Jason Haberstroh Phone 603 674 3792

Project Address: 24 Red Fox Lane, Barrington N.H. 03825

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
<del>11</del>	<del>42</del>		Terri Rogers	24 Red Fox Lane, Barrington N.H. 03825

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
239	11	Kula, John and Rebecca	13 Red Fox Lane
239	12	Pelletier, Kim and Mike	21 Red Fox Lane
239	13	Plaisted; Holmes, Jeffrey	31 Red Fox Lane
239	19	Cavanaugh, Arthur III, Meghan	30 Red Fox Lane
239	21	Angsuwan - Castles, Sirima	14 Red Fox Lane
239	35	Guptill, Paul	Mallego Rd, P.O. Box 587

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 Haberstroh	768 Washington St. Barrington N.H.
Adam Fogg	25 Nute Rd., Dover, N.H. 03820

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: June 22, 17, This is page 1 of 1 pages.

Applicant or Agent: Jason Haberstroh

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

Parcel Number	Camera #	Property Address	Owner Name	Co Owner Name	Owner Address	Owner Address	Owner Address	Owner State	Owner City	Owner Zip
239-0011	239-0011	13 RED FOX LN	KULA JOHN & REBECCA		13 RED FOX LN		2	NH	BARRINGTON	03825
239-0012	239-0012	21 RED FOX LN	PELLETIER KIMBERLY & MICHAEL	TRS PELLETIER FAM REV TR	21 RED FOX LN			NH	BARRINGTON	03825
239-0013	239-0013	31 RED FOX LN	PLAISTED- HOLMES JEFFREY	PLAISTED- HOLMES LYNNETTE M	31 RED FOX LN			NH	BARRINGTON	03825
239-0019	239-0019	30 RED FOX LN	CAVANAUGH ARTHUR III & MEGHAN		30 RED FOX LN			NH	BARRINGTON	03825
239-0021	239-0021	14 RED FOX LN	ANGSUWAN- CASTLES SIRIMA D	CASTLES JOHN R	14 RED FOX LN			NH	BARRINGTON	03825
239-0035	239-0035	MALLEGO RD	GUPTILL PAUL		PO BOX 587			NH	BARRINGTON	03825



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15





Picture 16