



Planning & Land Use Department

Town of Barrington

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Barrington Zoning Board of Adjustment Notice of Decision

Case Number: 239-2/235-1, 2, 3-TC-16

Location: Christmas Lane and Franklin Pierce Highway

Date: July 26, 2016

Re: 23-2/235-1,2,3-TC-16 - Variance (Owners: John & Linda Svenson, Garth & Elizabeth Svenson & 1962 Real Estate, LLC) Request by applicants for variances under Article 16 Planned Unit Development (PUD), Article 16.3.2, Minimum Lot Size/ Lot Area, Article 16.3.2(2) Residential Uses proposing to permit the net density for a single family dwelling to be based upon 16,250 sq. ft. per dwelling. 16.5.2 Commercial Component Requirements, where the applicant is proposing 26.5% when 50% of the total development is required to be commercial on Christmas Lane and Franklin Pierce Highway (Map 239, Lot 2 and Map 235, Lots 1,2,3) in the Town Center Zoning District. By Kenneth A. Berry, PE LLS; Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

You are hereby notified that the request of Case# 239-2/235-1,2,3-TC-16 , for a Variance from the terms of the Barrington Zoning Ordinance Article 16.3.2(2) to permit the net density for a single family dwelling to be based upon 16,250 sq. ft. per dwelling has been GRANTED for the following reasons:


After a consideration of the petitioners application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, July 20, 2016, it is the decision of the Board that the unique facts in the specific case # 239-2/235-1,2,3 authorize a Variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that a literal enforcement of the Ordinance will result in unnecessary hardship and so by GRANTING a Variance in this specific case, the spirit of the ordinance is observed and substantial justice will be done. For additional information, please reference the Zoning Board of Adjustment meeting minutes of July 20, 2016.

This Variance was approved to be valid for a period of five (5) years.

You are hereby notified that the request of Case# 239-2/235-1, 2, 3-TC-16, for a Variance from the terms of the Barrington Zoning Ordinance Article 16.5.2 Commercial Component Requirements to allow 26.5% when 50% of the total development tract is required has been GRANTED for the following reasons:

After a consideration of the petitioners application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, July 20, 2016, it is the decision of the Board that the unique facts in the specific case # 239-2/235-1,2,3 authorize a Variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that a literal enforcement of the Ordinance will result in unnecessary hardship and so by GRANTING a Variance in this specific case, the spirit of the ordinance is observed and substantial justice will be done. For additional information, please reference the Zoning Board of Adjustment meeting minutes of July 20, 2016.

This Variance was approved to be valid for a period of five (5) years.


Chair - Zoning Board of Adjustment

Case Number: 239-2/235-1,2,3-TC-16

Date: July 26, 2016
Map: 239 Lot: 2
Map: 235 Lots: 1,2,3

333 Calef Highway (Route 125)
Barrington, NH 03825

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. *Reference RSA 677:2*

Variations shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance. RSA 674:33 Ia.

(The Variations referenced above were approved to be valid for a period of five (5) years by the Barrington Zoning Board)