

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 3/29/2017 Case No. 103-38-GR-17-ZBA
Owner George Gauthier
Mailing Address PO Box 228 Raymond NH 03077
Phone 603-505-0807 Email Welbuilt1959@peoplepc.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 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 checked="" 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 checked="" 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 |

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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 Armini
 Staff Signature

3/29/2017
 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. _____

Project Name George Gauthier

Location Address Long Shore Dr.

Map and Lot 103-0038

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: To live here / permanent residence

Number of Buildings: one Height: 30'

Setbacks: Front 61' Back 131.2' Side 14.7' Side 14.7'

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:

Variance expired / Variance originally for side line setback
Sept 2016

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

Barrington Zoning Ordinance Requirements:

4.1.1 Table 2 - 14.7' side setback on either
side where 30' is required

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

I'm requesting my existing expired variance
for side line setback be re-extended for 18
months so I can build the skinny home I
had intended on building 2 years ago,

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I wish to build a two story home for myself on this lot that I like very much. I feel this area and Barrington itself is a great location and I want to live out my life here. These are all lots of record from a 1967 subdivision. The soils on this lot are very good with a quick perk rate allowing for a two bedroom septic system that will have minimal to no impact on the surrounding area. This lot is long and narrow requiring a sideline setback variance. In 1987 I applied for and received a variance for a one bedroom A frame house. A few years ago the State Of N.H. required that all existing variances need to be renewed. In August of 2014 I applied to renew my variance with much better detail and a certified plot plan. I was approved for a two bedroom home with a footprint of 21'x50'. Because of circumstances beyond my control I was not able to complete my dream within the two year time frame. I can now complete my dream if the town of Barrington grants me to have the exact same variance they granted me two and a half years ago. I just need 18 months minimum to complete my dream.

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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.

This lot is long and narrow making side-line setback impossible to achieve

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

It would allow me to live in a year round home on a lot of record as many people there already do on narrow lots

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

This building will be a nice new home built to town codes improving this area's look + value. Unlike many older existing dwellings + trailers

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

It would allow me to have a year round new home instead of just a seasonal camp lot. It will greatly improve the area's look

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

This home will increase the town tax base. I won't be impacting the school system with no children since I intend to stay there until I die. It will be a nice looking home

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.

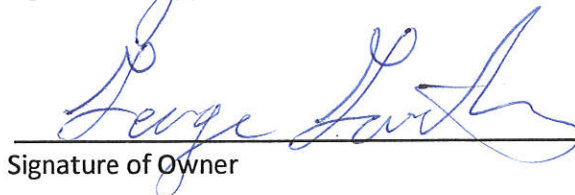
☐ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

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

3/29/2017
Date


Signature of Owner

3/29/2017
Date

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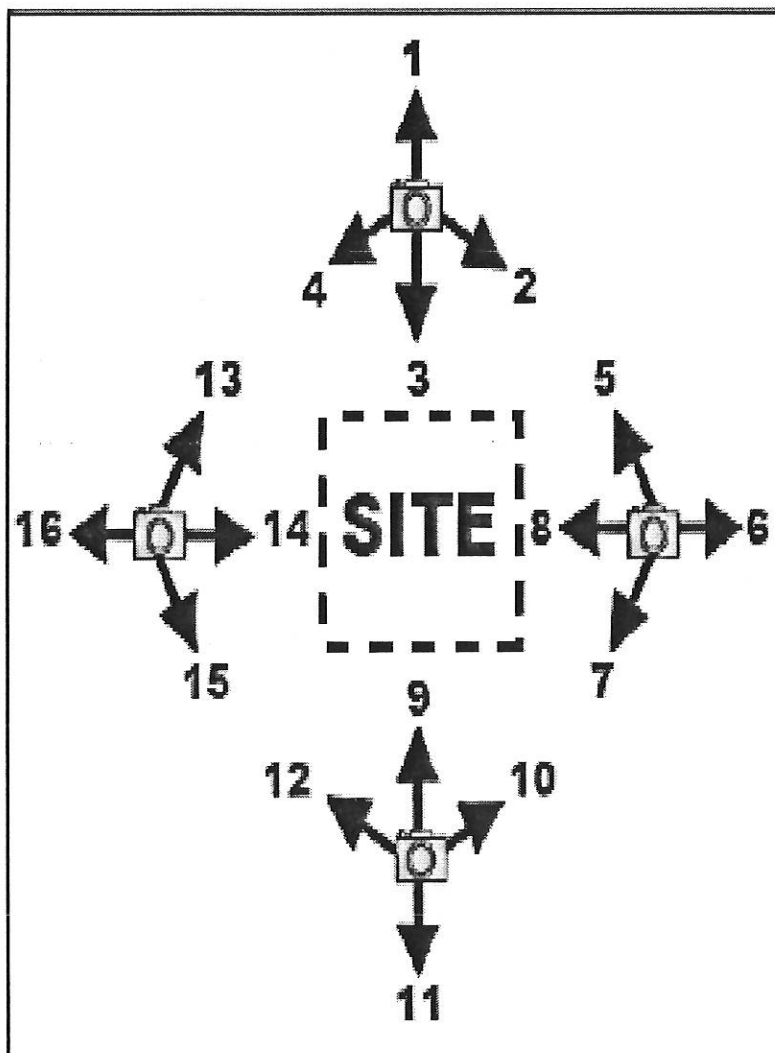
SITE / CONTEXT PHOTO

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.

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ABUTTER LIST

Town of Barrington, NH
Please Print or Type

Applicant: George Gauthier Phone 603-505-0807

Project Address: Long Shore Dr Barrington NH 03825 (Map 103-10+38)

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
103	38		George Gauthier	PO Box 228 Raymond NH 03077

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
✓ 103	0037	Leon Atamian	4 Pheasant Trl. Weston Ma 02193
✓ 103	0039	Marisa D. Wilich TRS REV TR	31 Dearborn Ave Hampton NH 03842
✓ 103	0047	Edward + Nancy Doherty	84 Tudor St. Chelsea Ma 02150
✓ 103	0048	Michael Patenaude	54 Corbett St Lowell Ma 01852

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
✓ Berry Surveying + Engineering	200 Second Crown Point Rd Barrington NH 03825

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

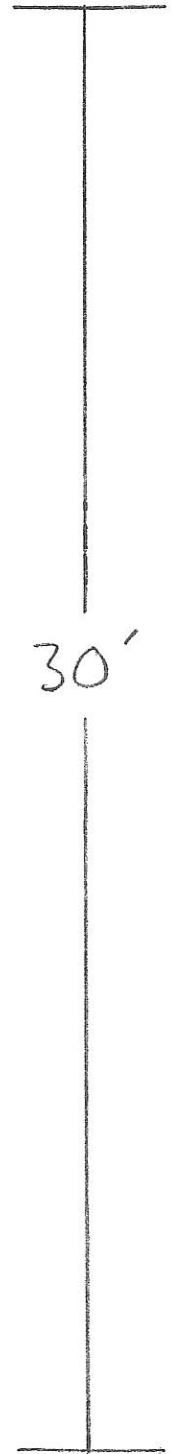
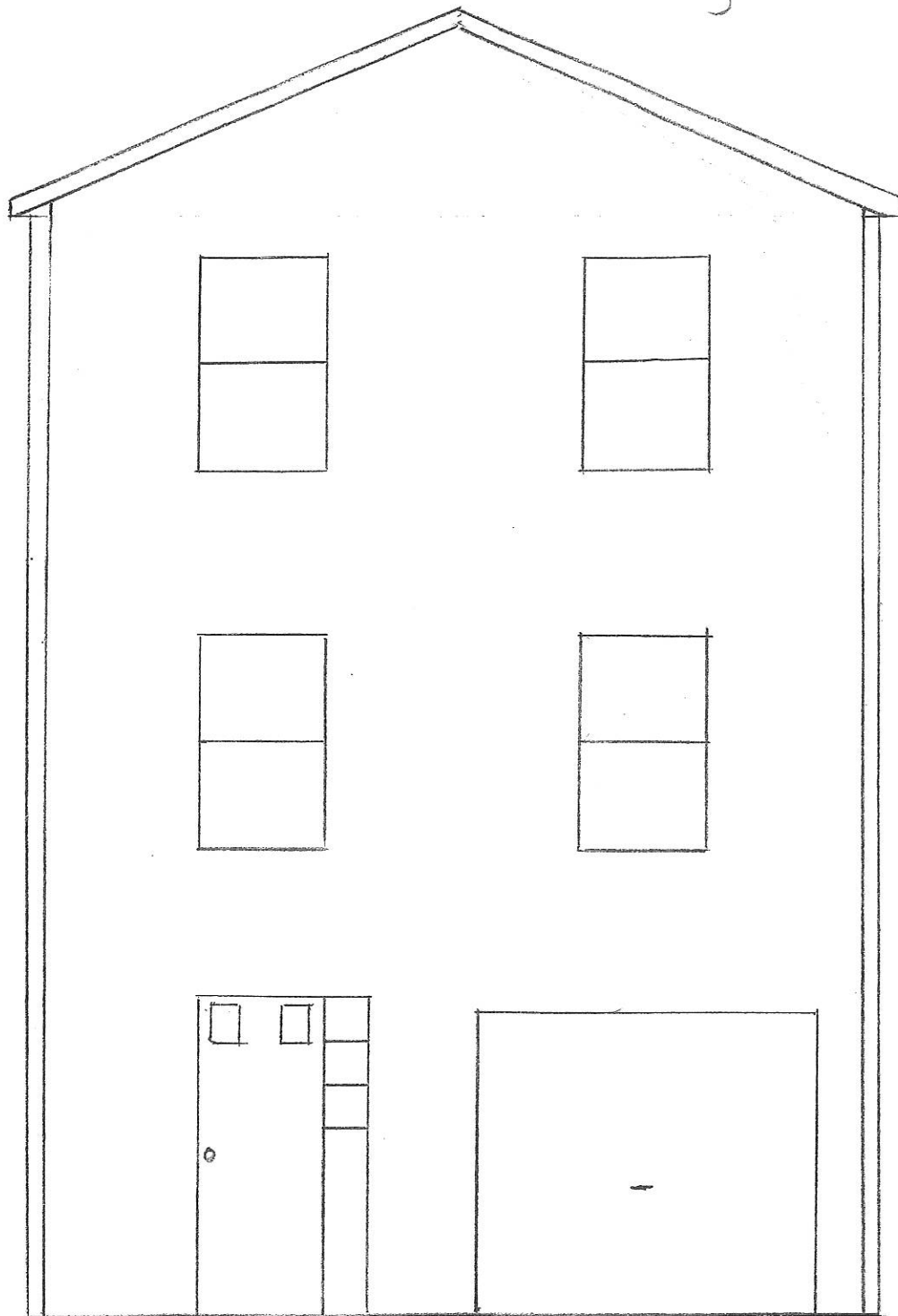
on this date: 3/28/2017 This is page 01 of 1 pages.

Applicant or Agent: George Gauthier

Planning Staff Verification: _____ Date: _____

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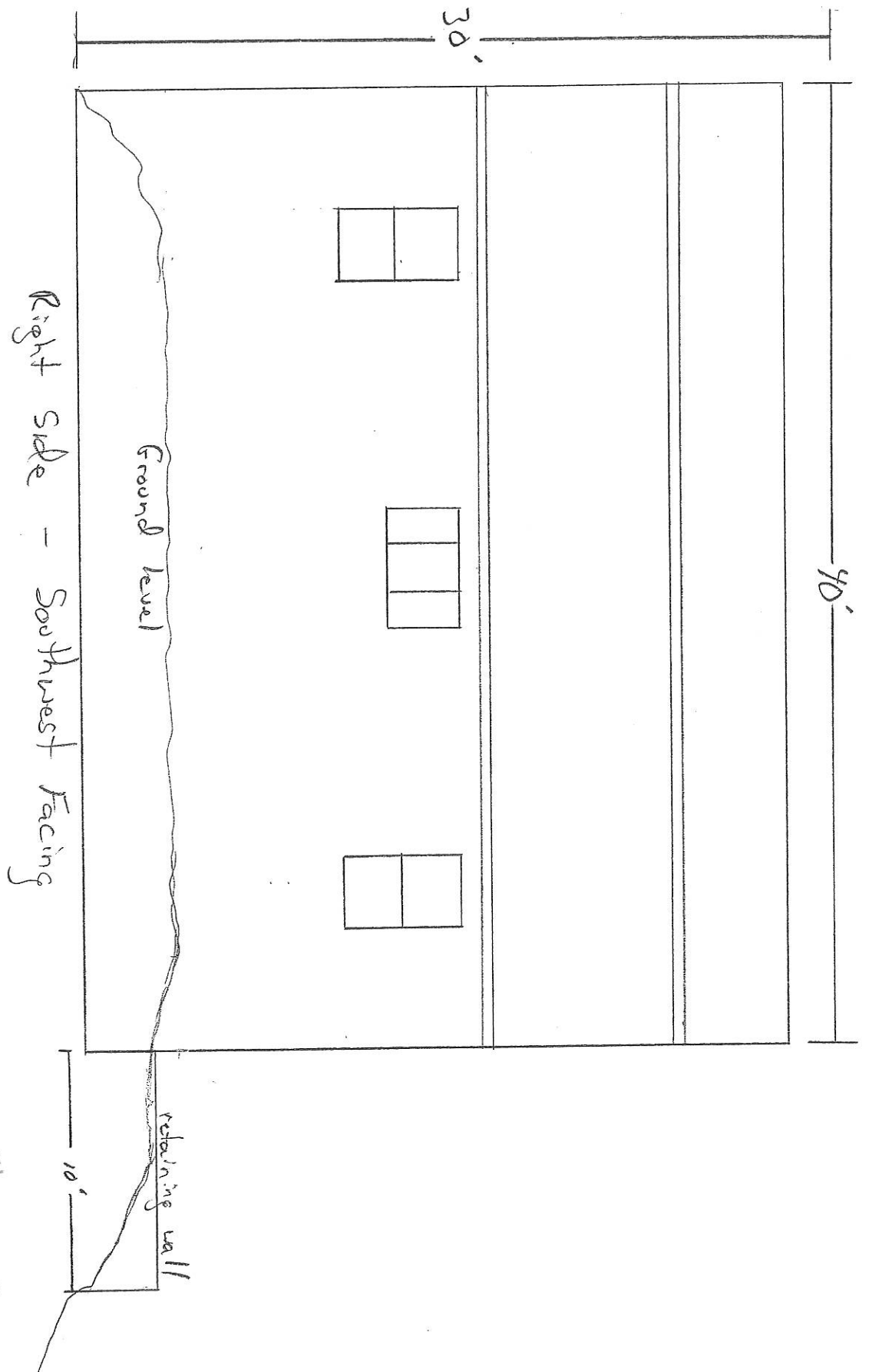
Front view
North west facing



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Rear view
Southeast facing

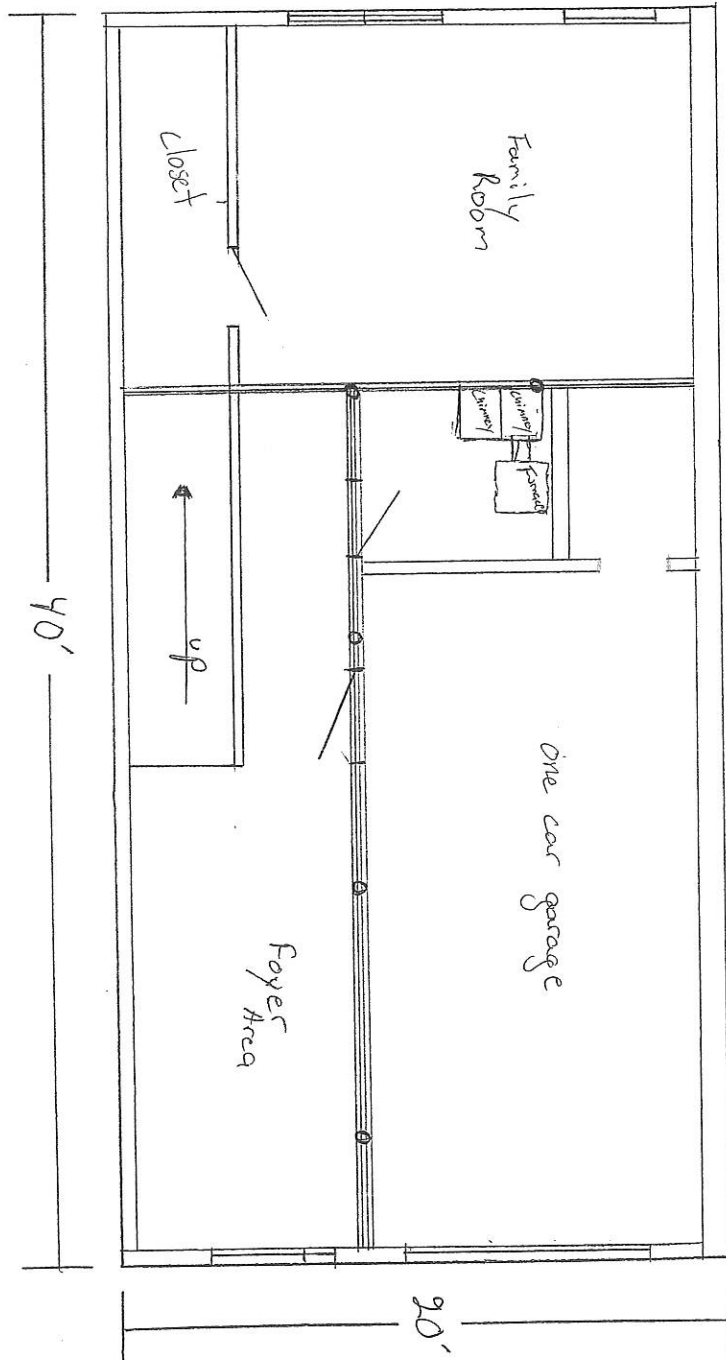


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Basement/Lower level Plan

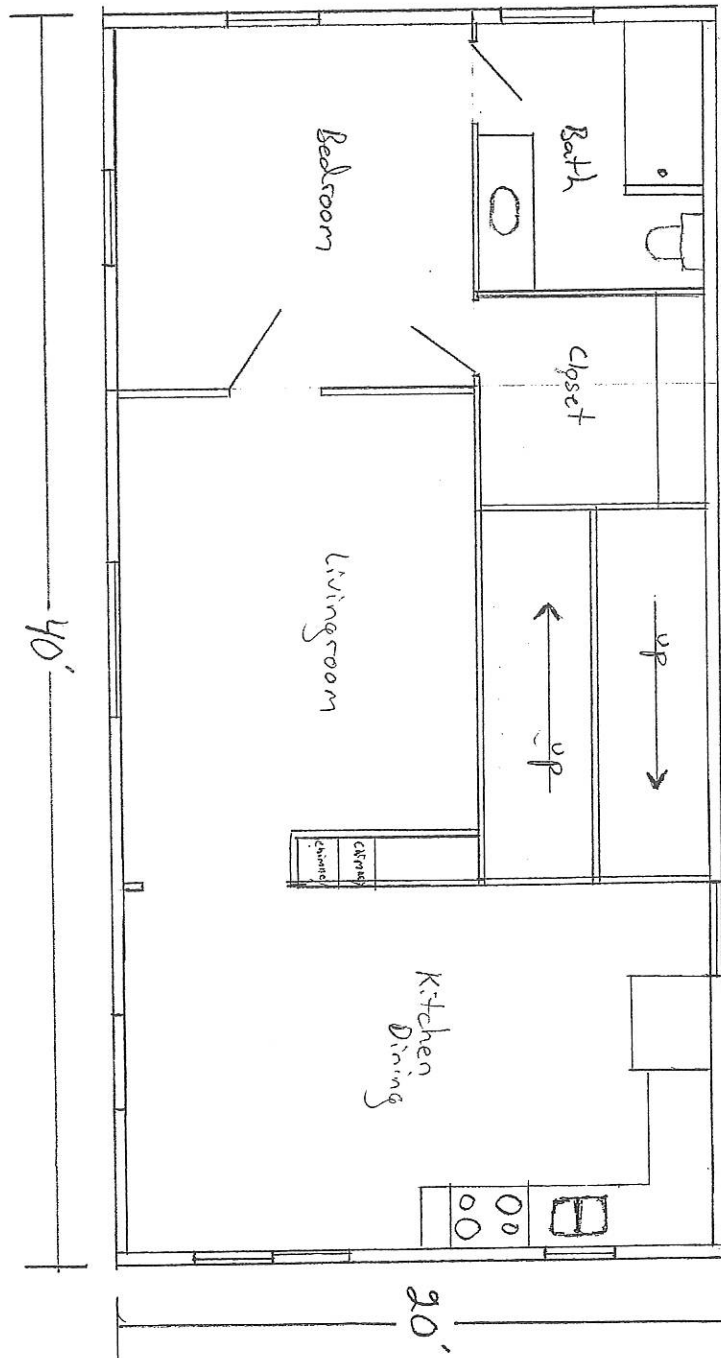


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First Floor plan

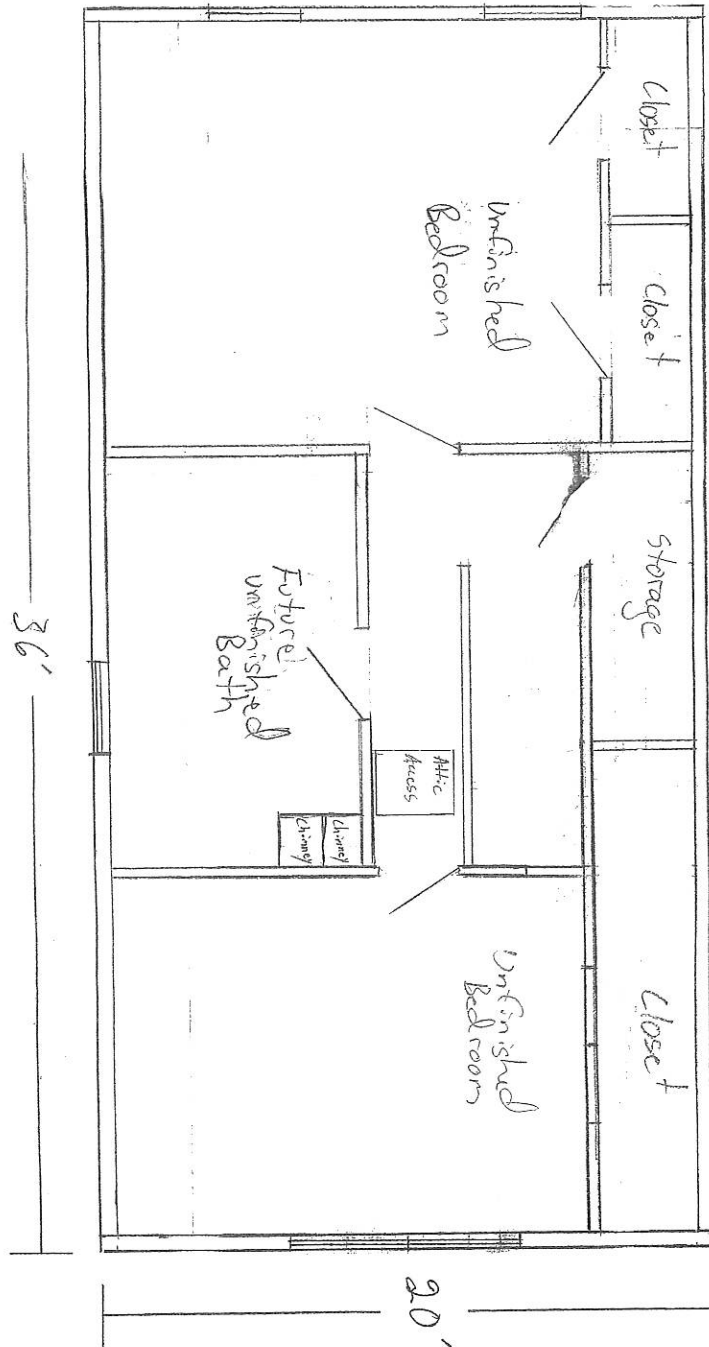


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Second Floor Plan



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