



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 Aug 22 2017 Case No. 117-16-GR-17-ZBA Variance
Owner KATHERINE E PATRICK EDWARDS
Mailing Address 113 PROVINCE ROAD, BARR. NH 03825
Phone 603-988-7036 Email N/A

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"/> \$ 75.00 Legal Notice <input type="checkbox"/> \$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form <input 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 |

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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 Irvine
 Staff Signature

8/23/2017
 Date

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

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PART III - PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 117-16-GR-17-2BA Variance

Project Name PROPOSED NEW IMPROVEMENTS & EXISTING CONDITIONS PCA

Location Address # 40 BIRCH LANE

Map and Lot MAP 117 LOT 16

Zoning District (Include Overlay District if Applicable) RESIDENTIAL

Property Details:

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

Use: RESIDENTIAL

Number of Buildings: 1 Height: 1 story - 10' ±

Setbacks: Front 54.0' Back 24.6' Left Side 11.0' Right Side 15.8'

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, TABLE 2 DIMENSIONAL REQUIREMENTS

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

ATTACHED

Barrington Zoning Ordinance Requirements:

BUILDING SETBACKS, FRONT 40', REAR & SIDE 30'

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

TO DEMOLISH EXISTING MOBILE HOME AND REBUILD A NEW HOUSE AND GARAGE.

Revised 9/5/17

Aug 23, 2017

ZONING BOARD OF ADJUSTMENT NARRATIVE

TAX MAP 117 LOT 16 : OWNER, KATHERINE & PATRICK EDWARDS

Request by applicant for a variance from Article 4, Section 4.1.1, Table 2 to demolish the existing mobile home and allow a proposed new house and garage to be located within the side and rear setbacks at 46 Birch Lane and as shown on the provided plan titled PROPOSED NEW IMPROVEMENTS & EXISTING CONDITIONS PLAN Prepared by Pohopek land Surveyors and dated July 2017, revised Aug 23, 2017.

The proposed new house and garage location centers the structure on the lot, provides a location for a state approved septic system and a protective area for the on lot well.

This new layout also meets and exceeds many of the existing setbacks of the existing mobile home and out buildings.

It is our intentions to improve the visuale appeal and value of the property.

Thank You for your consideration in this matter.

Katherine & Patrick Edwards

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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.

EXISTING NON-CONFORMING RESIDENTIAL MOBILE HOME TO BE REPLACED WITH A NEW HOUSE & GARAGE AS SHOWN ON ATTACHED PLAN.

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

THIS NEW CONSTRUCTION WOULD IMPROVE THE EXISTING CONDITIONS OF THE SITE.

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

THE PROPOSED NEW HOUSE & GARAGE WOULD INCREASE THE VALUE OF THE PROPERTY AND ENHANCE THE VISUAL LOOK OF THE LOT.

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

WOULD ENHANCE THE VISUAL LOOK OF THE LOT AND INCREASE THE TAX BASE OF THE PROPERTY.

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

THE PROPOSED NEW HOUSE & GARAGE WOULD MAKE THE AREA MORE VALUABLE & DESIRABLE AREA

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.

- ☐ 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.

☐ 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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SITE / CONTEXT PHOTOS

Using Guidelines Below

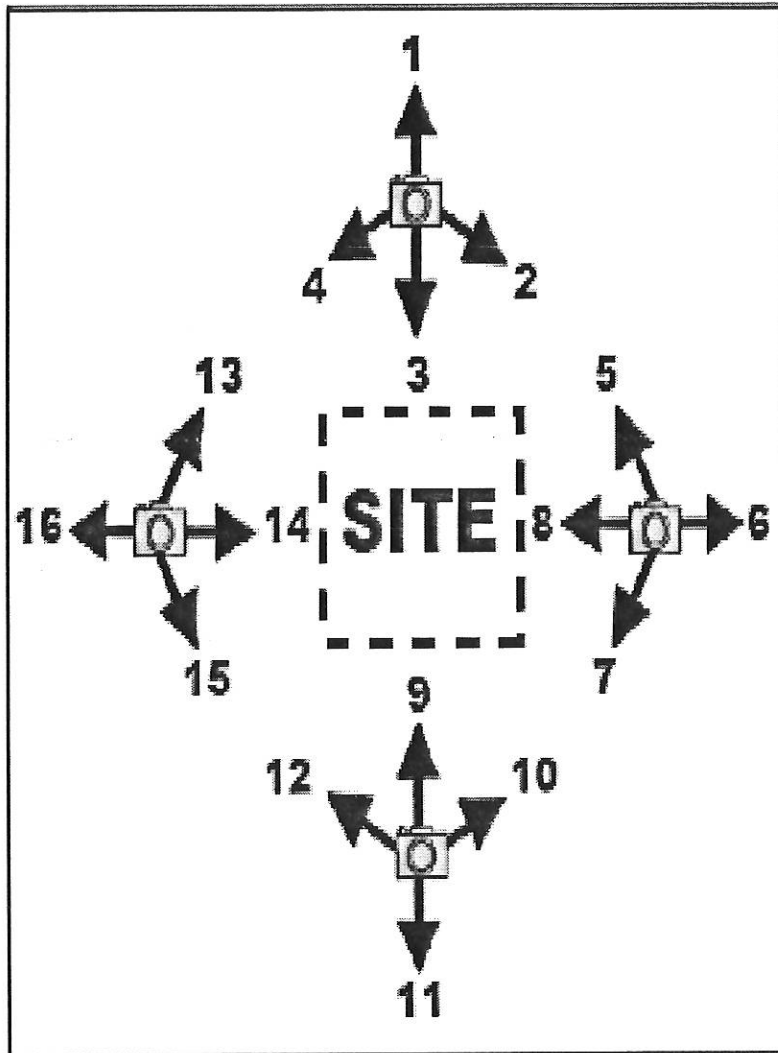
Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

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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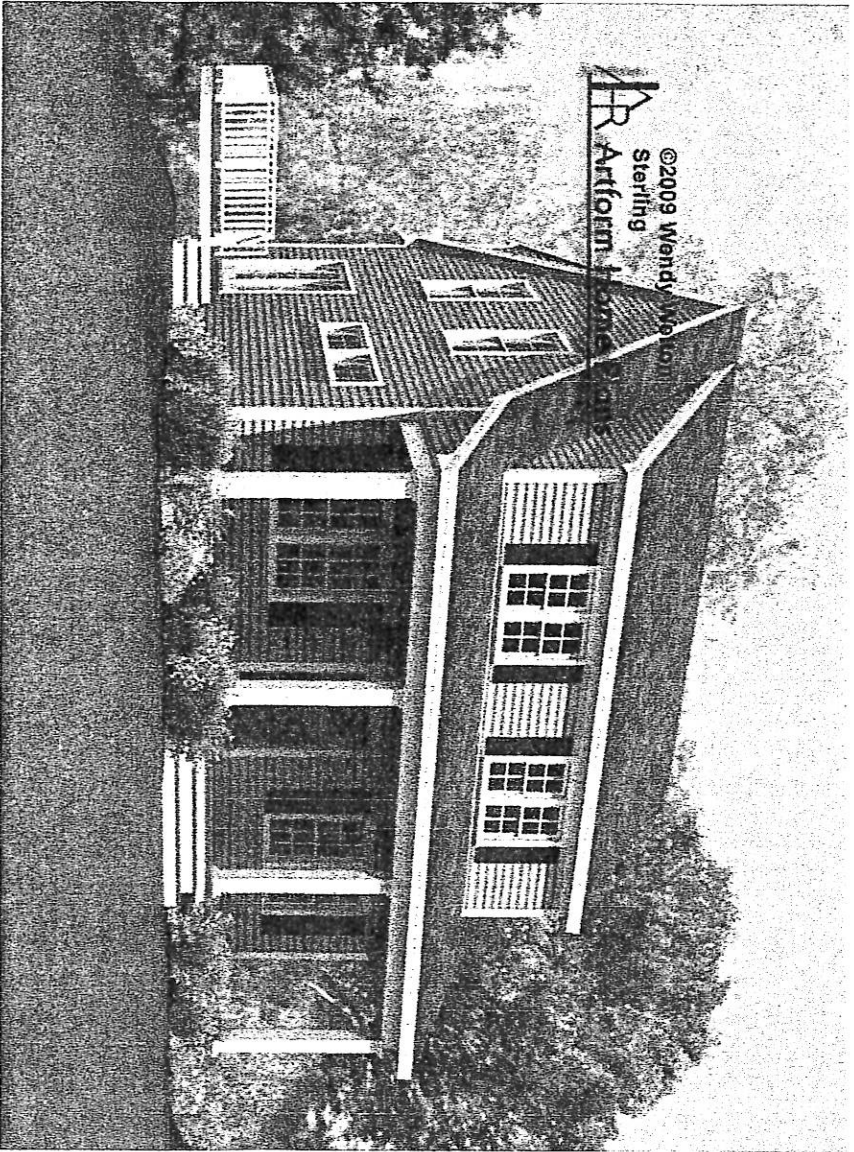
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045.120 Sterling Cottage Updated

Some features shown are optional. Your contract with your builder governs.



Artform Home Plans

The Sterling Cottage is surprisingly affordable - all dimensional lumber and a compact footprint - and yet has lots of storage, well proportioned spaces and modern functional needs, like laundry and enclosed office on the first floor. This really is a "small house with lots of room in it".

No charge adaptation for Home/Work: slight reworking of first floor bath and laundry to get access to the bath from the Study.

1600 @ 125 =

Land

[Handwritten signatures and initials]

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| | Living Area | Bedrooms | Bathrooms | Ceiling Height Shown | Ceiling Height Possible* |
|-------------------|-------------|----------|-----------|----------------------|--------------------------|
| First Floor | 784 SF | 0 | 1.0 | 8'-0" | 8'-0" |
| Second Floor | 784 SF | 3 | 2.0 | 8'-0" | 8'-0" |
| Total Above Grade | 1568 SF | 3 | 3.0 | | |
| Basement | 0 SF | 0 | 0.0 | 7'-8" | 7'-8" |

* -- See Major Changes on pricing tab of plan page for cost.

<http://www.artformhomeplans.com/Contacta5w>
<http://www.artformhomeplans.com/TermsConditionsa5w>

Design is copyright protected, all rights reserved. You may not build without purchasing a license, even if you make changes. Square footages and room dimensions are approximate, and may vary slightly. Not responsible for typographical errors.

August 22, 2017

Edward T. Donnell
63 Birch Lane
Barrington, NH

To whom it may concern,

The Birch Lane Road has a private contractor who plows the road during the winter.

He has worked for us over the last twelve years and does a wonderful job clearing the
Road.

If you have any questions, please do not hesitate to call me at 603-664-2128.

Sincerely,

A handwritten signature in cursive script that reads "Edward T. Donnell". The signature is written in dark ink and is positioned above the printed name and title.

Edward T. Donnell
Road Representative

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ABUTTER LIST

Town of Barrington, NH

Please Print or Type

Applicant: Katherine & Patrick Edwards Phone 603-988-7036

Project Address: 46 Birch Lane

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 |
|-----|-----|------|-----------------------------|---------------------------------|
| 117 | 16 | | Katherine & Patrick Edwards | 113 Province Rd, Barrington, NH |

ABUTTING LOT OWNERS

| Map | Lot | Owner Name | Owner Mailing Address (NOT property location) |
|-----|-----|-----------------------------|---|
| 117 | 15 | Katherine & Patrick Edwards | AS Above |
| 117 | 17 | Michael & Joyce B Tugel | 116 Birch Lane, Barrington |
| 117 | 18 | Kathann & Jeffrey J Phinney | 515 Young Rd, Barrington |
| 117 | 6 | Edwin L McFadden | 41 Birch Lane, Barrington |
| 117 | 7 | Barry J & Renae N Vater | 55 Birch Lane, Barrington |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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 |
|---|-----------------------------------|
| Pohopek Land Surveyors | 42 Fragg Road Rochester, NH 03839 |
| septic Designers LLC | |
| | |

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 Funn Date: 8/23/2017