



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 May 24 2018 Case No. 250-10-GR-18-ZBA Variance
Owner Eriq Lutz + Kathryn Calahan Mailing Address 171 Beauty Hill Rd, Barrington
Phone 603 236-5845 Email _____

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"/>
\$ 75.00 Legal Notice <input checked="" type="checkbox"/>
\$ 7.00 per US Post Office Certified Letter <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input 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 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 Irvine
Staff Signature

5/29/18
Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
barrplan@metrocast.net Phone: 603.664.5798

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 250-10-02-18-ZBA Variance

Project Name Detached Garage

Location Address 121 Beauty Hill Rd.

Map and Lot MAP 250, LOT 10

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: Residential

Number of Buildings: _____ 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:

Requesting a variance from Article 4.1.1 (Table 2) Minimum Front Setback (40')

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

See attachment 1

Barrington Zoning Ordinance Requirements:

40' Front and 30' side setback

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

allow a setback of < 40' side of garage to street

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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.

See Attachment 2

1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

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

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

4. Granting of the variance would do substantial justice.

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

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.

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

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

Erin J. + Kathryn Callahan

Signature of Owner

5/22/18

Date

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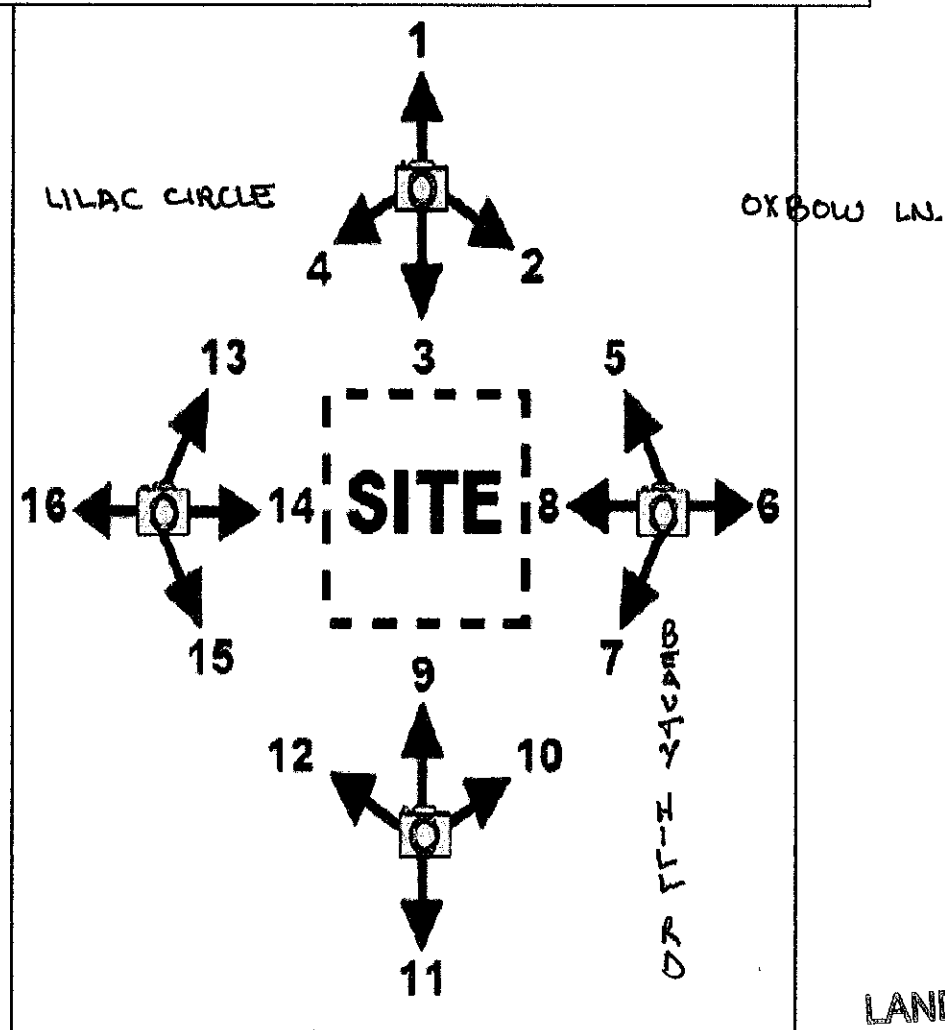
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SITE / CONTEXT PHOTOS

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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171 Beauty Hill Rd.
Barrington, NH 03825

May 24, 2018

Zoning Board of Adjustment
Town of Barrington
Barrington, NH 03825

Ladies and Gentlemen:

We the property owners of 171 Beauty Hill Rd. Barrington authorize Paul Lutz to speak on our behalf in the matter of the request for a variance in the locating of a proposed garage on our address.

~~Erich Lutz~~



Kathryn Callahan



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Attachment 1

Description of Project

The project proposed consists of a detached, two stall garage , 24'x 26' intended for the storage of vehicles and related recreational and garden equipment. The structure would be located at the elevation of the current driveway, facing Beauty Hill Rd. The garage would be situated in such a way that the overhead doors meet the existing pavement and would require no new pavement. The roofline would be a reverse gable so as to complement the roofline of the existing residence.

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Attachment 2

1. Such special conditions include there is no other location, other than that which is proposed, which would offer reasonable and convenient access for the homeowners daily use of the garage. The proposed setback from the property boundary facing Lilac Circle is at the maximum due to the location of the well head. Placing the garage in any other location would necessitate an additional access or curb cut, to either Beauty Hill Rd. or Lilac Circle, either which would require additional paving and the associated unnecessary expense to the homeowners.

It would also place the entry to the garage significantly below grade requiring substantial fill and the clearing of heavily wooded area. It would create a driveway access of about a 35 degree grade. (See photos A1 - A3). Any of these alternative locations would increase the cost of the project two to three fold. Locating the proposed structure is further restricted upon the lot due to an existing graveyard on the homeowner's property which requires yet another required buffer.

2. Granting this variance would be consistent with the spirit of the ordinance in that locating the garage in the proposed location would aesthetically coordinate and complement the house lending a pleasing and unremarkable view. In addition, the distance of the buffer which would exist between the garage and the edge of the pavement of Lilac Circle is over 50 feet from the actual property line of the homeowner's property.

Despite the front of the house an proposed garage facing Beauty Hill Rd. the side facing Lilac Circle also requires the same setback as a frontage whereas if the homeowner's property were adjacent to another lot, the setback required under the zoning code would otherwise be sufficient. That area between the homeowner's property line and the paved portion of Lilac Rd. appears as if it is part of the homeowner's yard and is landscaped and has been maintained as part of the yard. The landscaping includes flowering trees and plants.

3. Contrary to the granting of the ordinance diminishing the property values

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of surrounding properties, granting the variance and locating the garage would, as opposed to an alternative location, enhance the overall value of the homeowner's property and the appearance of the neighbourhood. The building of the structure would increase the tax revenues paid to the Town of Barrington.

4. Granting this variance would do substantial justice to the homeowners as it would allow a young couple who are new homeowners, to expand the allowable use of their property increasing the likelihood of them to remain Barrington residents and be active, contributing members of the community. Such relief would also allow the homeowners maximum enjoyment of their property still while staying in compliance with the spirit of the code. In addition, when the current owners purchased the property, the seller and resident, alluded he had made a preliminary inquiry about the building of a garage in the proposed location and had received a response that such construction would likely be allowed.
5. The granting of this variance would not in the least be contrary to the public interest. No abutters would experience any detrimental change in their access to their properties or their views nor would it have any effect upon the visibility afforded traffic in either direction on both Beauty Hill Rd as well as Lilac Circle. The building of the structure in the proposed location would not create any changes to street access or increase in cost to the Town of Barrington in terms of roadway maintenance.

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75 foot Abutters List Report

Barrington, NH
October 13, 2017

Subject Property:

Parcel Number: 250-0010
CAMA Number: 250-0010
Property Address: 121 BEAUTY HILL RD

Mailing Address: LUTZ ERICH L & CALLAHAN KATHRY
121 BEAUTY HILL RD
BARRINGTON, NH 03825

Abutters:

Parcel Number: 250-0005-0002
CAMA Number: 250-0005-0002
Property Address: BEAUTY HILL RD

Mailing Address: DAY ROBERT
PO BOX 73
BARRINGTON, NH 03825

Parcel Number: 250-0007
CAMA Number: 250-0007
Property Address: 97 BEAUTY HILL RD

Mailing Address: SCHENA PAULA J & RALPH A
97 BEAUTY HILL RD
BARRINGTON, NH 03825

Parcel Number: 250-0011
CAMA Number: 250-0011
Property Address: 15 LILAC CIR

Mailing Address: BELFORD THOMAS & MARY
15 LILAC CIR
BARRINGTON, NH 03825

Parcel Number: 250-0014
CAMA Number: 250-0014
Property Address: 16 LILAC CIR

Mailing Address: ELLIOT KELLY & SHANE
16 LILAC CIRCLE
BARRINGTON, NH 03825

Parcel Number: 250-0061
CAMA Number: 250-0061
Property Address: 5 OXBOW LN

Mailing Address: HENAULT KRISTIE
5 OXBOW LN
BARRINGTON, NH 03825

Parcel Number: 250-0066
CAMA Number: 250-0066
Property Address: 6 OXBOW LN

Mailing Address: BOHMAN LYNNE C
6 OXBOW LN
BARRINGTON, NH 03825

Parcel Number: 250-0067
CAMA Number: 250-0067
Property Address: 110 BEAUTY HILL RD

Mailing Address: COOK DAVID & RONALD & MARIE
110 BEAUTY HILL RD
BARRINGTON, NH 03825

Parcel Number: 250-0068
CAMA Number: 250-0068
Property Address: 90 BEAUTY HILL RD

Mailing Address: SANGER JAMES & DONNA
90 BEAUTY HILL RD
BARRINGTON, NH 03825

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www.cai-tech.com

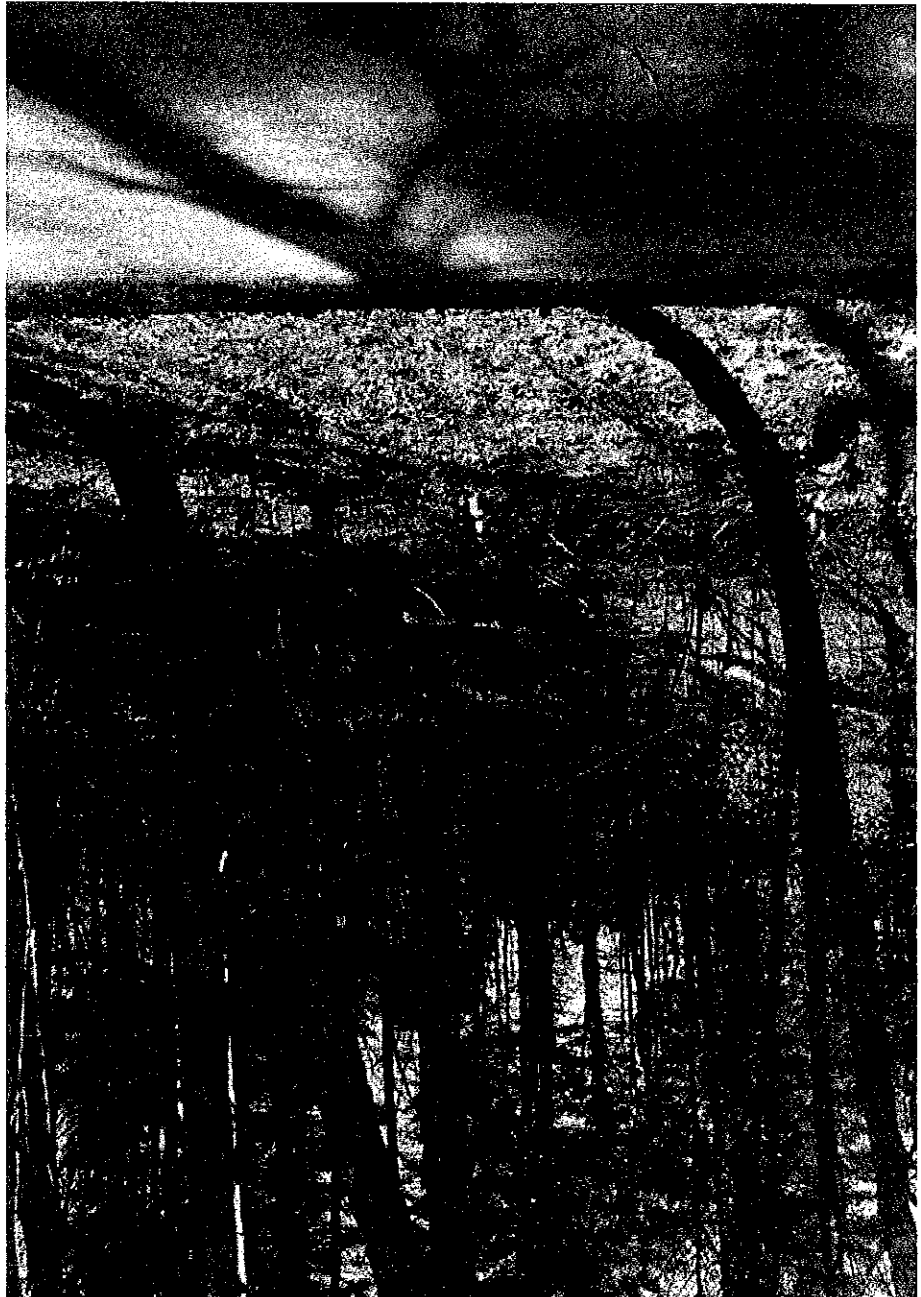
10/13/2017

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.

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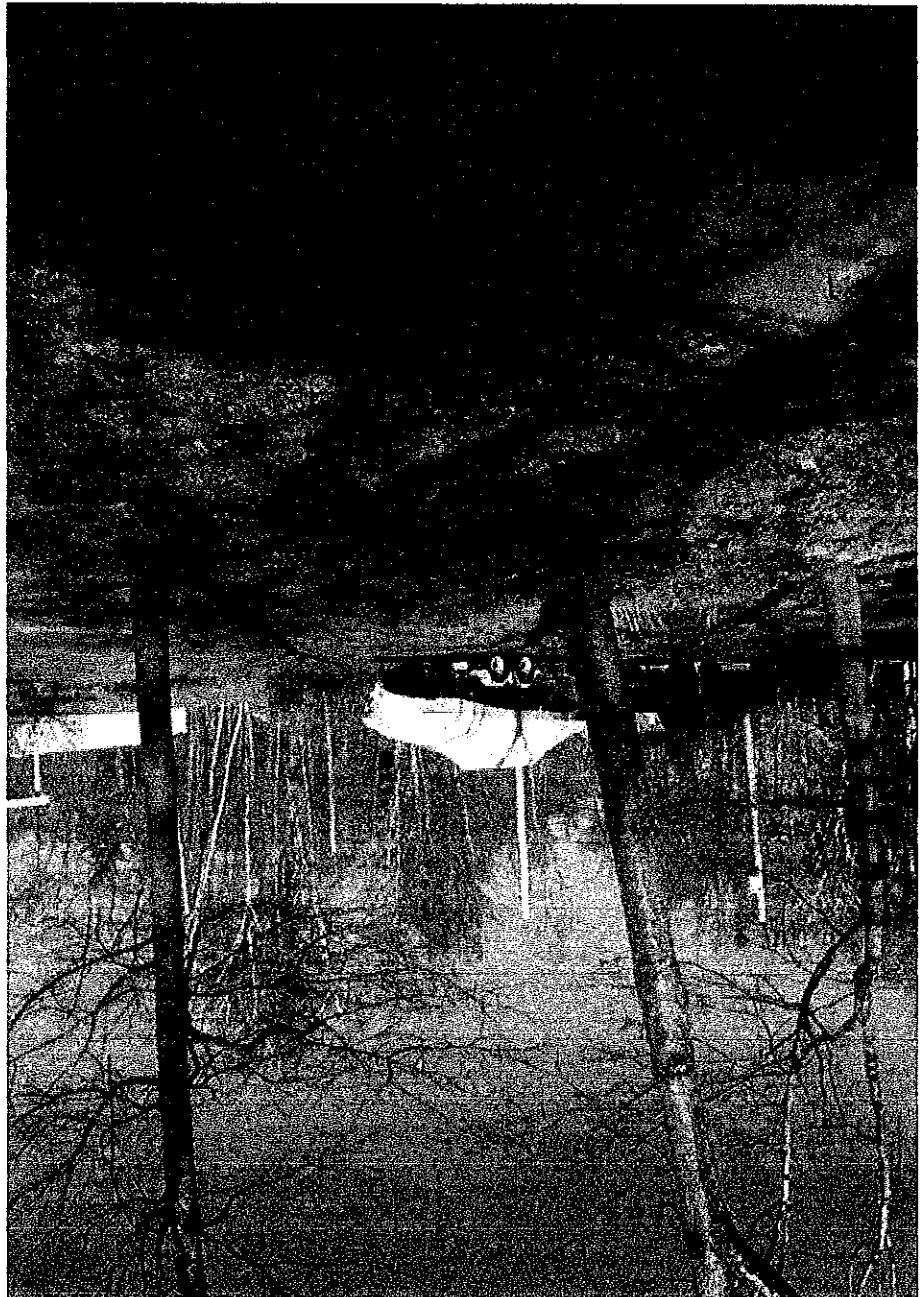


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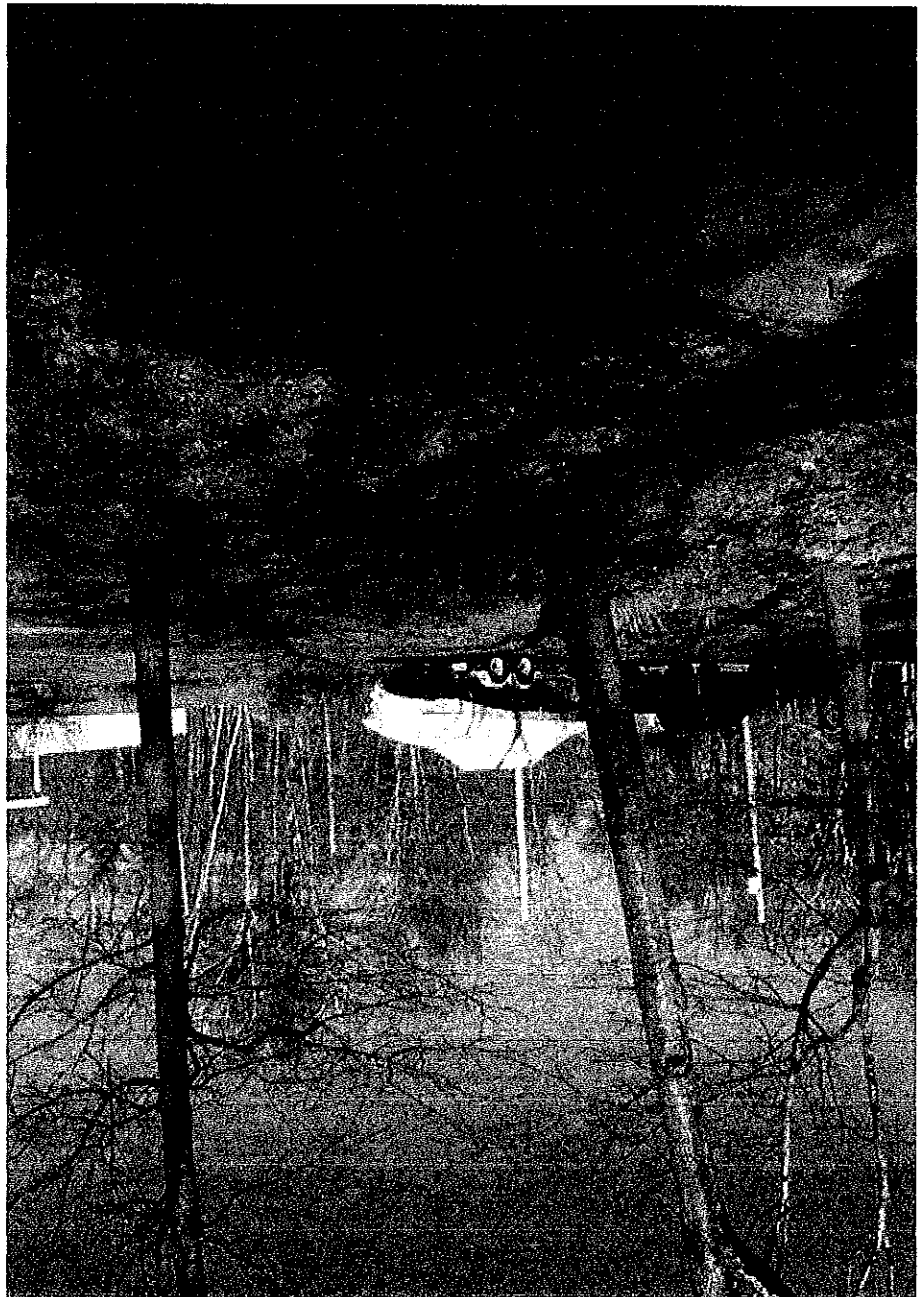
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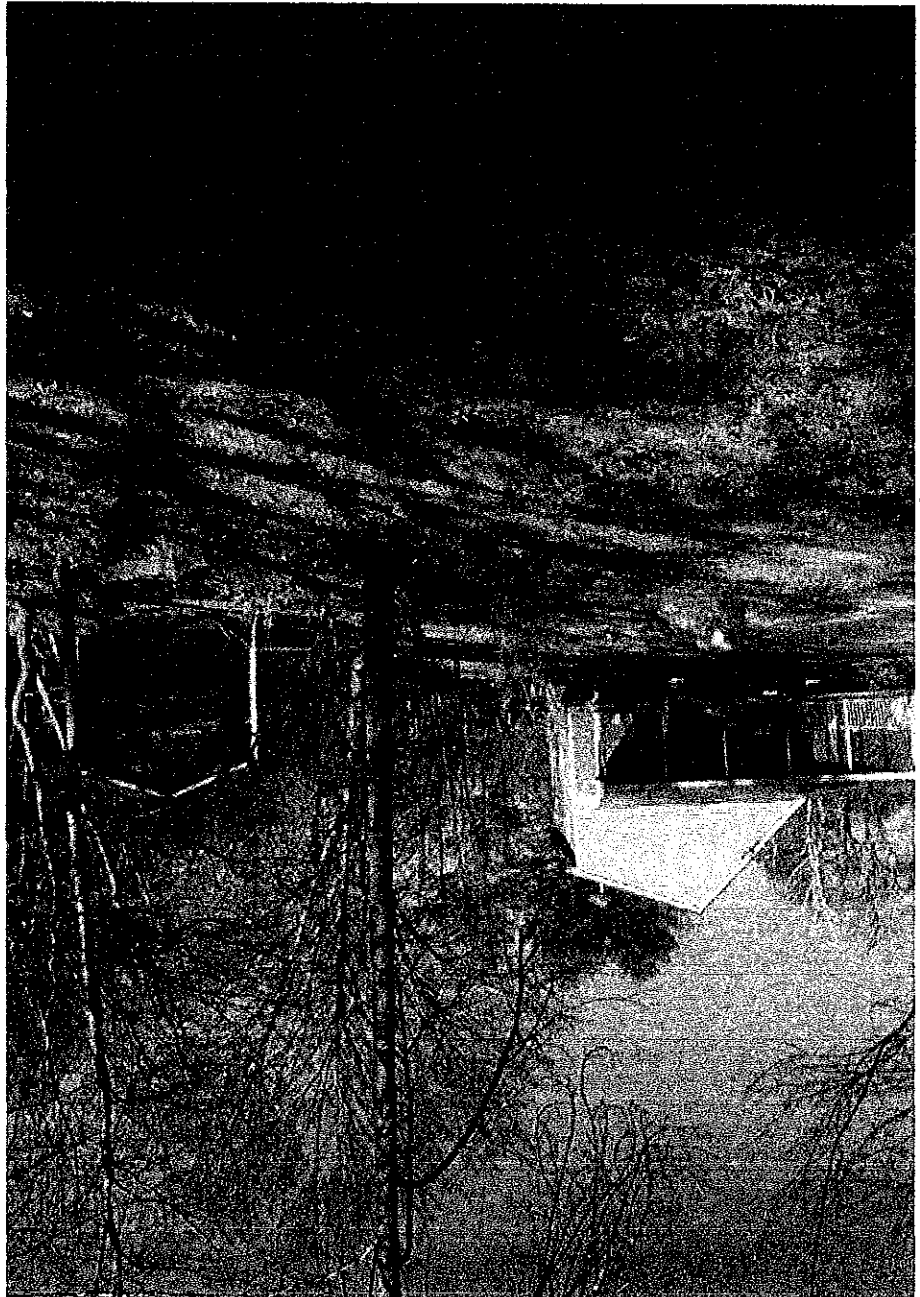
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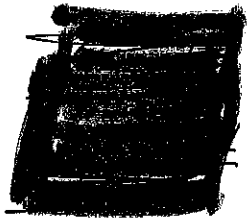


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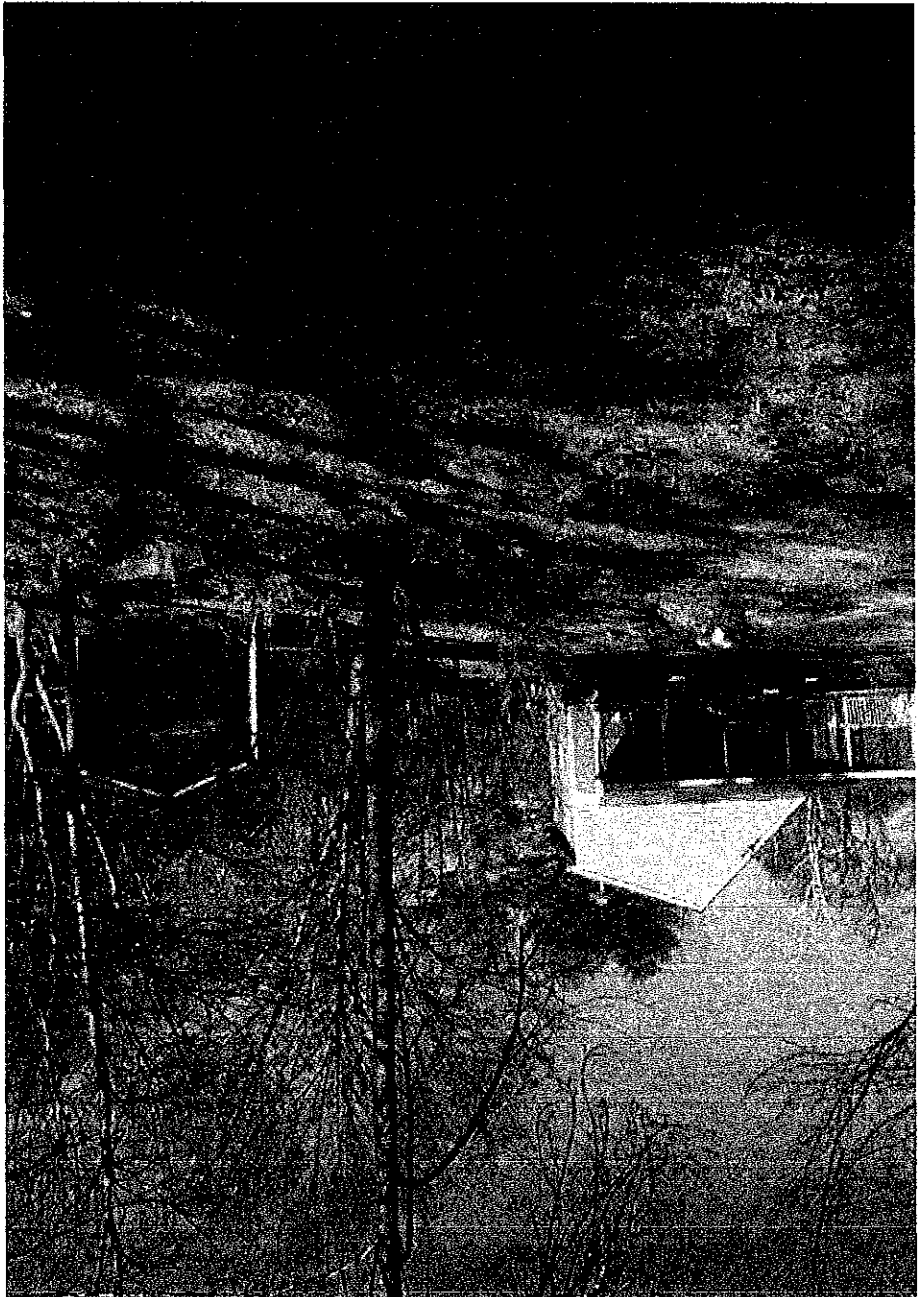
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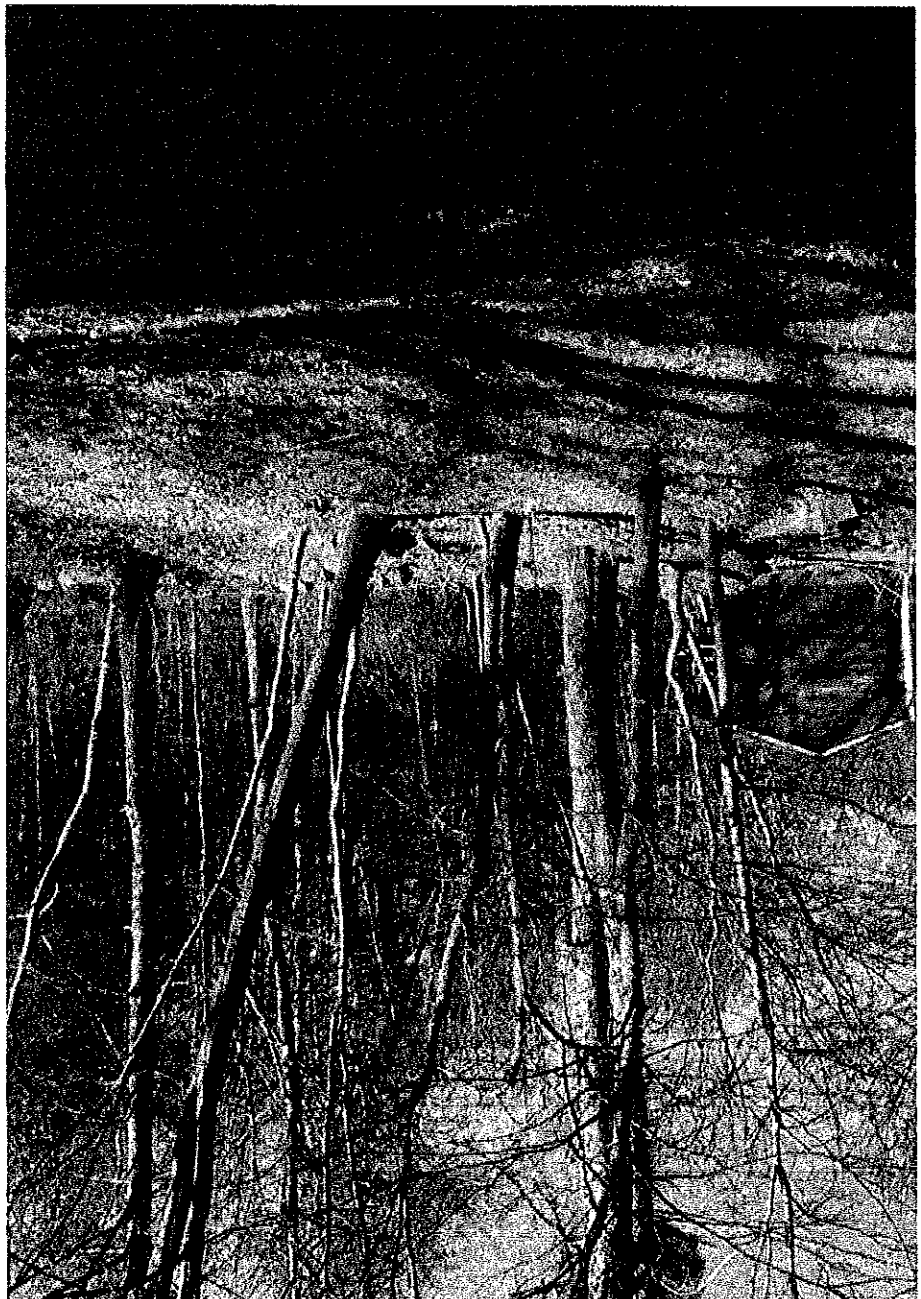
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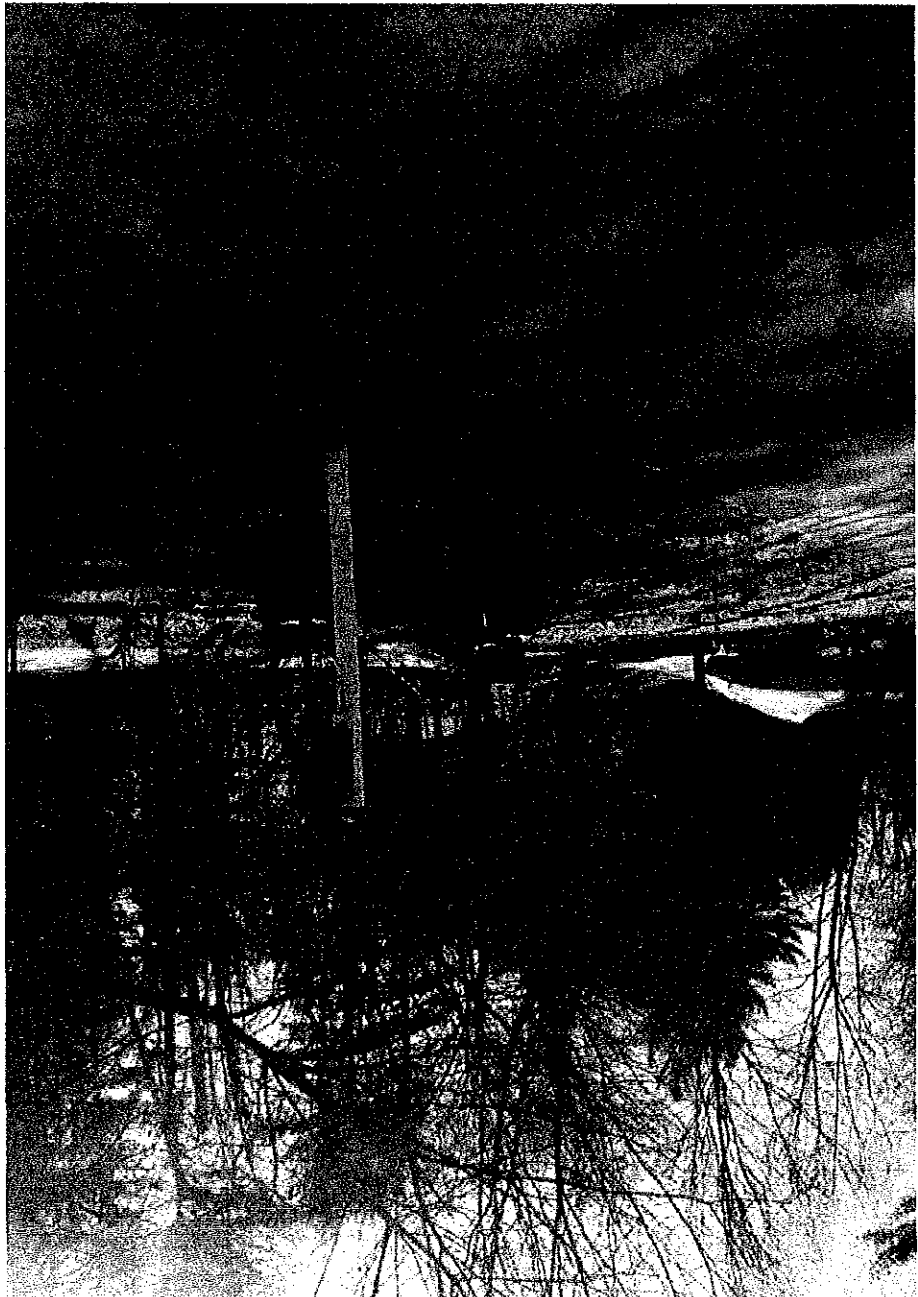
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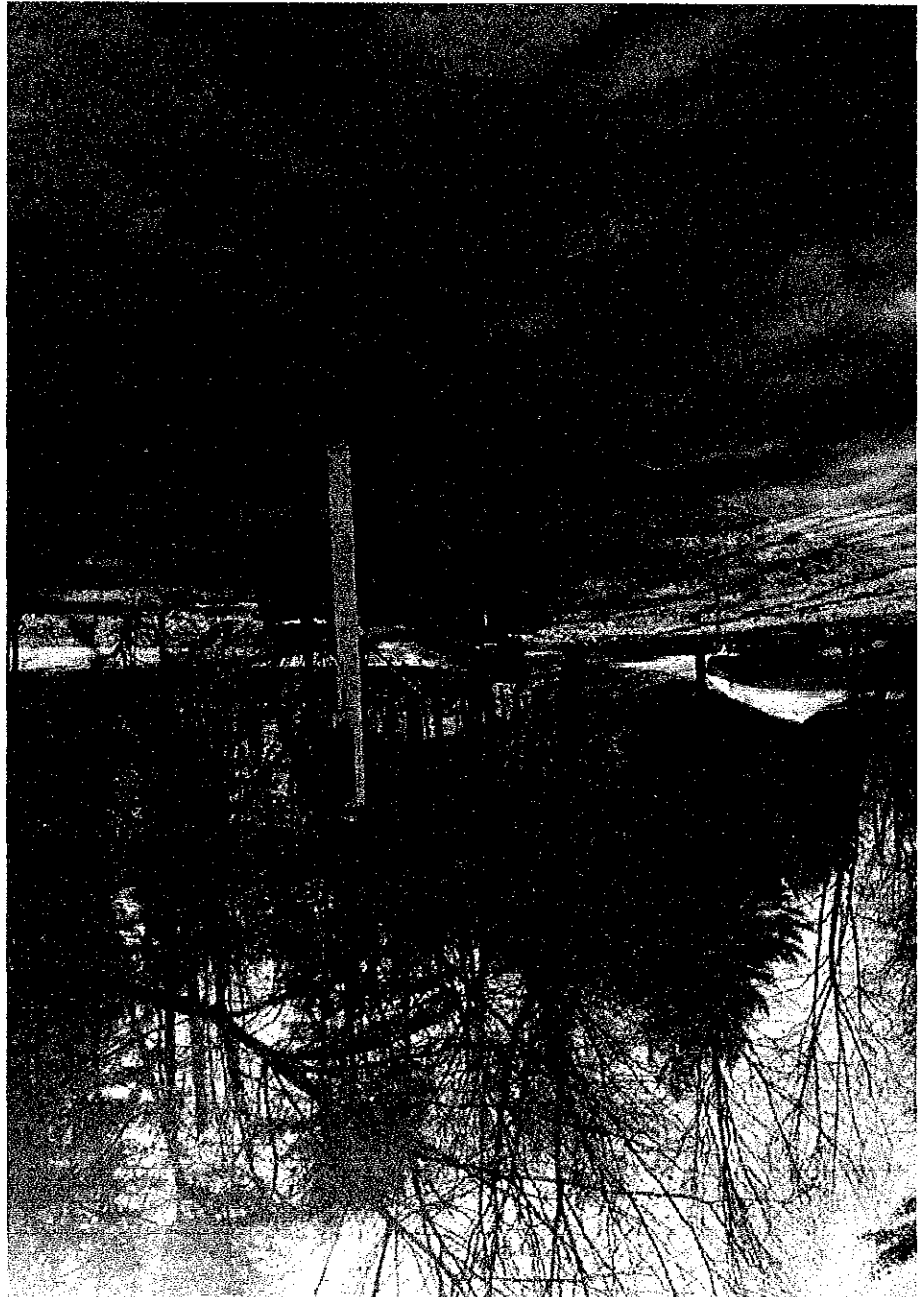
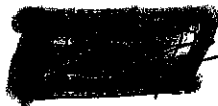
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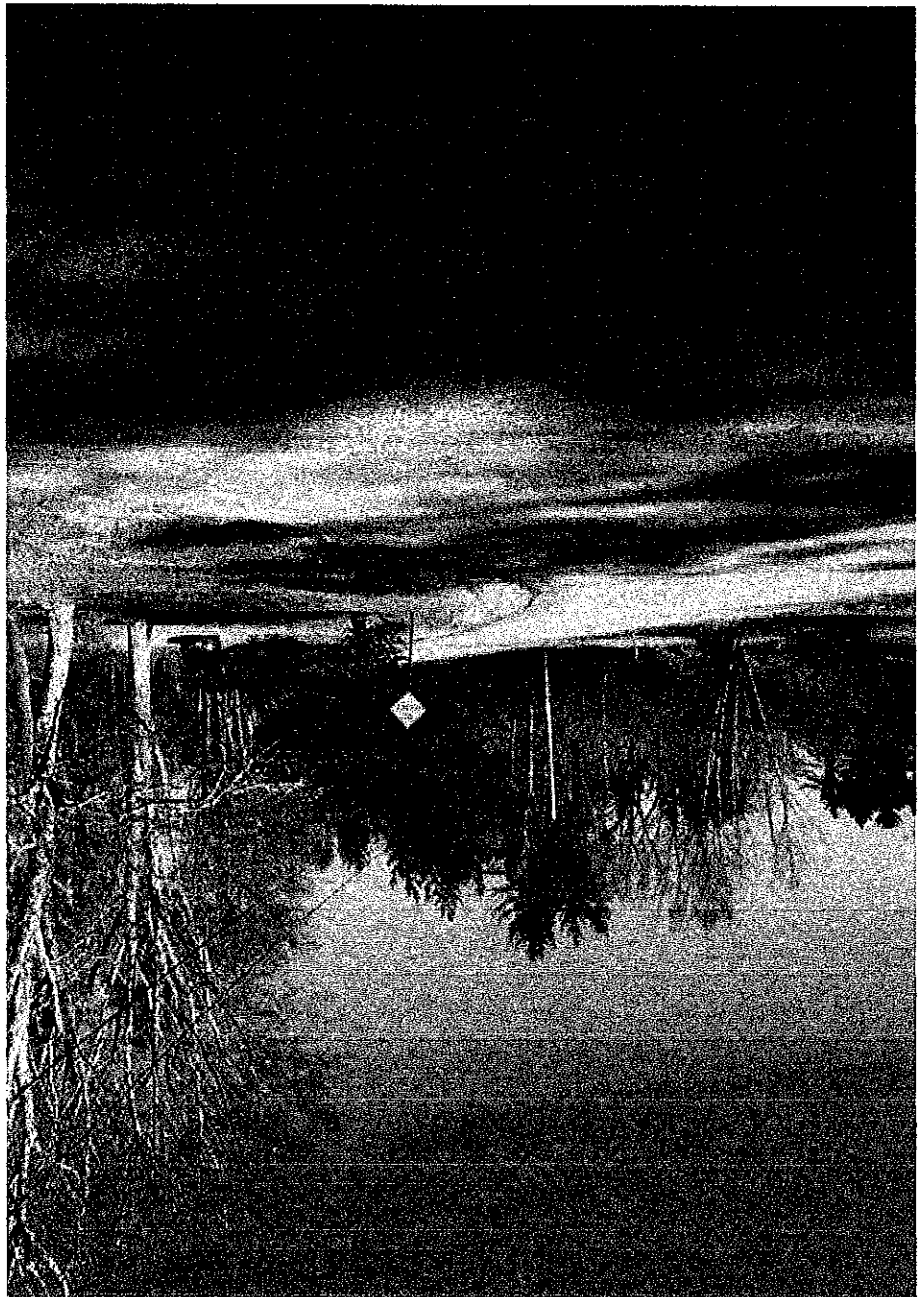
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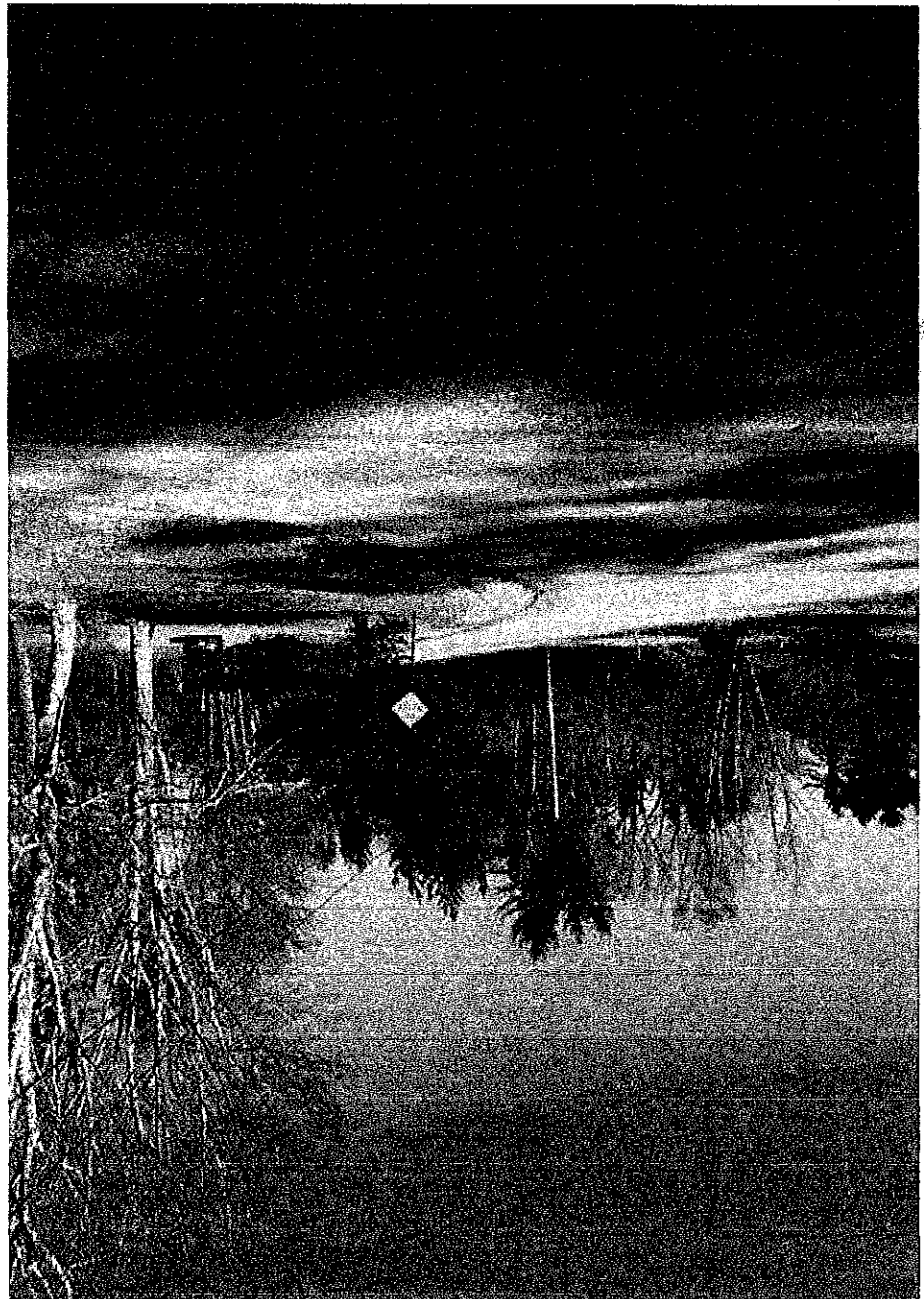
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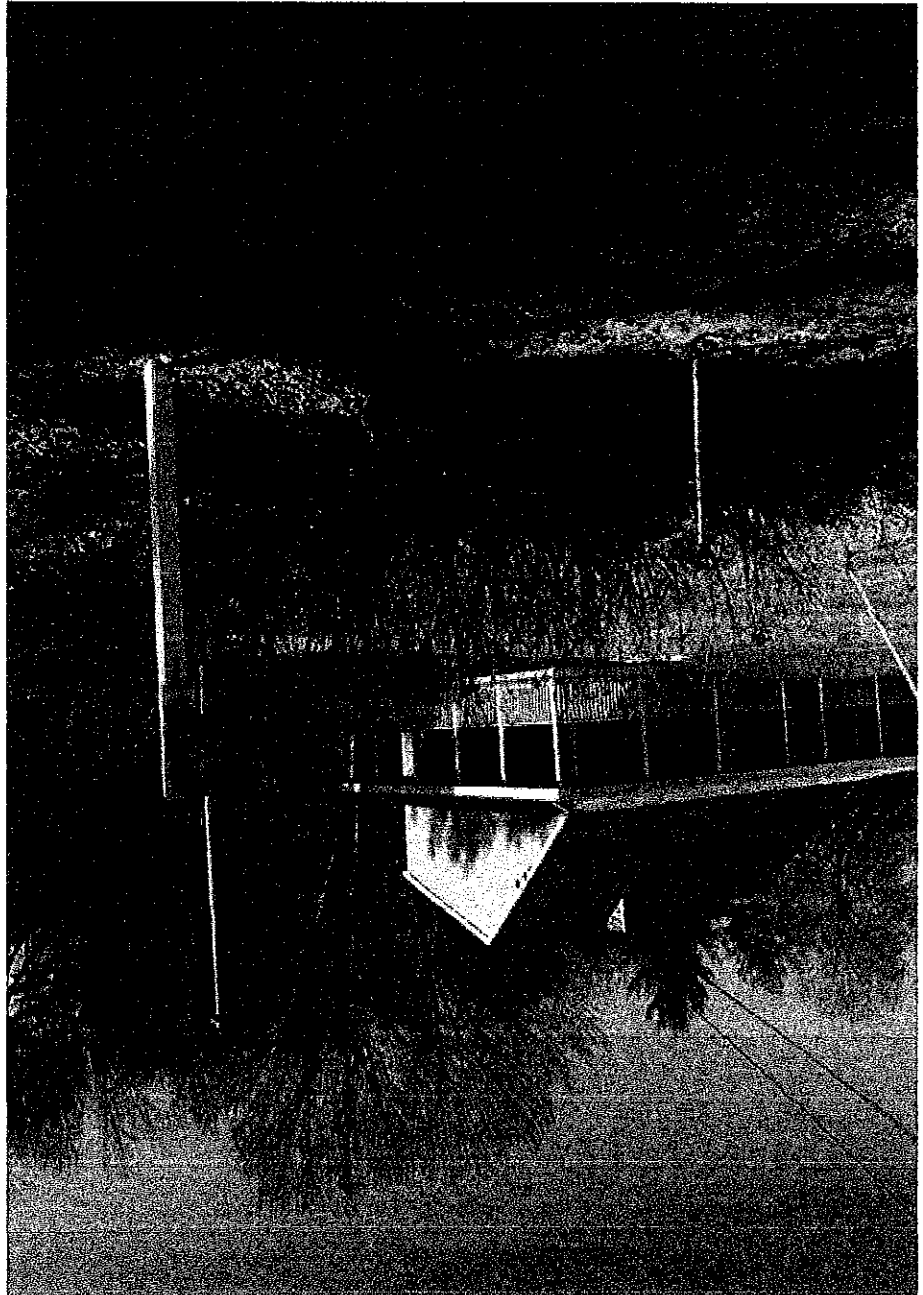


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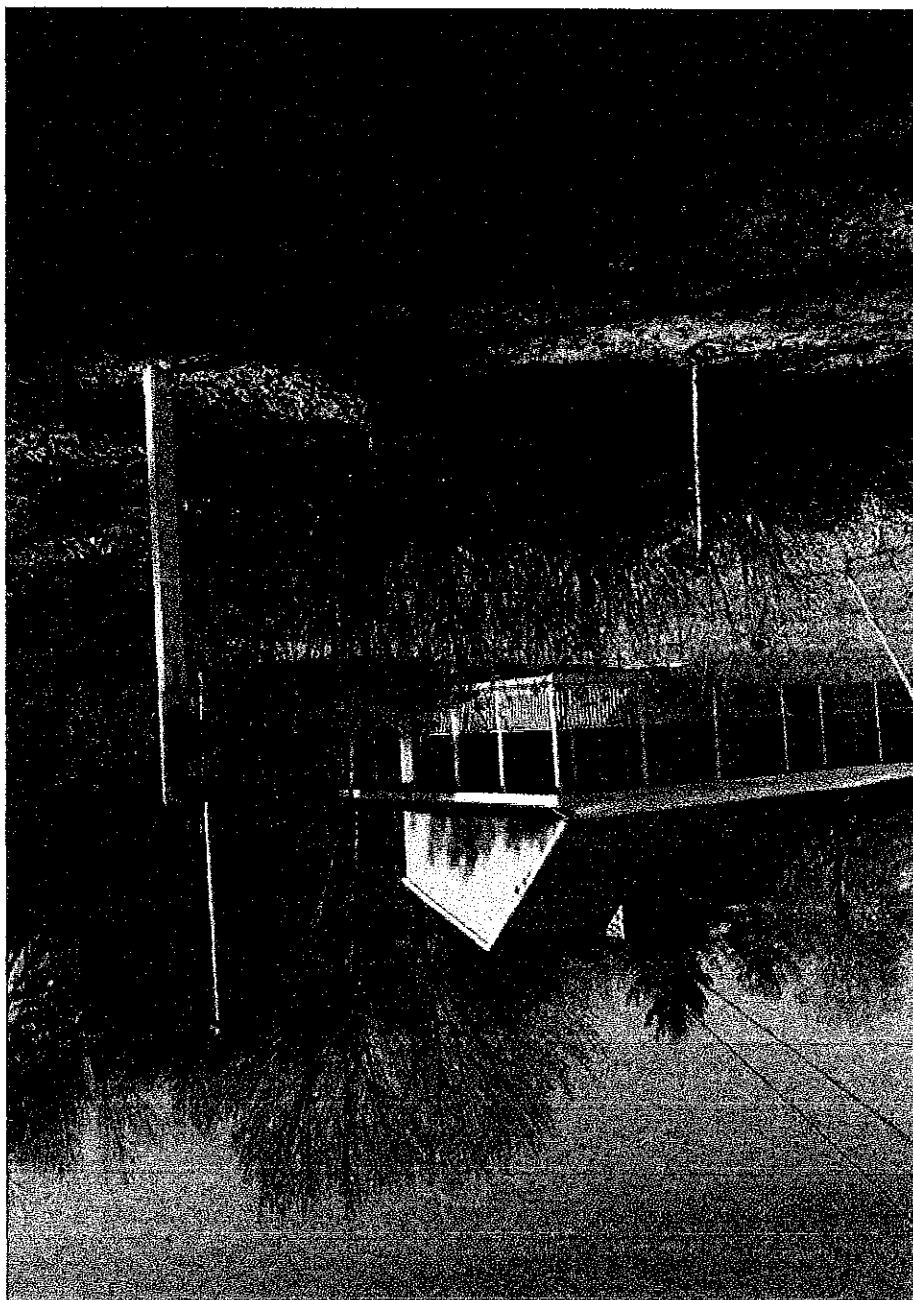
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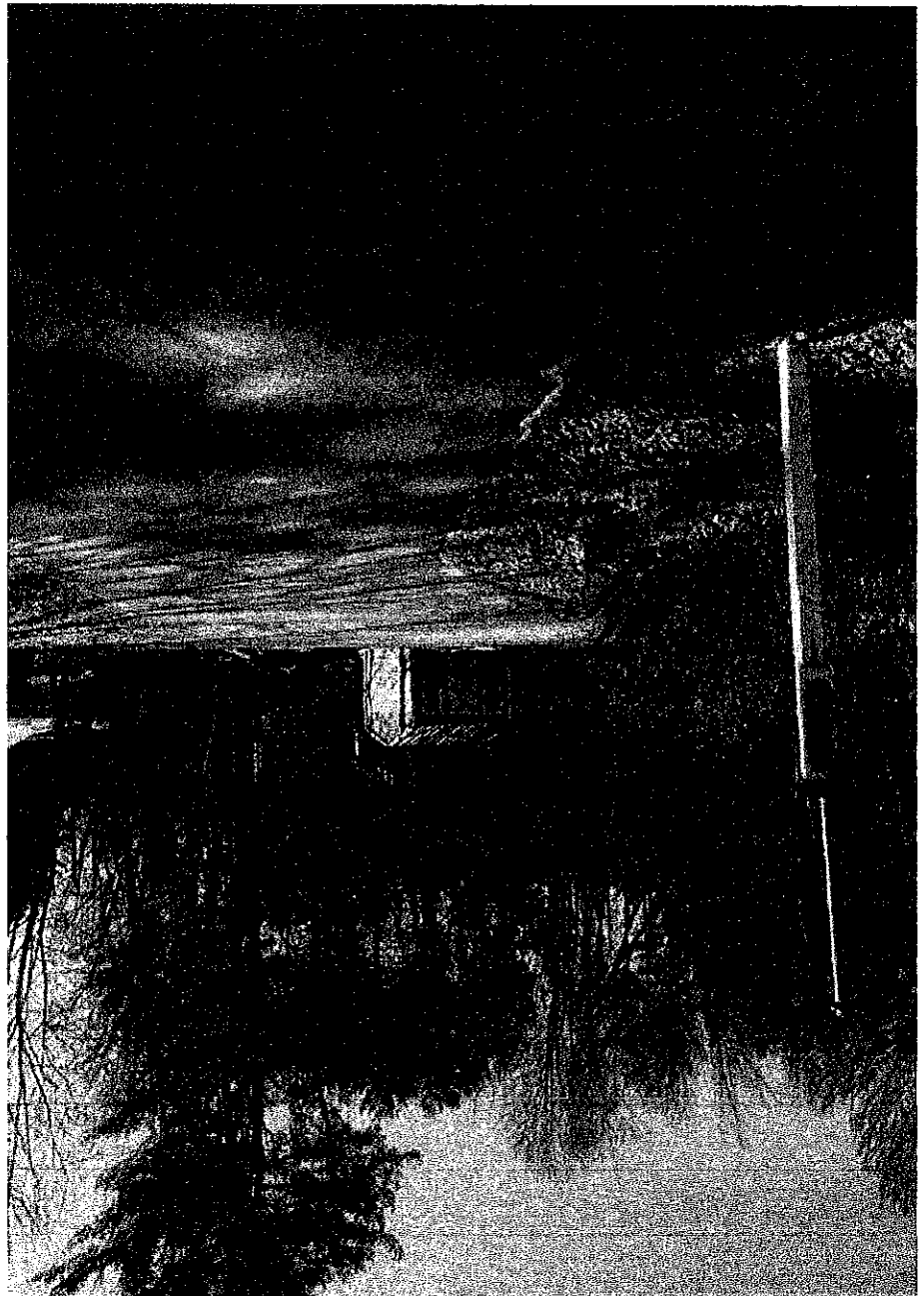
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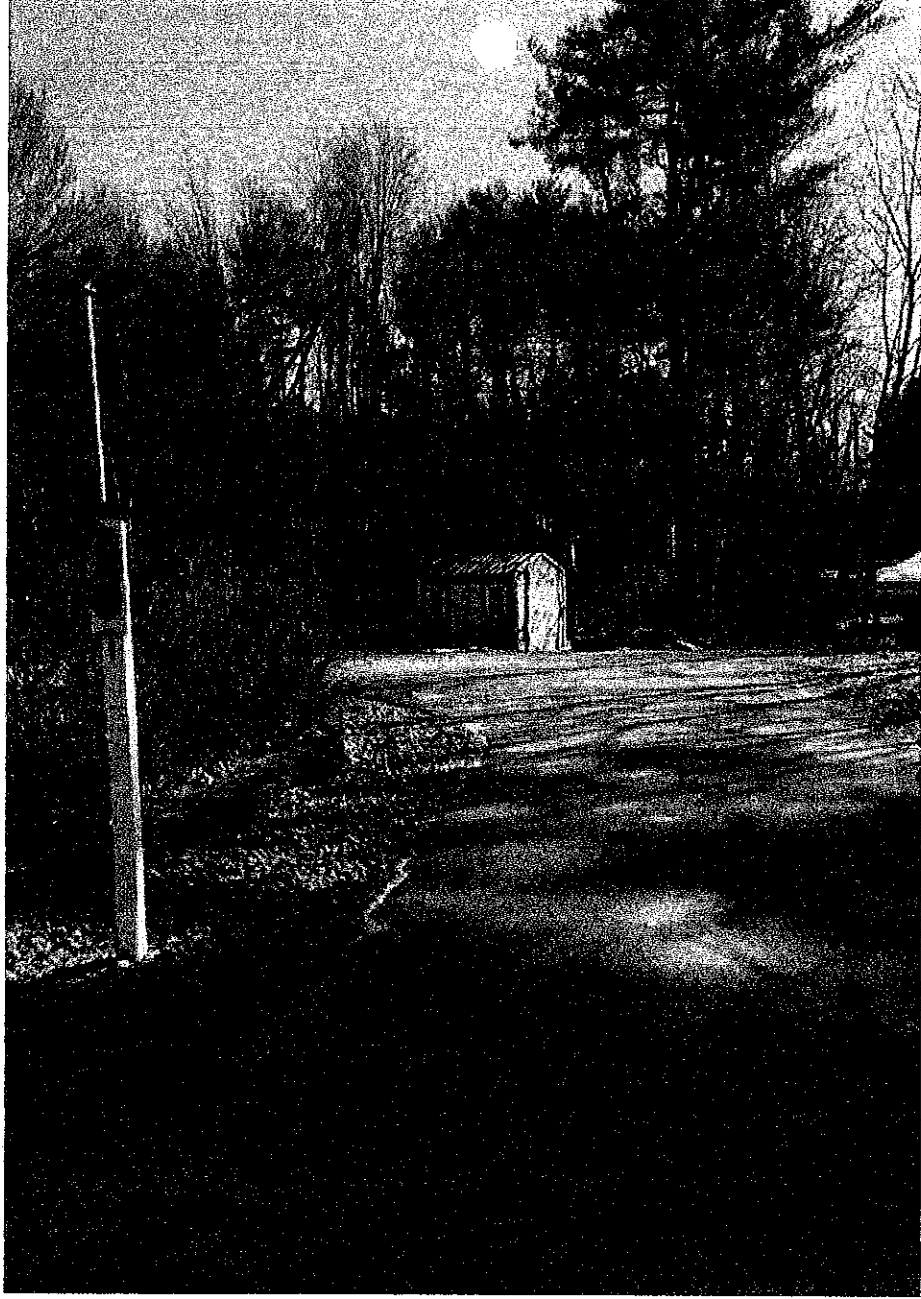
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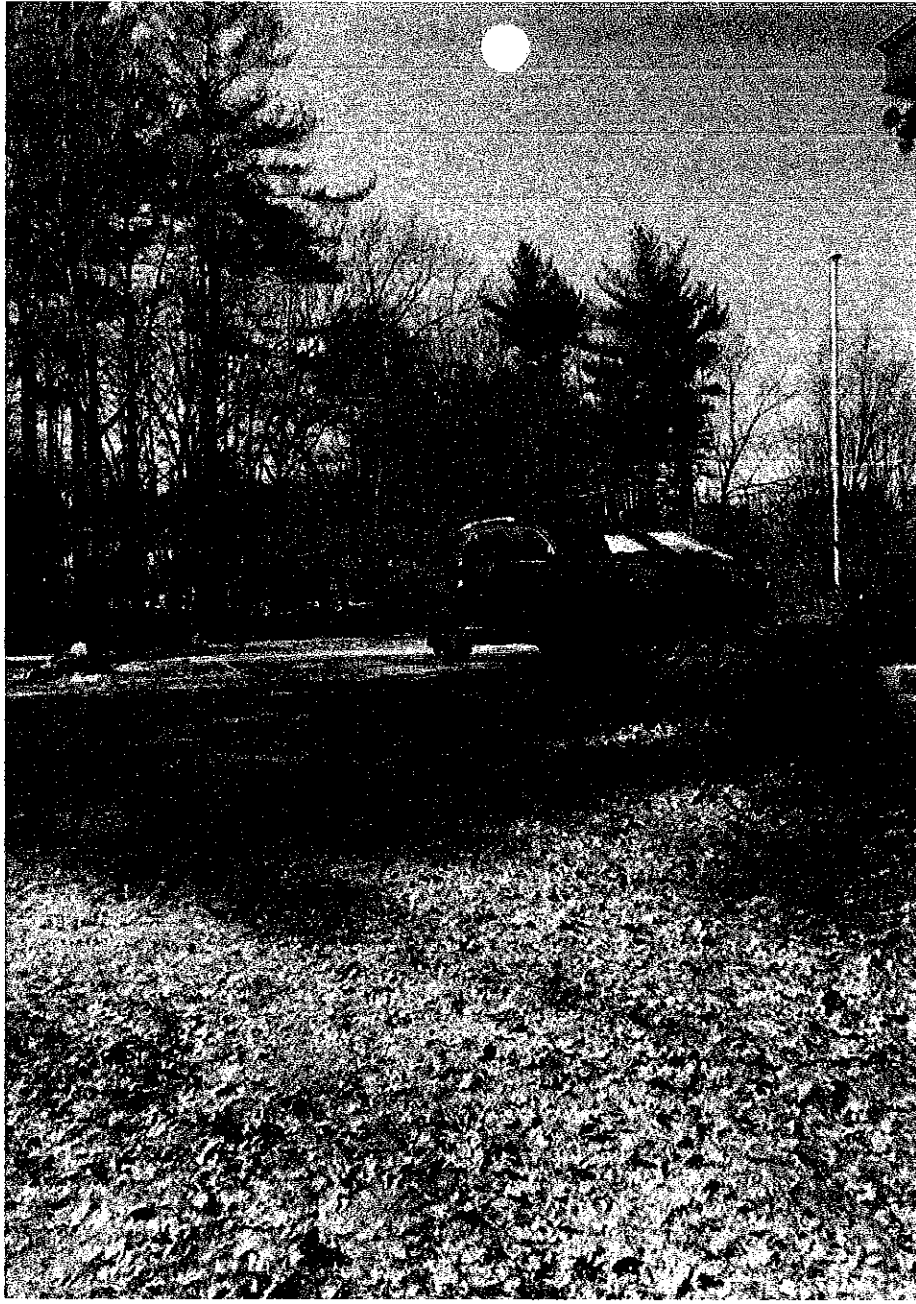


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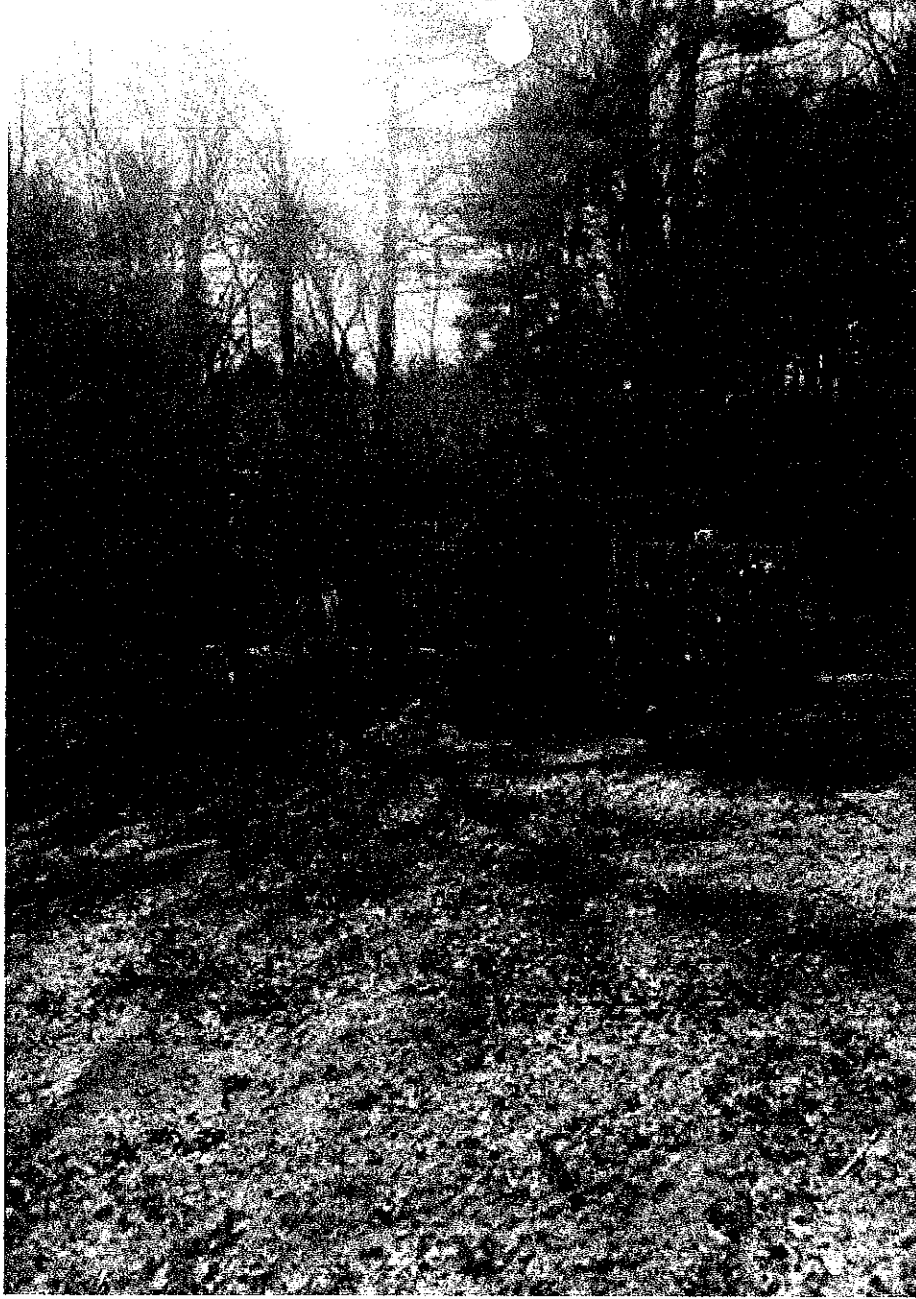


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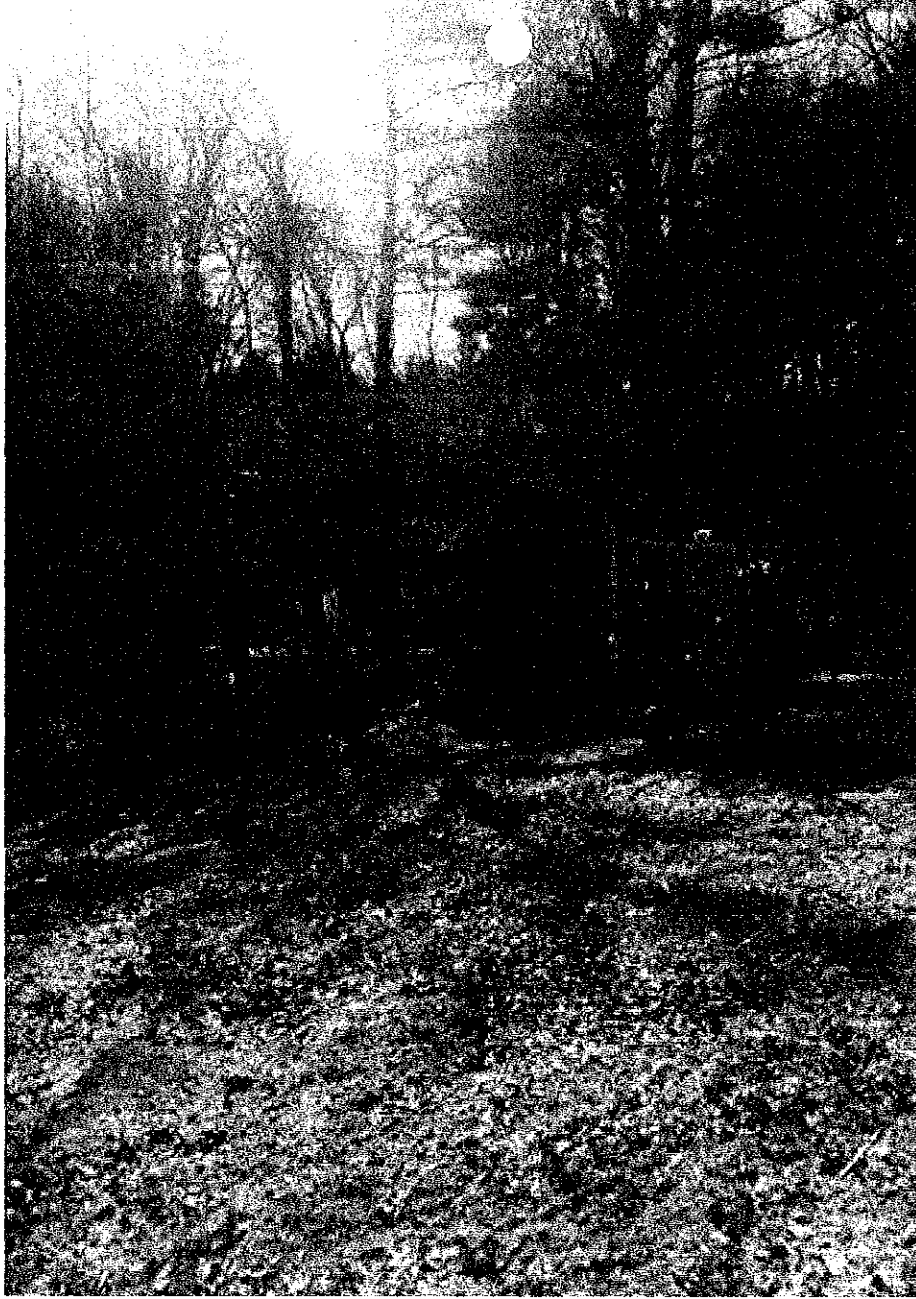
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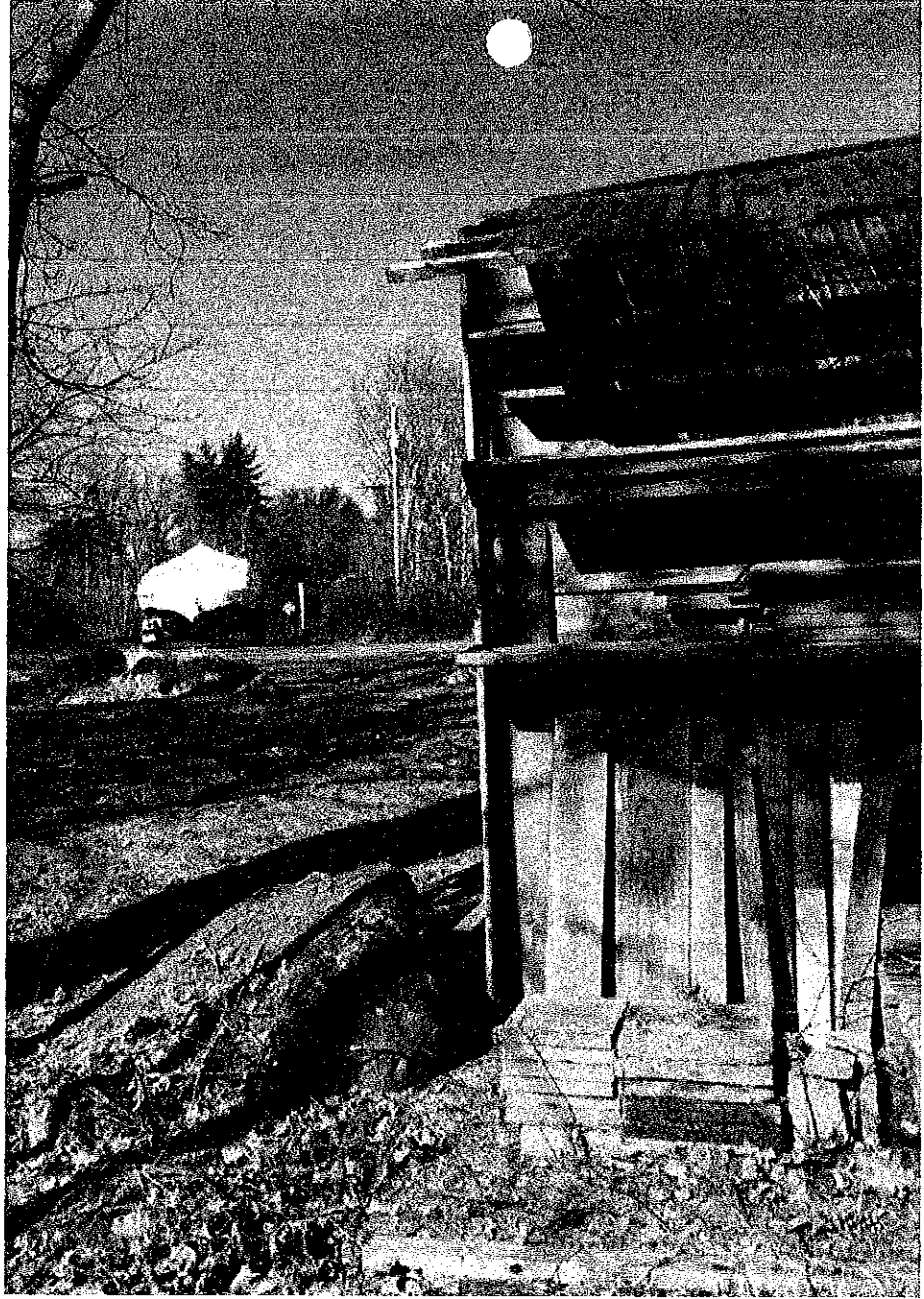


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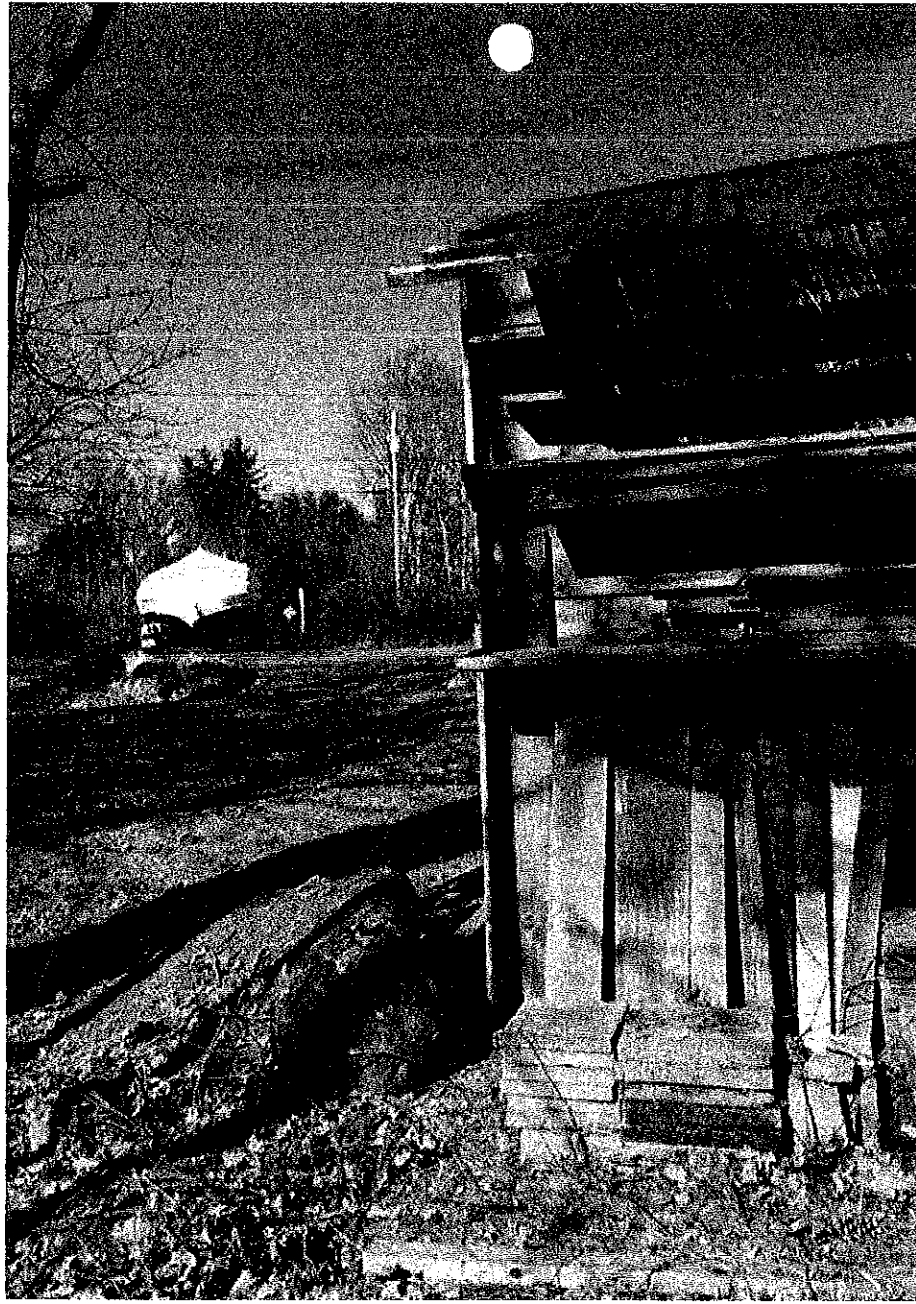


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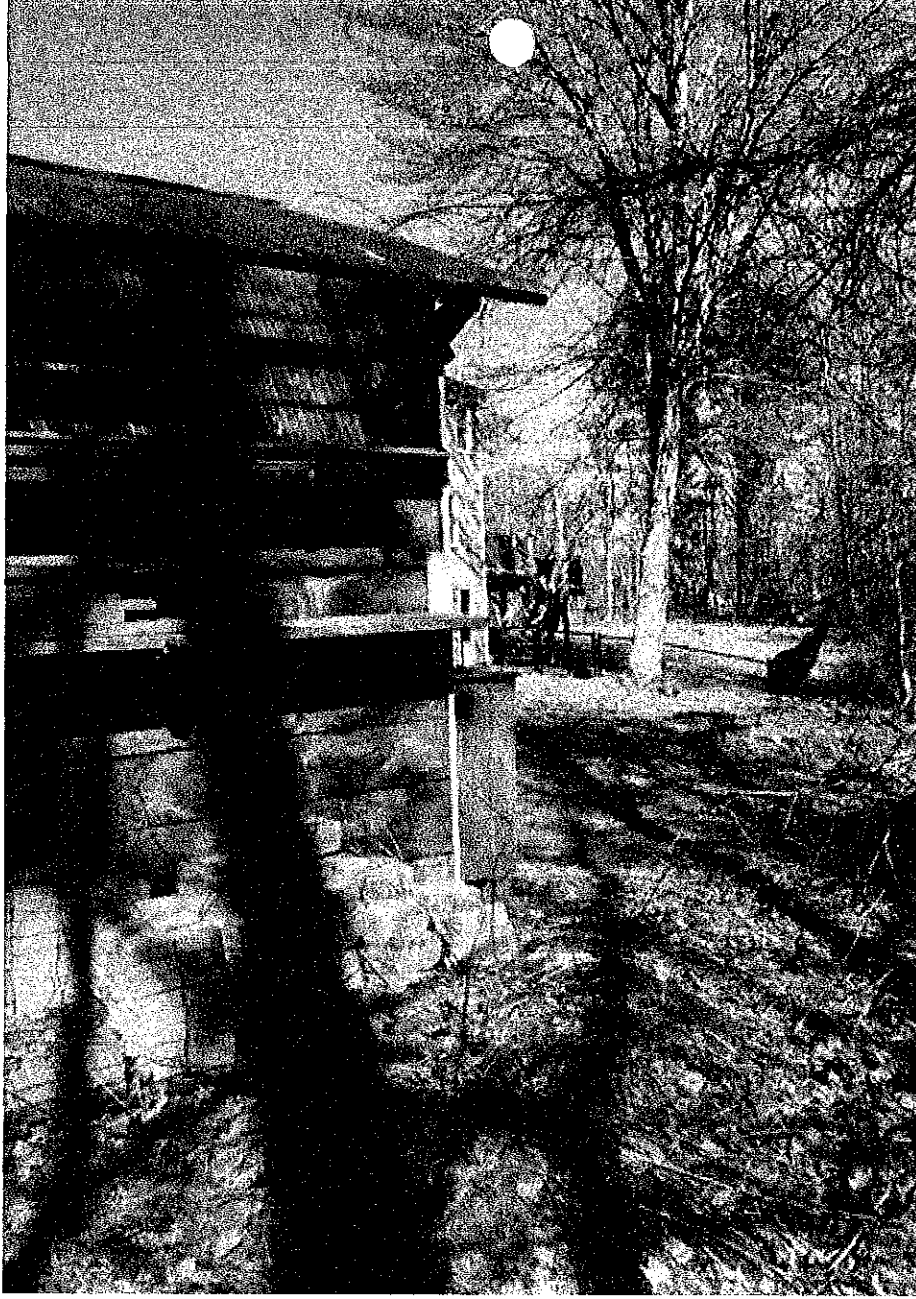


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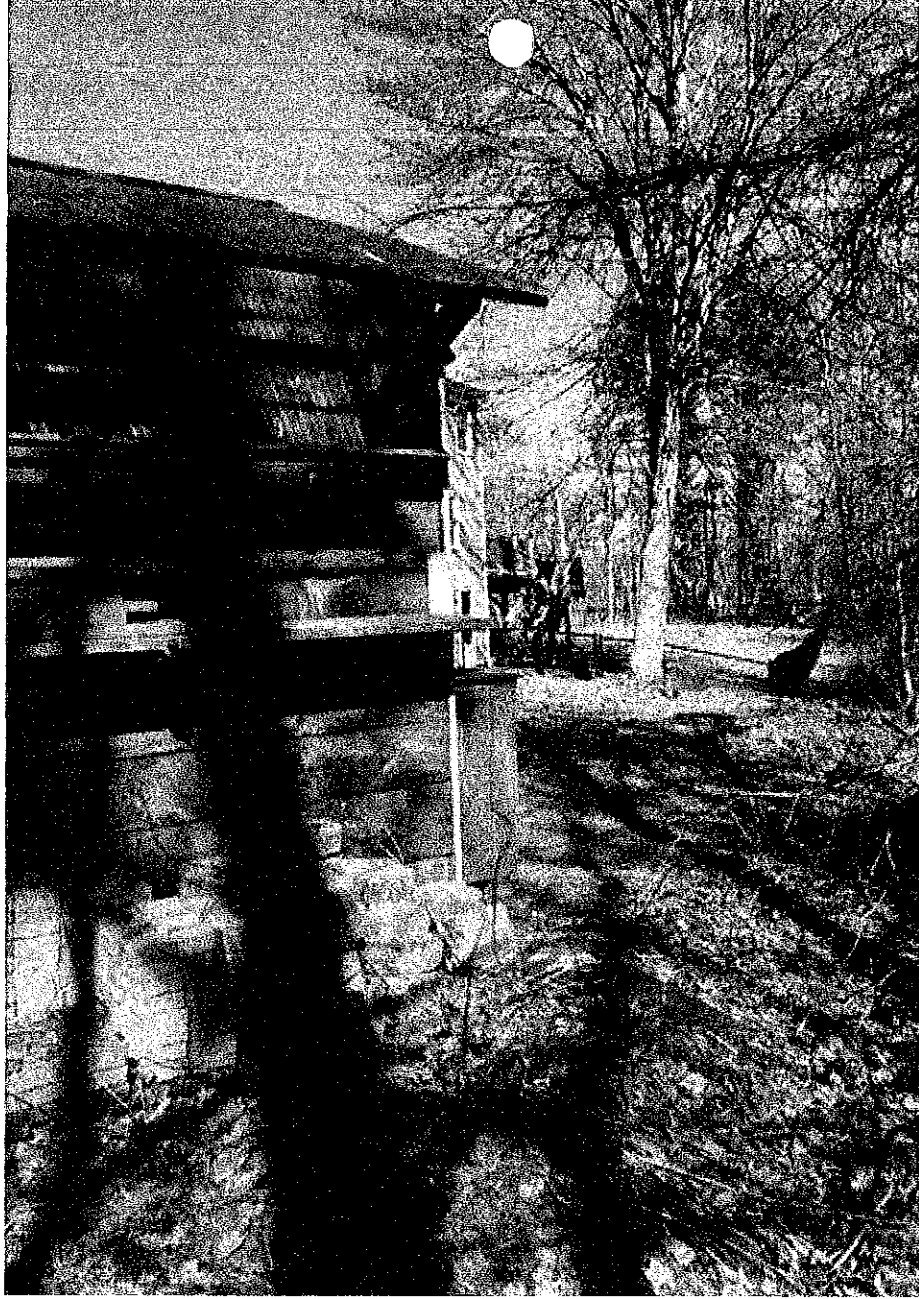


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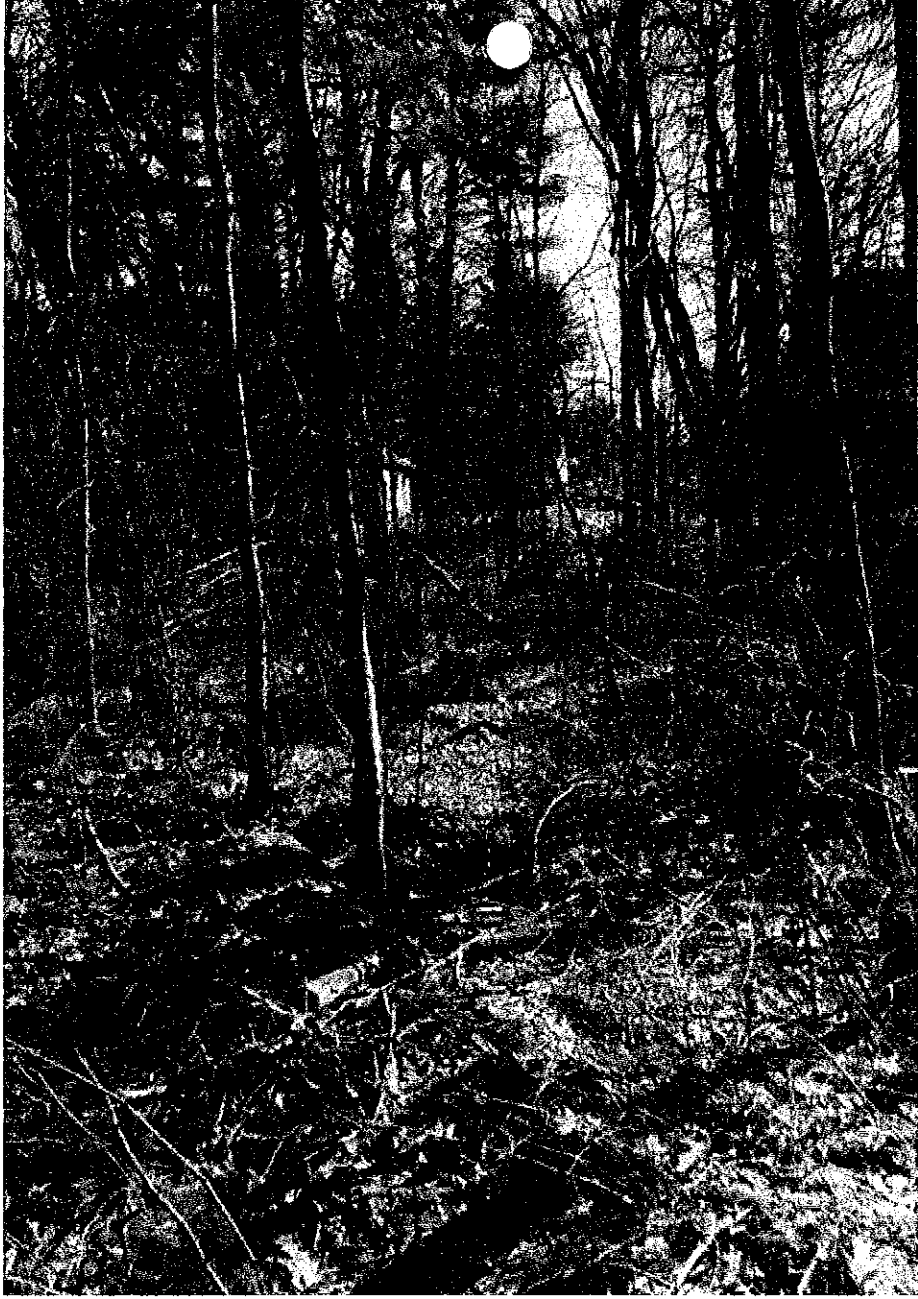


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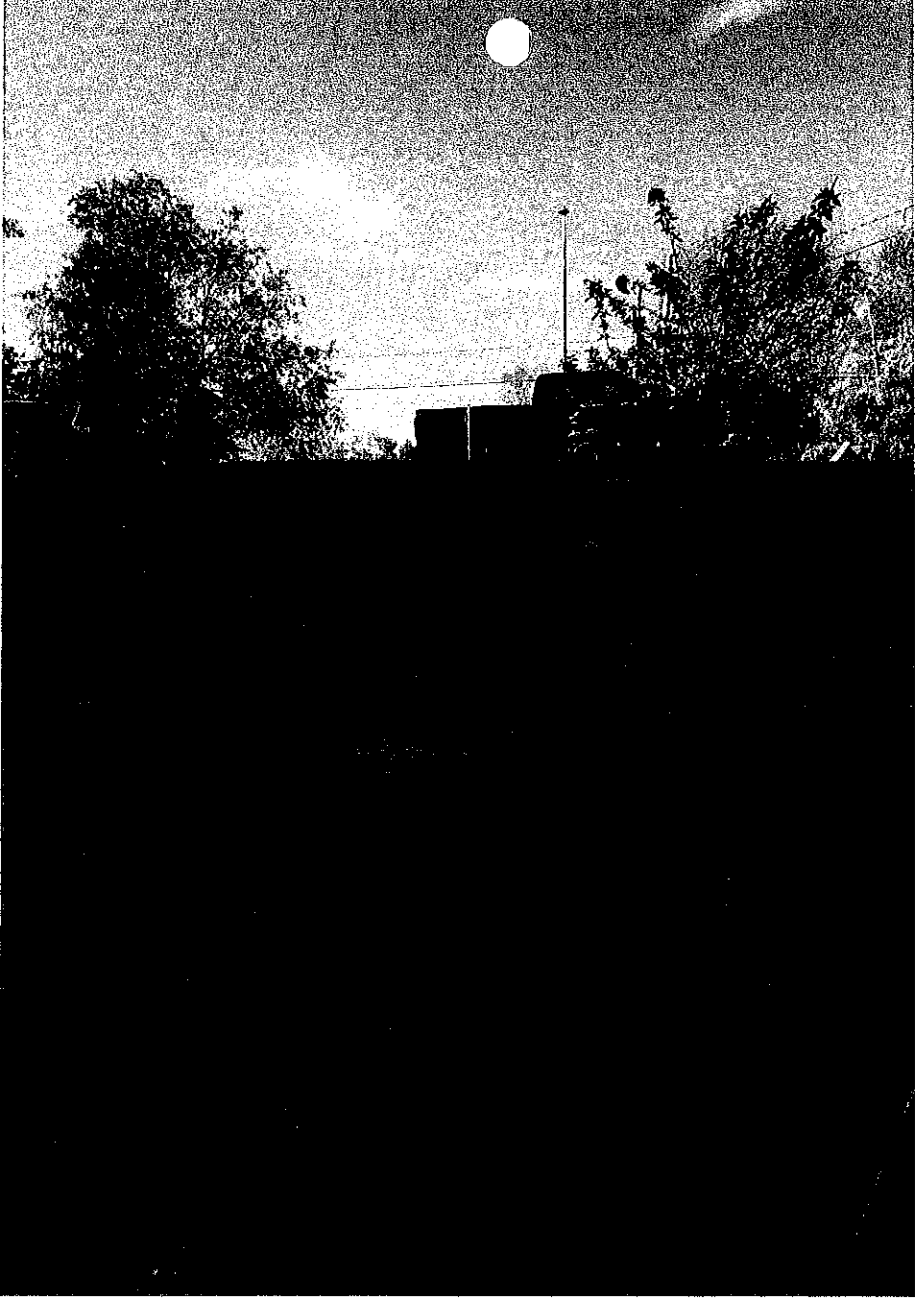


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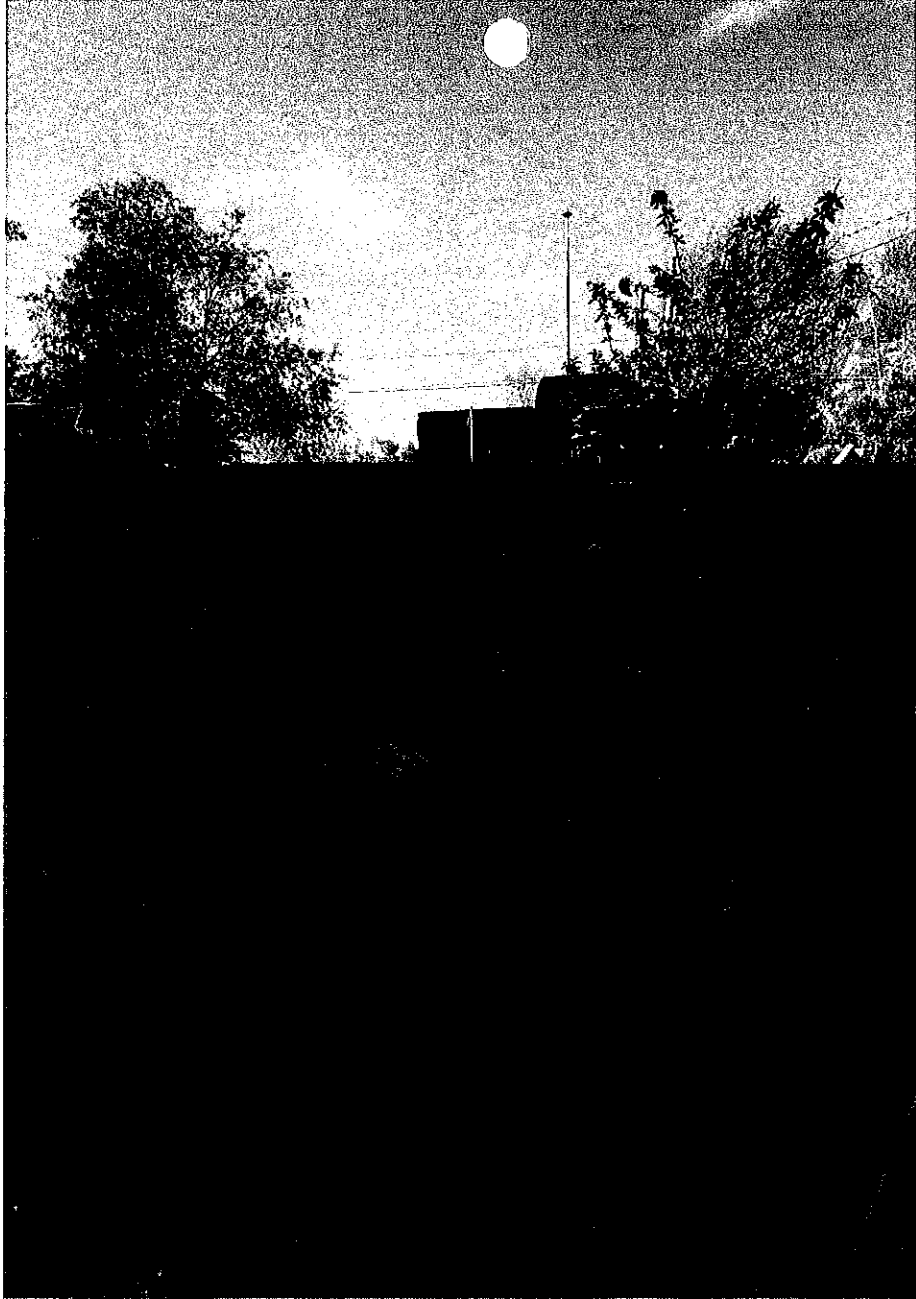


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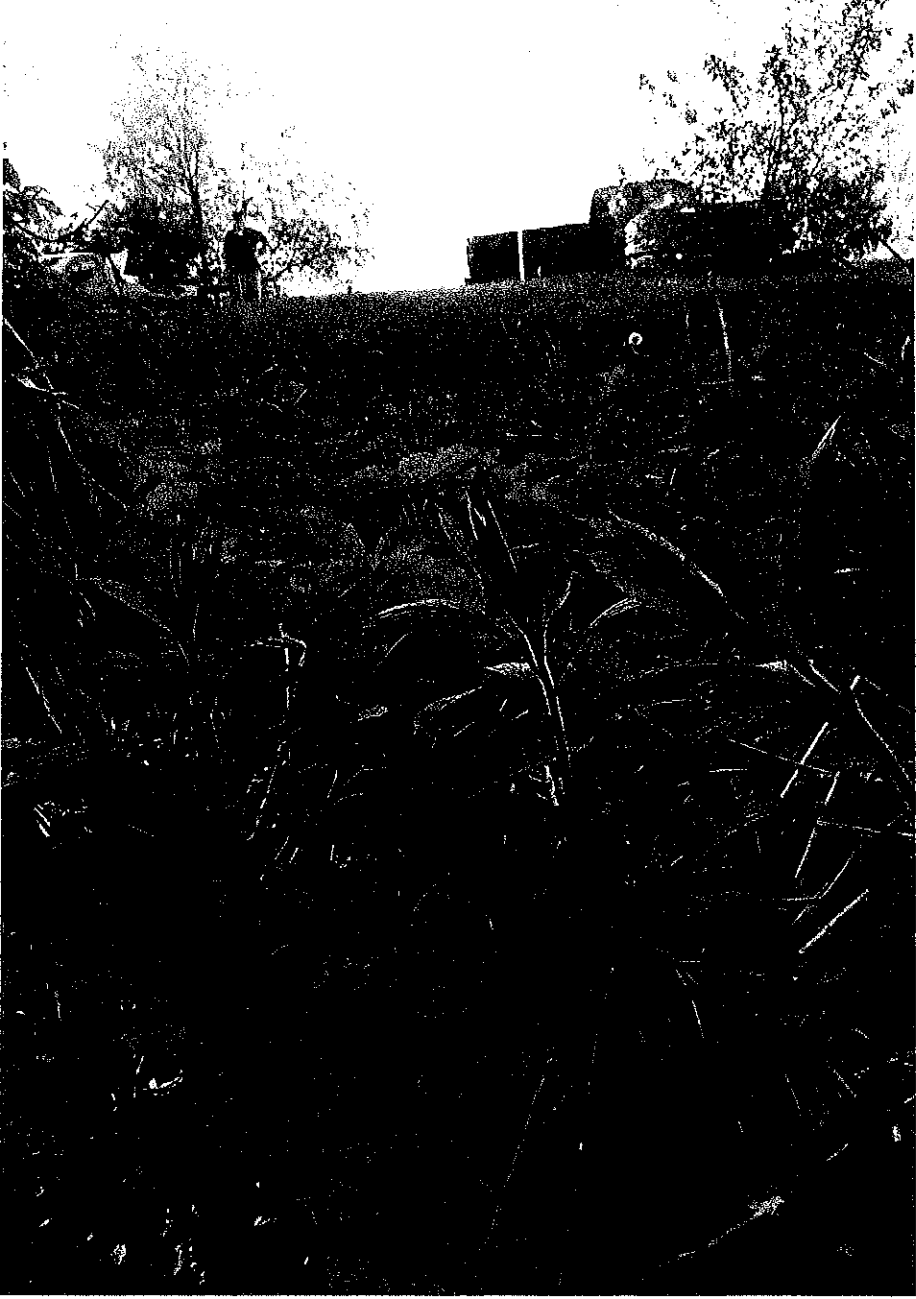
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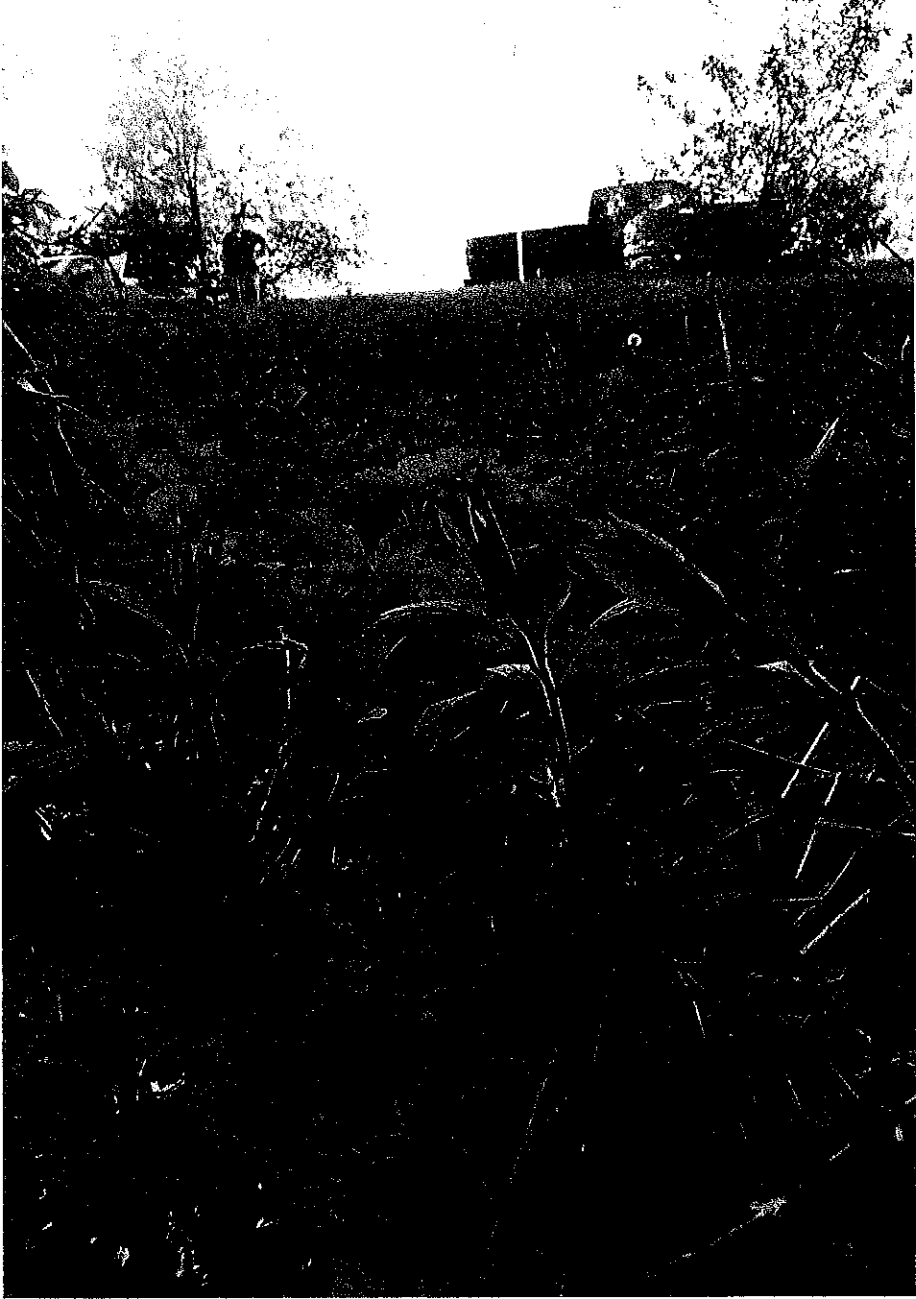
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