

# Barrington Zoning Board of Adjustments

## Zoning Ordinance Variance

4/23/2018

**251-9.2-GR-18-ZBAYAR**

Map No. 251 Lot 9.2

Tyler & Katie Rand

132 Ham Rd, Barrington NH

(603) 834-1829

[ktyrand@metrocast.net](mailto:ktyrand@metrocast.net)

### General Information:

Barrington Zoning Ordinance; Article 4 - Dimensional Requirements

4.1 - General Provisions

4.1.1 - Minimum Standards

### Included:

- 1) Barrington Zoning Ordinance (4.1.1 - Minimum Standards and Table)
- 2) Project Narrative / Request
- 3) Justification For Variance
- 4) Barrington Map 251 (Lot 9-2)
- 5) ZBA Plan Map (also shows list of abutters) - certified
- 6) Portion of Septic Map detailing Septic and Well locations
- 7) Site / Context Photos of property IAW ZBA requirements
- 8) Draft plan showing existing house and proposed addition
- 9) List of Abutters

**ARTICLE 4 ..... DIMENSIONAL REQUIREMENTS**

**4.1 .... General Provisions**

**4.1.1.....Minimum Standards**

No building or structure shall be erected, enlarged, altered or moved, nor shall any existing lot size be changed or new lot created, except in accordance with the standards prescribed in Table 2, Table of Dimensional Standards or as otherwise specified herein.

Table 2 .... Table of Dimensional Standards (a)								
Zoning District	Min. Lot Size (sq.ft.) (b)	Min. Lot Frontage (ft.) (b)	Min. Yard Setbacks (ft.)(i)			Max. Bldg. Height		Max. Lot Coverage (f)
			Front	Side	Rear	Feet	Stories	
General Residential	80,000(c)	200	40	30	30	35	2.5	40%
Neighborhood Residential	80,000(c)	200	40	30	30	35	2.5	40%
Village District (Residential)	80,000(c)	200	40	30	30	35	2.5	40%
Village District (Non-Residential)	30,000(g)	75	20	15	15	40(j)	3	60%
Town Center	20,000(h)	40	20(k)	15	15	40(j)	3	80%
Regional Commercial	40,000(d)	200	75(e)	30	30	40(j)	3	50%

**Footnotes:**  
 (a) All development is subject to the additional and supplemental dimensional standards prescribed in Article 4 of this Ordinance.  
 (b) Refer to Article 4.2 for calculating the minimum lot size per dwelling unit within each district.  
 (c) Minimum lot sizes and frontage may be reduced as part of a Conservation Subdivision in accordance with Article 6 of this Ordinance.  
 (d) Minimum lot sizes for residential dwelling units in the RC district shall be in accordance with Section 4.2 of this Ordinance.  
 (e) A greenbelt shall be maintained along the frontage of parcels on Route 125 in accordance with Subsection 4.2.3, Paragraph 4), of this Ordinance.  
 (f) Maximum lot coverage means the area of the lot covered by an impervious surface. Calculation of maximum lot coverage in a Planned Unit Development (PUD) shall be in accordance with Subsection 16.3.3. All development is subject to the provisions of Article 12, Groundwater Protection, with regard to the creation of impermeable surfaces.  
 (g) The minimum lot size for single-family dwelling units must comply with the provisions of Subsection 4.2.1 of this Ordinance, which are the same requirements for constructing a single-family dwelling in the GR and NR districts, as well as all other applicable provisions. Refer to section 4.2.2 for further specifications regarding minimum lot size and building size requirements in the VD district.  
 (h) Refer to Section 4.2.4 for additional provisions regarding minimum lot size and building size in the TC district.  
 (i) Increases in the Minimum Yard Setbacks may be required as part of the Site Plan Review or building permit process in order to comply with Life Safety Code requirements. Additional buffers may also be required between residential and nonresidential uses in the VD, RC, and TC districts as specified in Article 4, as well as other sections of this Ordinance.  
 (j) No structure may contain occupied residential building space above 35 ft. unless said structure contains a sprinkler system.  
 (k) The setback for all new structures shall be fifty (50) feet from the edge of the right-of-way along Route 125 and Route 9. No new structures (except signs) may be placed within this setback area.

Part III.

**Project Narrative:** The project is replacing an existing single story addition on the north side of the house, which will be used solely for a single family home and will enhance the property. The addition is on the side of the house away from the road. This modification is the removal of old addition (currently 957 sq ft) and replaced with a new single story addition (1050 sq ft). The total increase will be a total of 93 sq ft larger. The new addition is projected to have better installation, new roof, updated wiring and an overall better energy efficient structure. The project will comply with all codes and regulations (except minimum setback). The addition is also designed to compliment the original structure, which is an 18<sup>th</sup> century farmhouse.

Currently the primary house is almost entirely within the 40 ft minimum set back with an existing addition extending beyond the minimum setback. The proposed new addition will almost entirely be outside the required 40 ft setback. On the west side of the house, the new addition will encroach 2.4 ft. There will not be any encroachment on the east side of the addition. (See enclosure 5 - ZBA Plan Map) This primary structure will not be modified except for new roof shingles and siding as applicable.

**Request:** We request a variance from Town of Barrington Zoning Ordinance, Article 4.1.1 to remove a current addition and build replacement addition which will encroach 2.4 feet within the 40 foot front minimum setback as shown on ZBA Plan Map (encl -5).

## Justification for a Variance

1)The 1790 era primary structure was built with the back of the house 37.6 feet away from the current right of way as shown in the ZBA Plan Map (encl 5). To alter the current addition requires Zoning Board variance as stated in Zoning Ordinance article 4.1.1. The current addition was built well prior to current building standards. Literal compliance with Article 4.1.1 will prevent unnecessary hardship due to not being able to alter / update the structure to current building standards in regards to both construction, electrical and insulation.

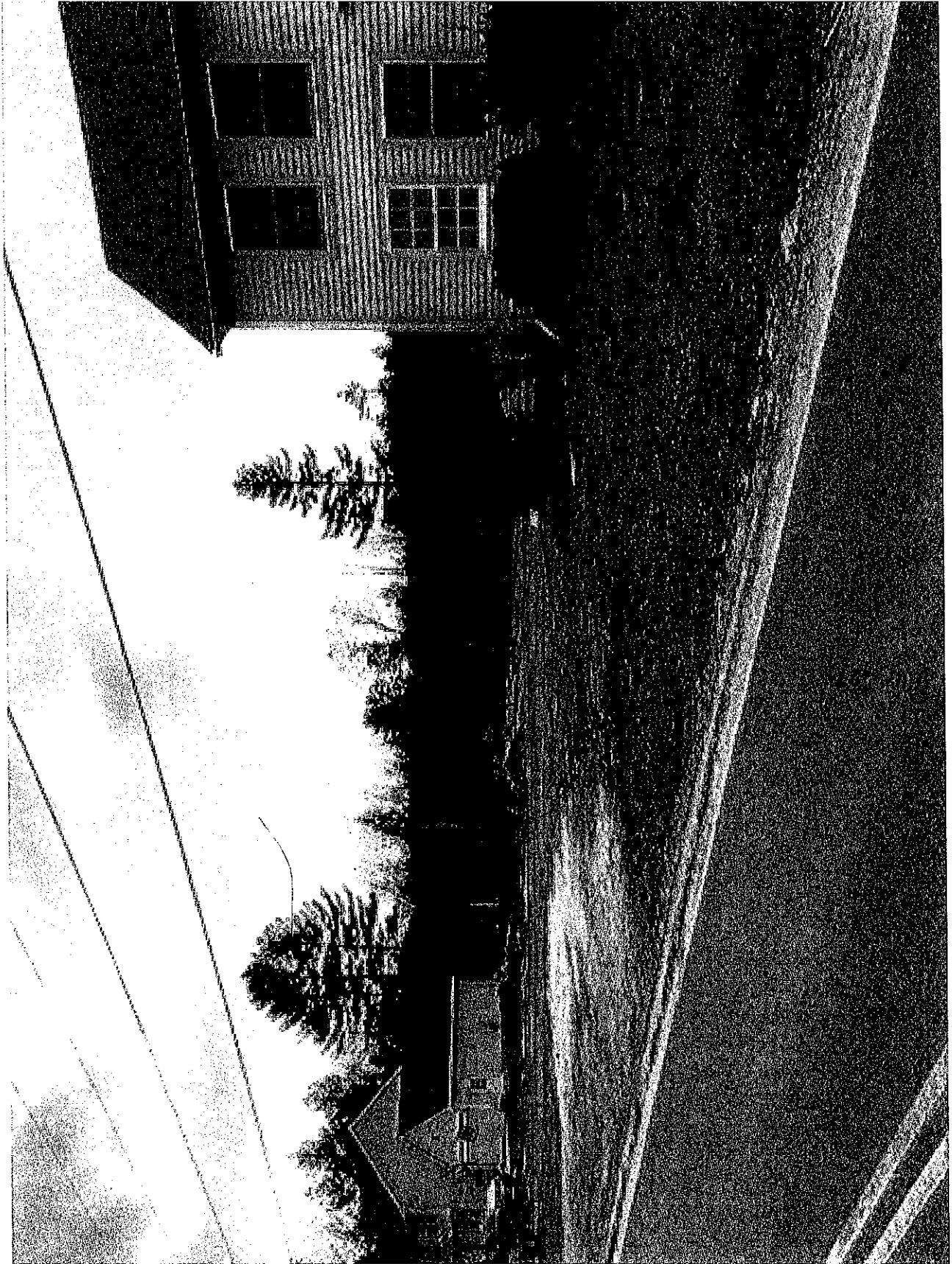
2)Granting the variance will allow for the replacement of the current addition and is consistent with the spirit of the ordinance. The replacement addition will have the same current use, which is a single family dwelling. The proposed addition will not encroach any closer on the setback requirements. The addition would be on the side away from the road and right of way.

3)Granting the variance will allow for greater property value for both this property (132 Ham Rd) and the abutting property. The addition construction will be updated to current building standards. The energy efficiency and insulation will be increased dramatically. Electrical wiring and heating will comply with all current building requirements. Windows and doors will be new.

4)Granting of the variance will do substantial justice by allowing for modernizing this property to current building requirements.

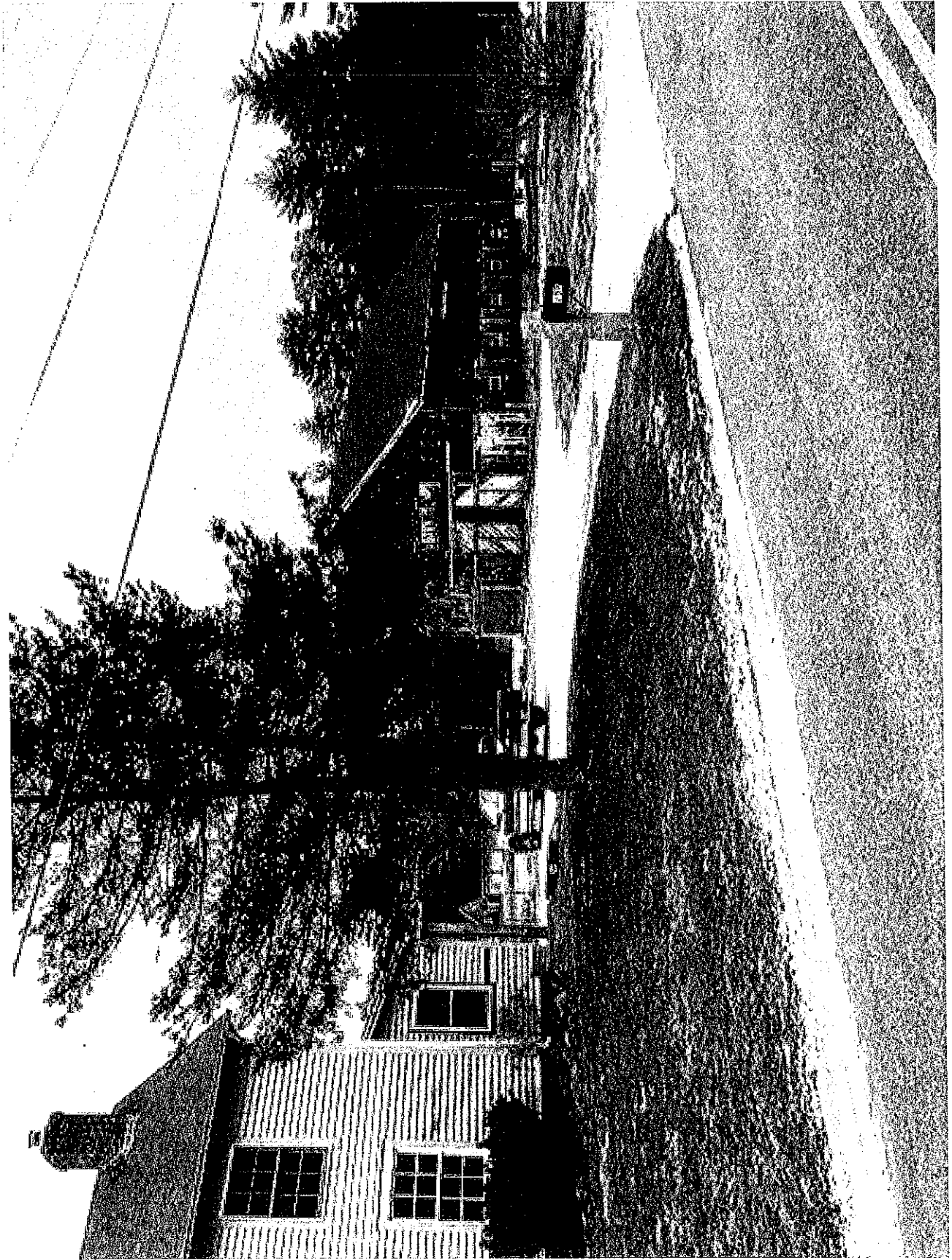
5)Granting of the variance will not be contrary to the public interest. The replacement addition will be entirely on the side of the house away from the road. There will be less impact to public view as the proposed addition is shorter than current addition thus when looked at from the side, it will not extend as far into the back of the house. The increase of size is only about 93 sq ft.





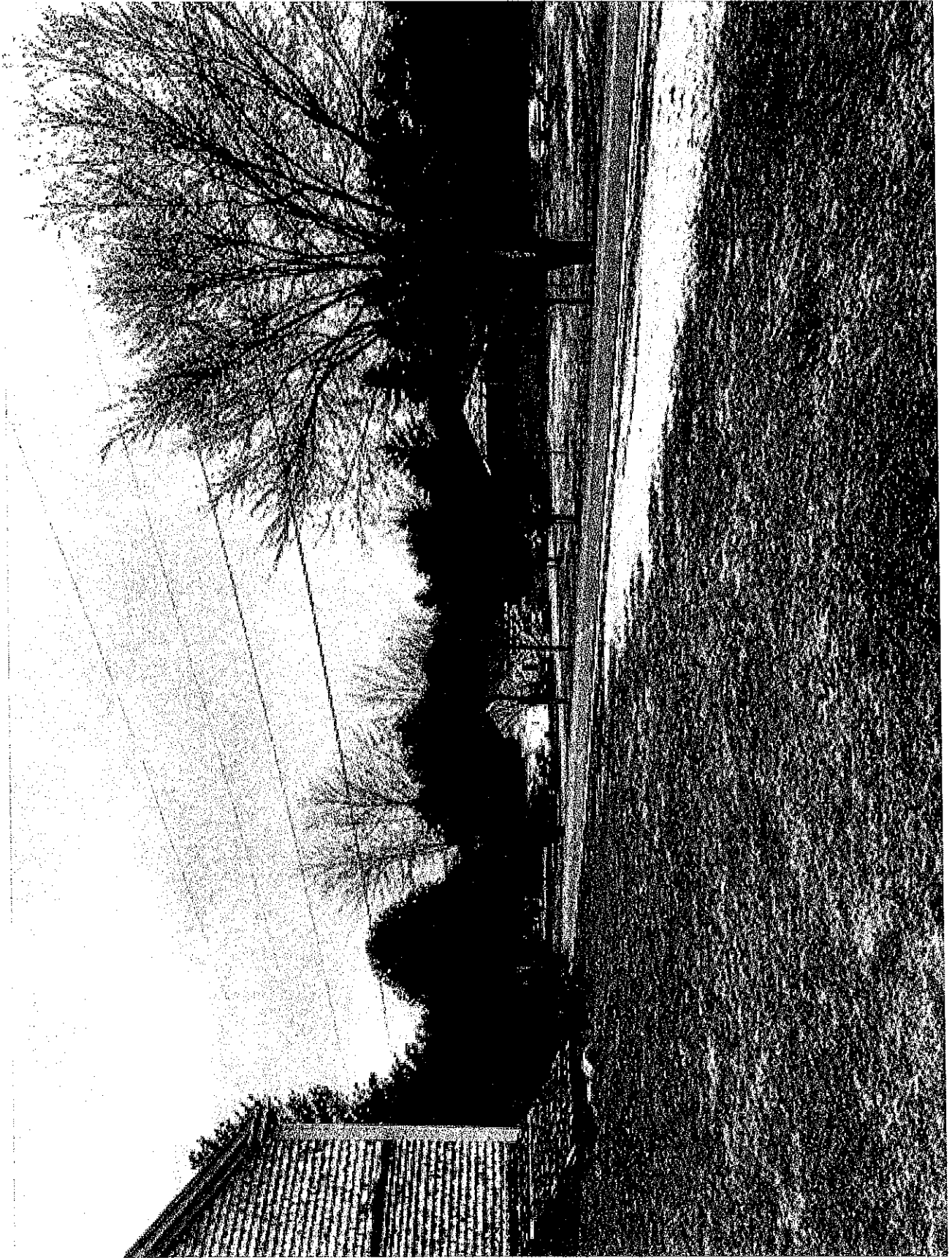


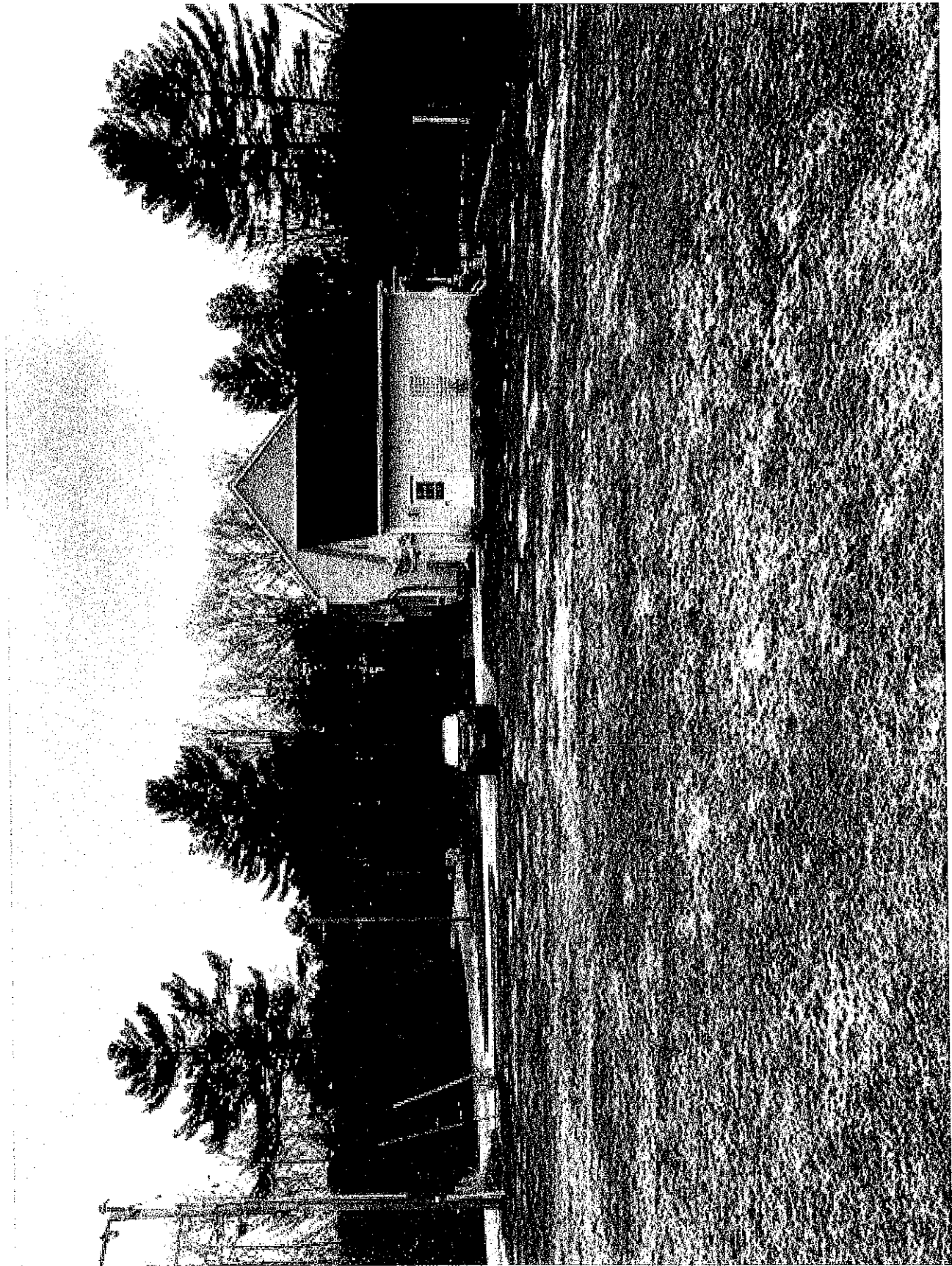


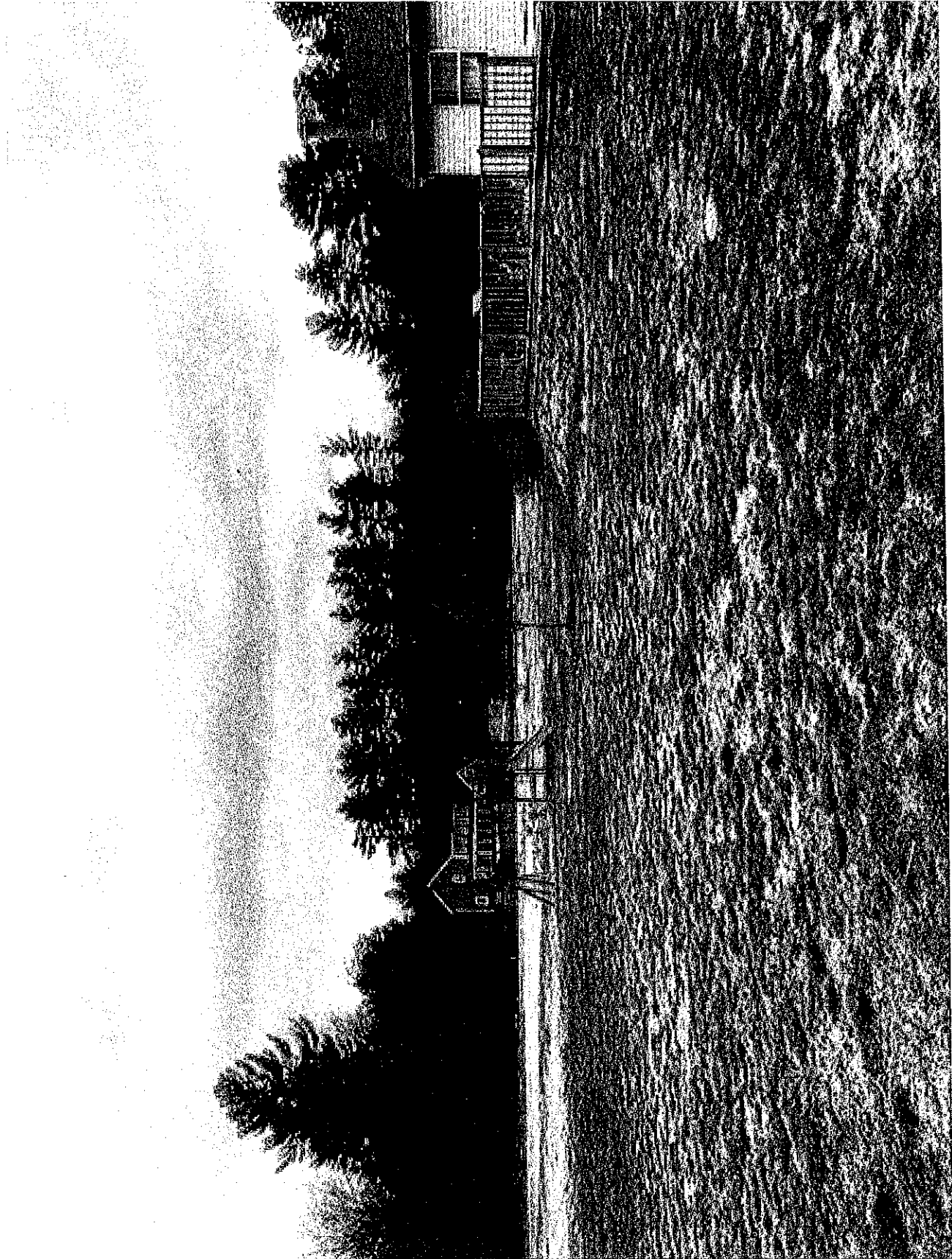


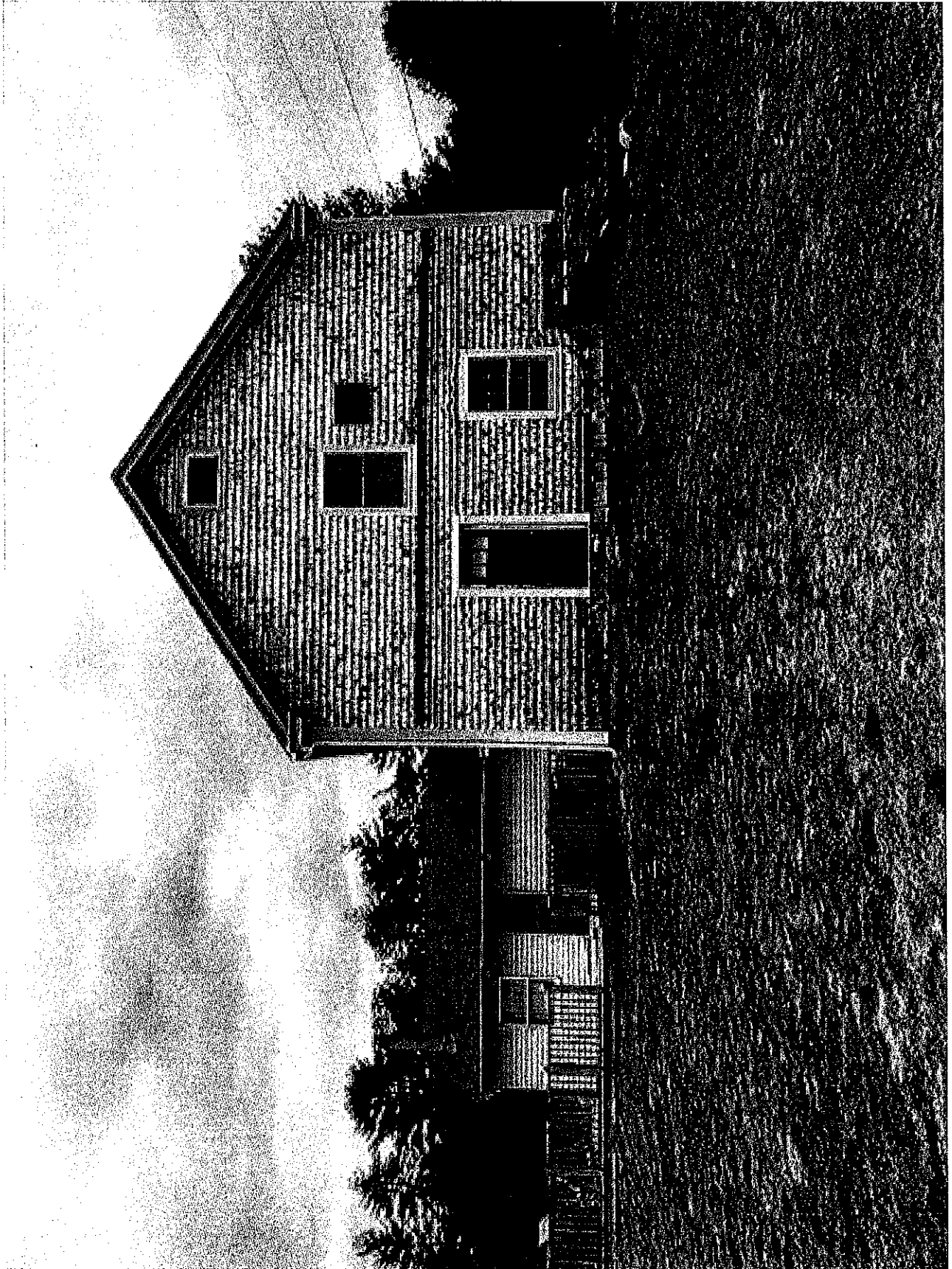
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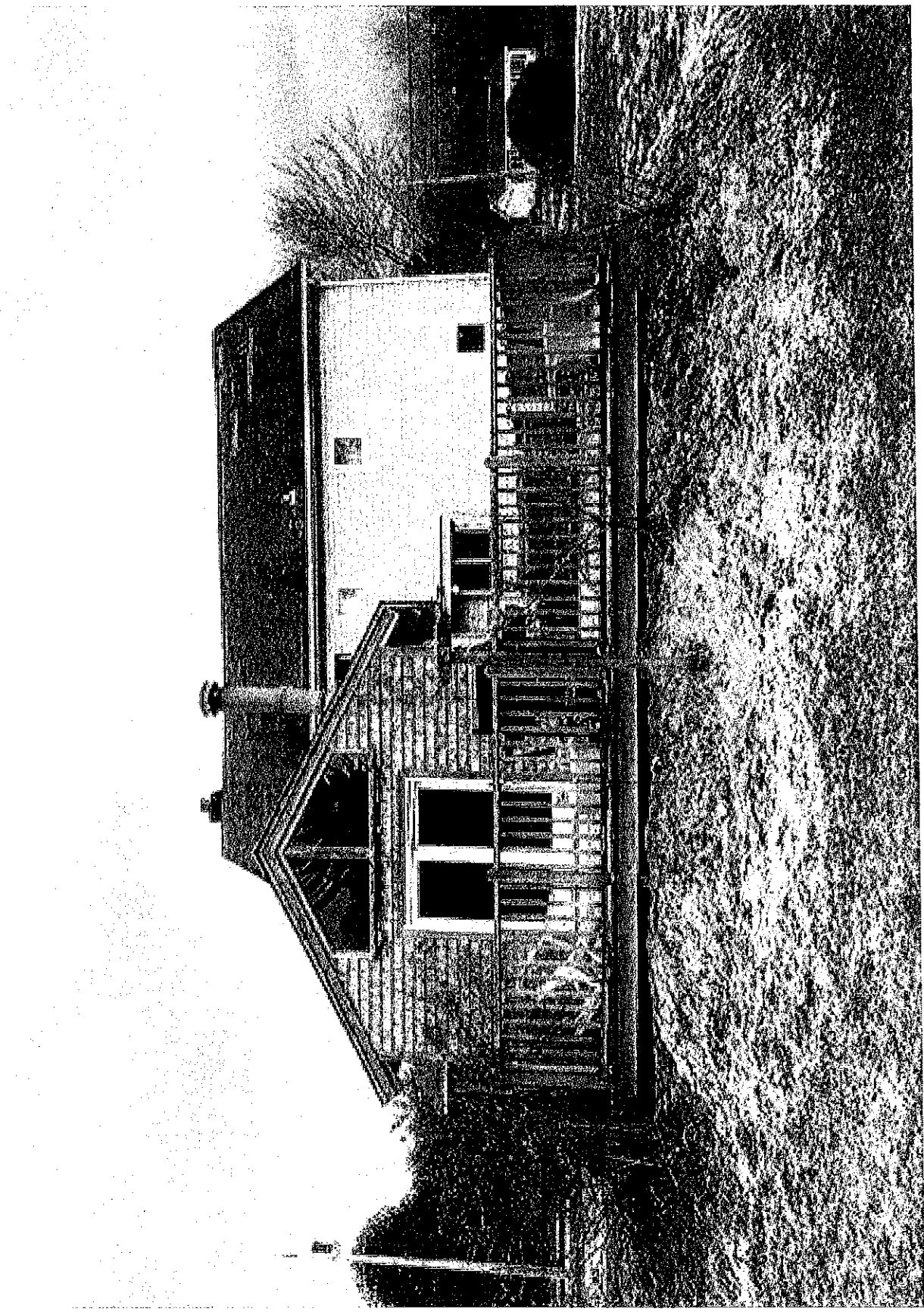




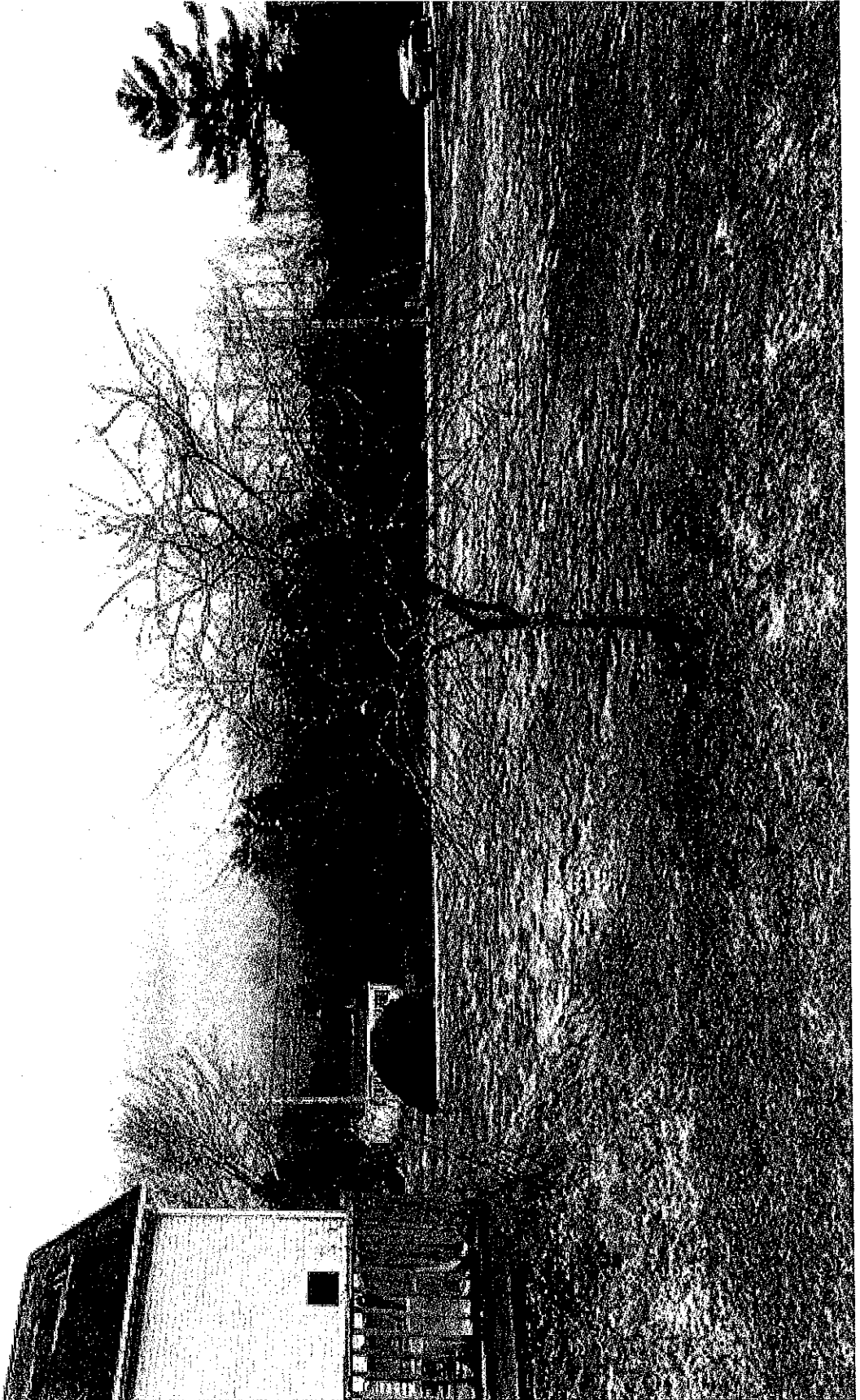








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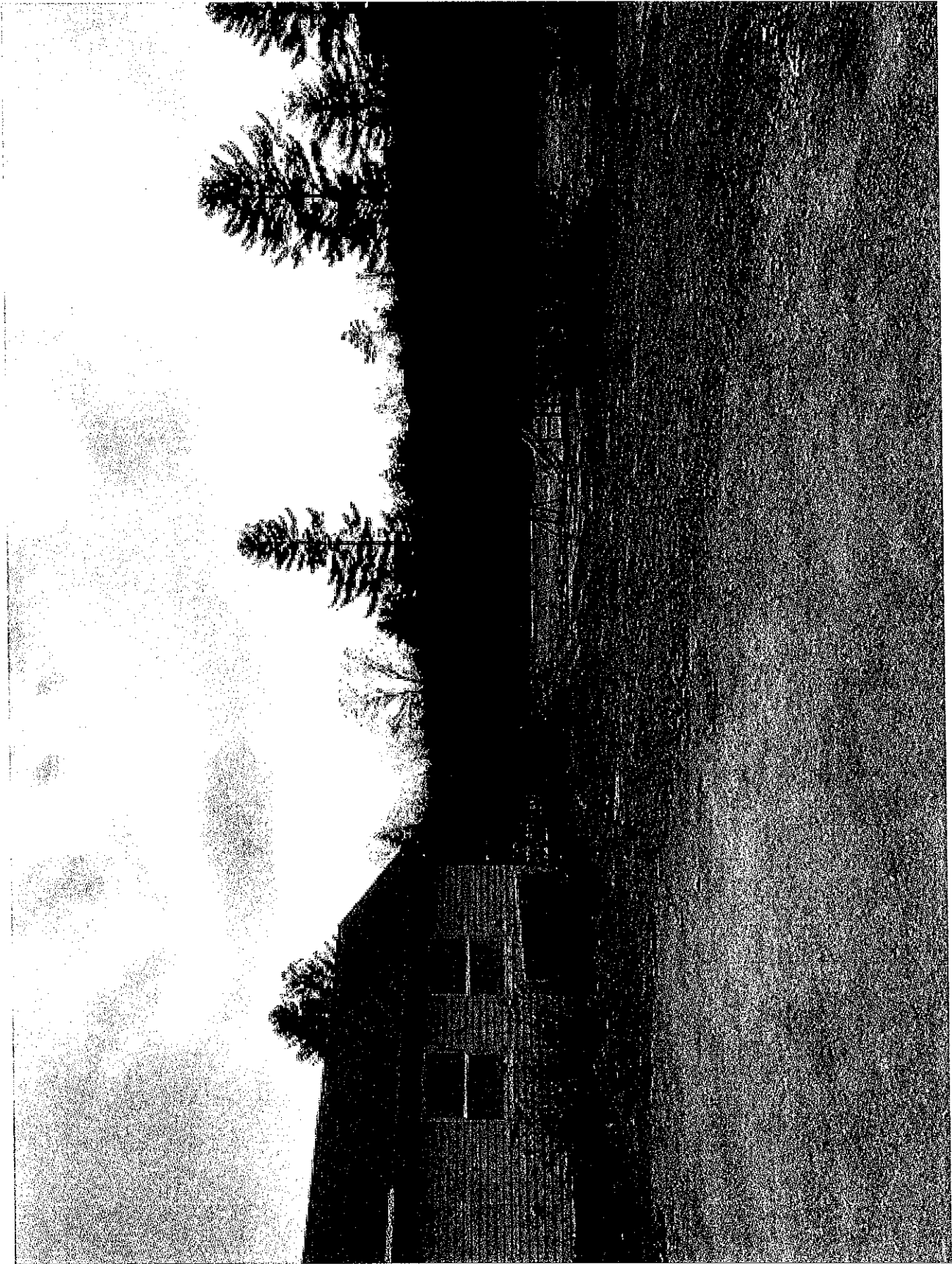




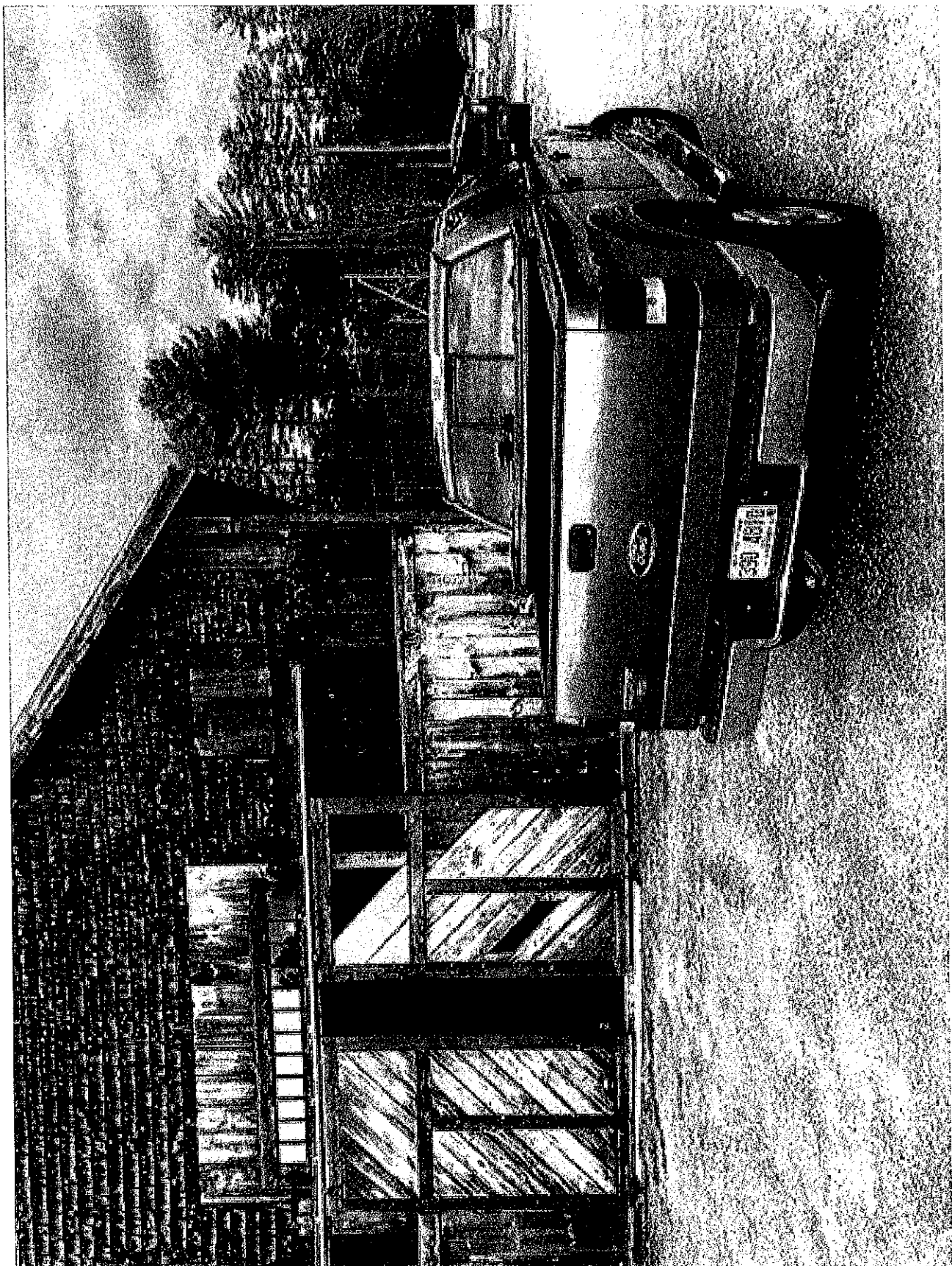


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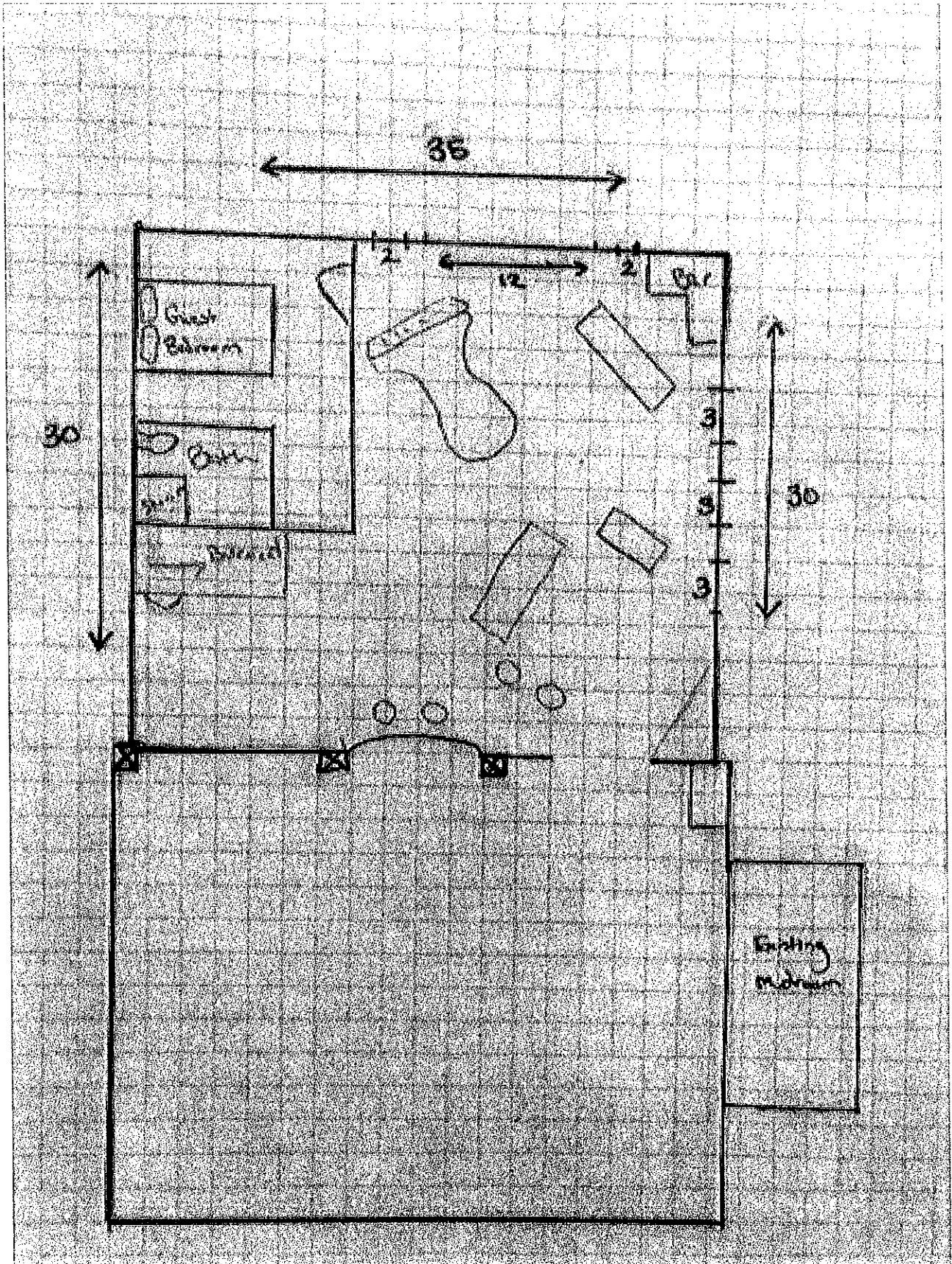




15







Encl-8



# 75 foot Abutters List Report

Barrington, NH

April 24, 2018

## Subject Property:

Parcel Number: 251-0009-0002  
CAMA Number: 251-0009-0002  
Property Address: 132 HAM RD

Mailing Address: RAND TYLER & KATHRYN  
132 HAM RD  
BARRINGTON, NH 03825

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## Abutters:

Parcel Number: 238-0031  
CAMA Number: 238-0031  
Property Address: 51 HALEY DR

Mailing Address: BARRINGTON SCHOOL DIST MIDDLE  
SCHOOL SAU 74  
51 HALEY DR  
BARRINGTON, NH 03825

Parcel Number: 251-0009  
CAMA Number: 251-0009  
Property Address: HAM RD

Mailing Address: RAND TYLER & KATIE  
132 HAM RD  
BARRINGTON, NH 03825

Parcel Number: 251-0009-0001  
CAMA Number: 251-0009-0001  
Property Address: 120 HAM RD

Mailing Address: HEALD JUSTIN & CAITLYN LEIGH REV  
LIV TR  
120 HAM RD  
BARRINGTON, NH 03825

Parcel Number: 251-0009-0003  
CAMA Number: 251-0009-0003  
Property Address: 142 HAM RD

Mailing Address: HARMON SCOTT & TRACY  
142 HAM RD  
BARRINGTON, NH 03825

Parcel Number: 251-0030  
CAMA Number: 251-0030  
Property Address: 131 HAM RD

Mailing Address: BURNS SHAWN & KAREN  
131 HAM RD  
BARRINGTON, NH 03825

Parcel Number: 251-0031  
CAMA Number: 251-0031  
Property Address: 137 HAM RD

Mailing Address: SMITH STEPHEN & SARAH  
137 HAM RD  
BARRINGTON, NH 03825



www.cal-tech.com

4/24/2018

The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

Page 1 of 1

Abutters List Report - Barrington, NH

Encl-9