



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 9/24/18 Case No. 245-23-GR-18-ZBA Variance
Owner William J. Grace Mailing Address 19 Beverly Court Barrington, N.H. 03825
Phone 603-235-9772 Email GraceboysFlowering@gmail.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	Req'd
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- 1. Zoning Board of Adjustment Application Checklist (*this form*)
- 2. ZBA General Information (Article(s) and Section(s) of Ordinance)
- 3. Appeal and Decision
- 4. Fees - \$150.00 Application
 \$ 75.00 Legal Notice
 \$ 7.00 per US Post Office Certified Letter 8 x 7 = 56.00
- 5. Completed Project Application Form
 Variance Special Exception Appeal
- 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form)
- 7. Project Narrative

\$281.-

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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

9/25/2018
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. 245-23-GA-18-ZBA Variance

Project Name Grace Residence

Location Address 19 Cavenly Court Barrington NH 03825

Map and Lot 245 / 23

Zoning District (Include Overlay District if Applicable) General Residential (GR)

Property Details:

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

Use: Residential

Number of Buildings: 1 Height: _____

Setbacks: Front _____ Back _____ Side _____ Side _____

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 3.1.1 Permitted Structures

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

To continue living in Manufactured Home while house is being built.

Barrington Zoning Ordinance Requirements:

only Allows one Livable Structure on the Property

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

Continue living in Trailer while house is being built

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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.
CANT AFFORD TO RELOCATE WHILE HOUSE IS BEING BUILT
- 2. Granting the variance would be consistent with the spirit of the Ordinance.
NEW STRUCTURE WILL CONFORM TO ZONING ORDINANCE. SIZE OF THE NEW HOME IS 48x38
- 3. Granting the variance will not result in diminution of surrounding property values.
PROPERTY IMPROVEMENTS WILL BE A HUGE IMPROVEMENT TO EXISTING CONDITIONS
- 4. Granting of the variance would do substantial justice.
THE EXISTING MOBILE HOME IS OF 30 YEAR OLD & IN VERY POOR CONDITION. UNSUITABLE FOR A 7 YEAR OLD CHILD
- 5. Granting of the variance would not be contrary to the public interest.
THIS WOULD BE A BESIDE IMPROVEMENT TO THE LOT & NEIGHBORHOOD.

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.

Owner
Siam

Signature of Applicant

Date

Signature of Owner

Date

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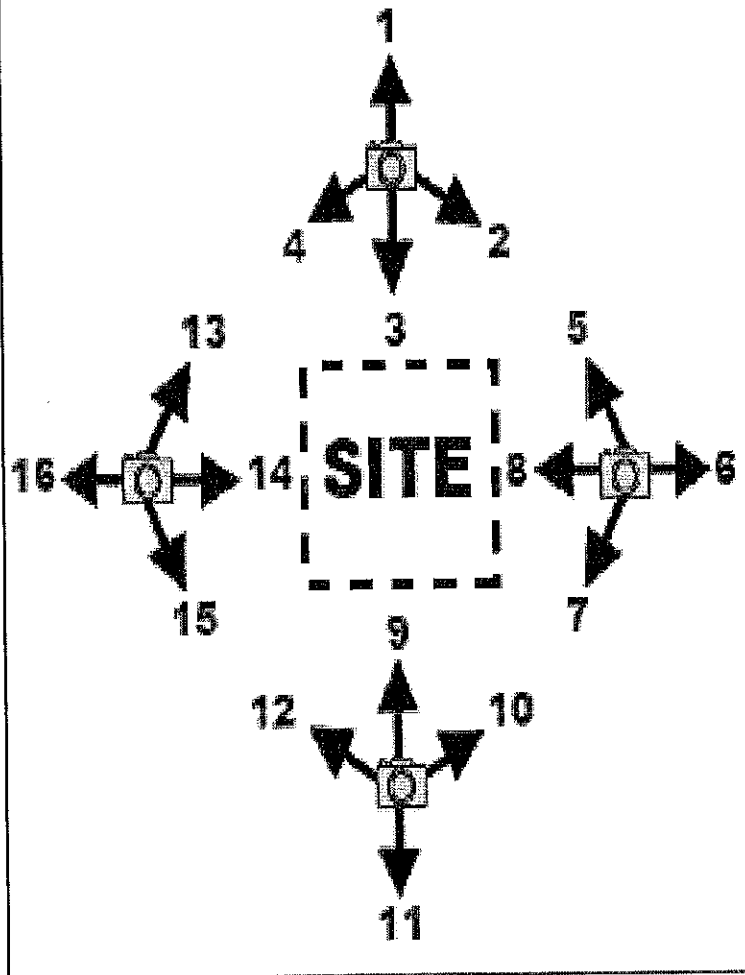
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SITE / CONTEXT PHOTOS

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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ABUTTER LIST

Town of Barrington, NH
Please Print or Type

Applicant: William J. Grace Phone 603-235-9772

Project Address: 19 Caverly Court Barrington NH 03825

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
✓ 245	23		William J. Grace	19 Caverly Court Barrington N.H. 03825

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
✓ 126	63	Robert E. Garland	113 Corbett Rd. Barrington N.H. 03825
✓ 126	61	Kathryn L. McCabe	211 Franklin Pierce Hwy Barrington N.H. 03825
245	25	Richard & Robbin Bevan	25 Caverly Court Barrington N.H. 03825
✓ 245	24	Richard & Robbin Bevan	25 Caverly Ct Barrington N.H. 03825
245	26	Douglas French	2087 Franklin Pierce Hwy Barrington N.H. 03825
✓ 243	13	Phil & Karen Bradley	55 Old Settlers Rd. Barrington N.H. 03825
245	25	Gene & Jessica Wice	14 Caverly Ct Barrington N.H. 03825

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
Landry Surveying	246 Mill Pond Rd. Nottingham NH

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: _____

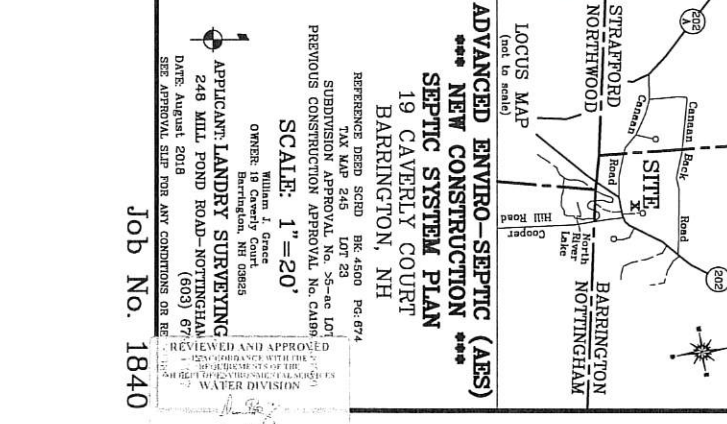
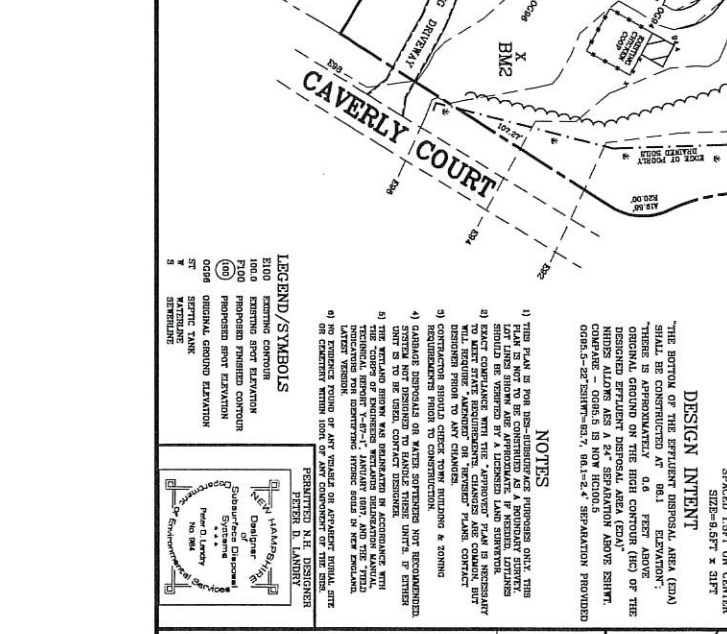
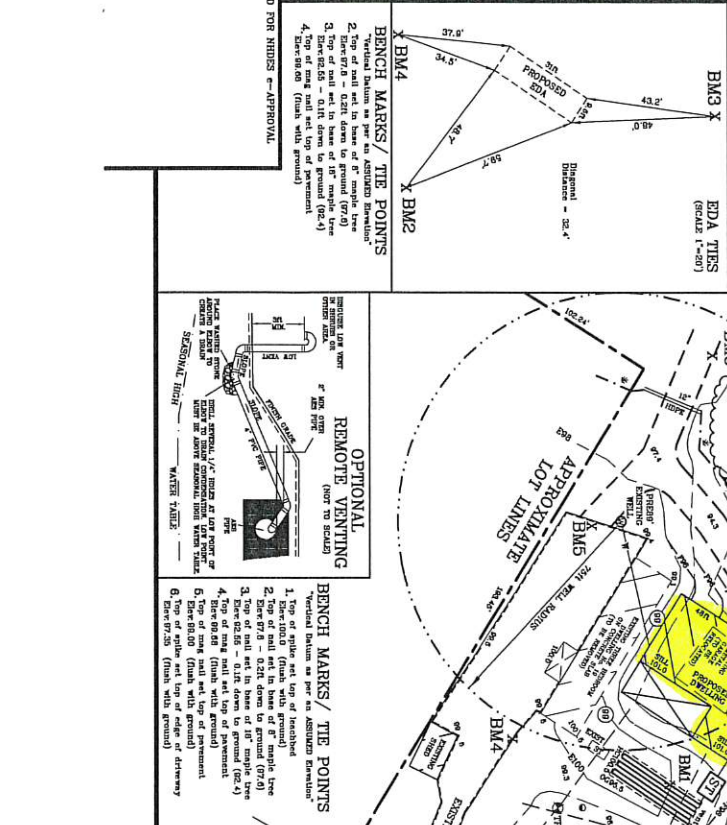
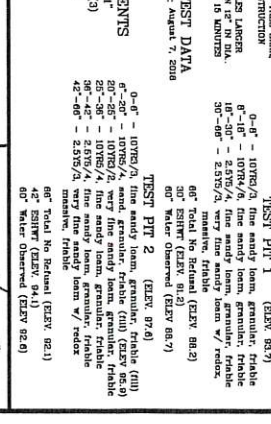
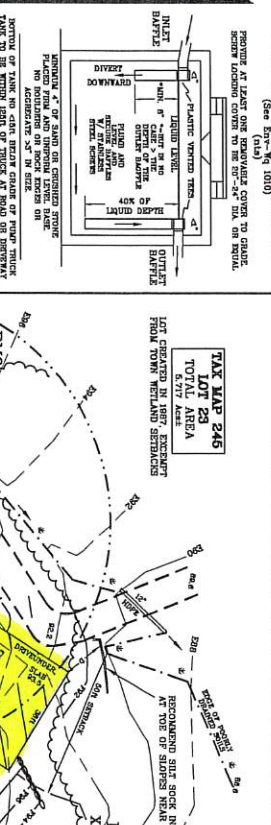
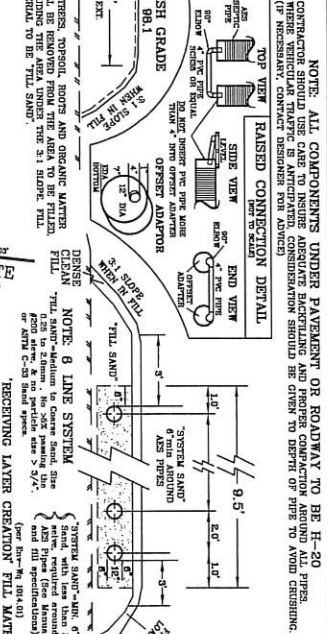
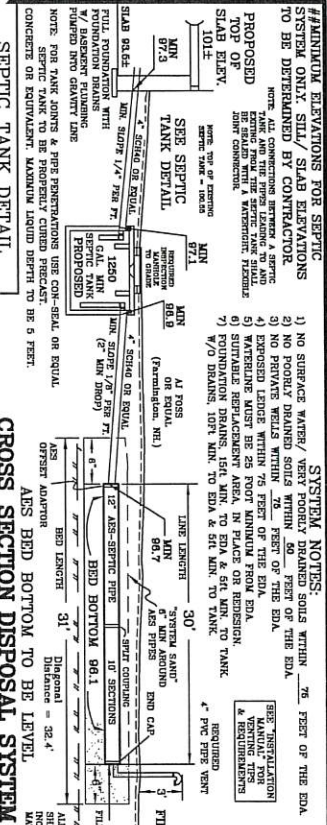
Planning Staff Verification: _____ Date: _____

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OFFICE AND ENVDNT

IMPORTANT SYSTEM NOTES

- 1) ALL COMPONENTS UNDER PAVEMENT OR ROADWAY TO BE H-20
- 2) CONTRACTOR SHOULD USE CARE TO INSURE ADEQUATE BACKFILL AND PROPER COMPACTION AROUND ALL PIPES (WHEN NECESSARY, CONTRACT DISPENSED FOR ADVICE)
- 3) NO POORLY DRAINED SOILS WITHIN 50 FEET OF THE EDA
- 4) NO PRIVATE WELLS WITHIN 50 FEET OF THE EDA
- 5) WATERLINE MUST BE 25 FOOT MINIMUM FROM EDA
- 6) FOUNDATION DRAINS: 1/2" MIN. TO EDA & 6" MIN. TO TANK
- 7) 4" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 8) SUITABLE REPLACEMENT AREA IN PLACE OF REDISIGN
- 9) FOUNDATION DRAINS: 1/2" MIN. TO EDA & 6" MIN. TO TANK
- 10) 4" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 11) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 12) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 13) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 14) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 15) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 16) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 17) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 18) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 19) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK
- 20) 1" DIA. DRAIN, 10" MIN. TO EDA & 6" MIN. TO TANK



APPLICANT: LANDRY SURVEYING
 248 MILL POND ROAD - NOTTINGHAM
 DATE: August 2018
 SEE APPROVAL SHEET FOR ANY CONDITIONS OR REVISIONS

REVIEWED AND APPROVED:
 DATE: 8/15/2018
 #cA.2018081506