



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 5/21/18 Case No. 106-31-GR-18-ZBA Variance
Owner Daniel Cassid Mailing Address 369 Isaacs Turn Rd Barrington NH 03825
Phone 603 335-4773 Email barbart22@msn.com
603 630-9409

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
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- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input type="checkbox"/> | <input 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 type="checkbox"/> | 5. Completed Project Application Form
<input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input checked="" 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 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

5/21/2018
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. 106-31-GR-18-ZBA Variance
Project Name 47 Pine Road Variance
Location Address 47 Pine Rd Barrington NH 03825
Map and Lot Map 106 Lot 031
Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: Accessory Dwelling Unit

Number of Buildings: 1 Height: 22

Setbacks: Front 70 Back 150 Side 40 Side 80

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:

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

See attached

Barrington Zoning Ordinance Requirements:

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

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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 Attached

- 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.

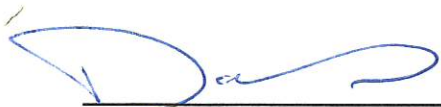
5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

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



Signature of Owner

5/21/2018
Date

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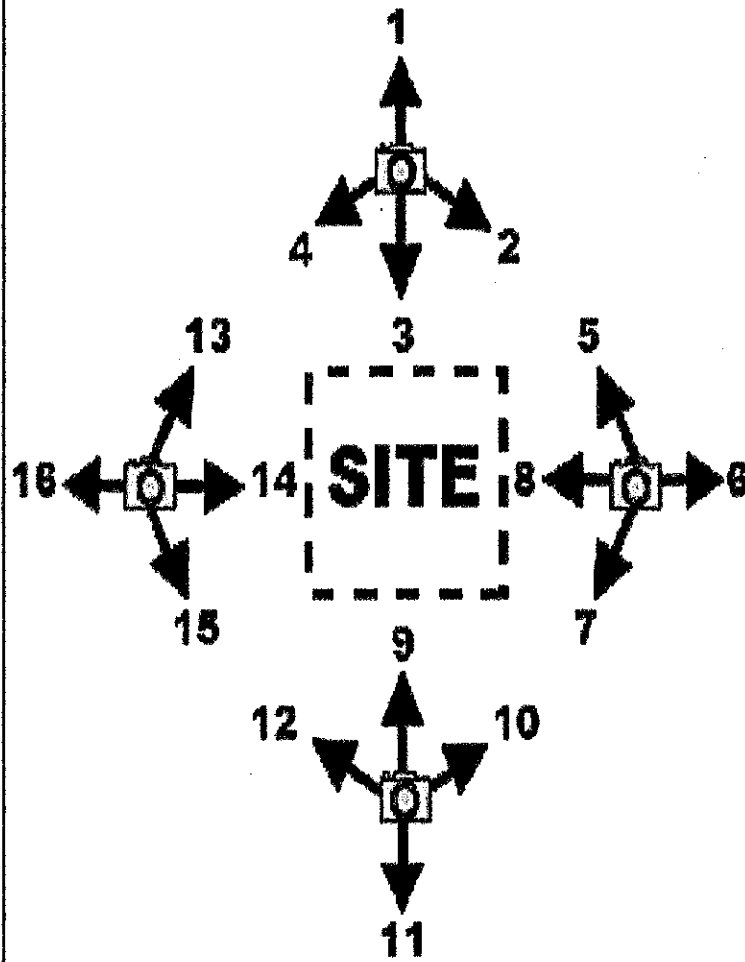
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SITE / CONTEXT PHOTOS

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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Part III.

-Description of Request: 3.5.1(7), Lot less than minimum size. Garage has been framed and partially completed but have been denied permit to finish second floor.

- Purchased seasonal camp on Ayers Pond. We would like to live year round on property but camp is not insulated and has no foundation. We received permit for two car garage with full dormered second floor with intent of creating ADU on second floor. We would like to create an ADU on the second floor of our detached garage.

-New construction of ADU requires that lot meets minimum dimensions of new construction lots. (80,000 sq ft and lot line setbacks.)

-We are requesting a Variance for the requirement that the lot meet the 80,000 sq ft requirement as our lot is only approximately 40,000 sq ft.

Part IV.

1- We have designed the garage to accommodate an ADU on the second floor. Framing and window package as well as roof design was an additional expense in anticipation of finishing this space as an ADU. Original permit application included discussion with Code Enforcement regarding future use of second floor once State approved septic plan was granted. Camp on property is not currently suitable for year round use.

2-Granting this variance will allow us to use this property on a year round basis. The garage located ADU will be energy efficient and a

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much more comfortable and convenient living space for year round use.

3-Area is lightly developed and the garage is an appropriate use of the space available on the property. We believe the finished structure will add to our property value while enhancing the general residential feel of the abutting properties.

4-We believe that there was some initial confusion during the planning and permitting process and that we may have proceeded differently if we were aware of the zoning restrictions in this case regarding the future construction of an ADU on this property.

5-We see no potential negative outcomes due to the granting of this variance. Having a year residence in this area would enhance security and response time to any natural disaster in the immediate neighborhood as there are currently no other year round residents on Pine Rd.

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FOUNDATION LOCATION PLAN

NOT FOR MORTGAGE LOAN PURPOSES

LOCATION: 47 PINE ROAD, BARRINGTON, NH

TAX MAP 106, LOT 31

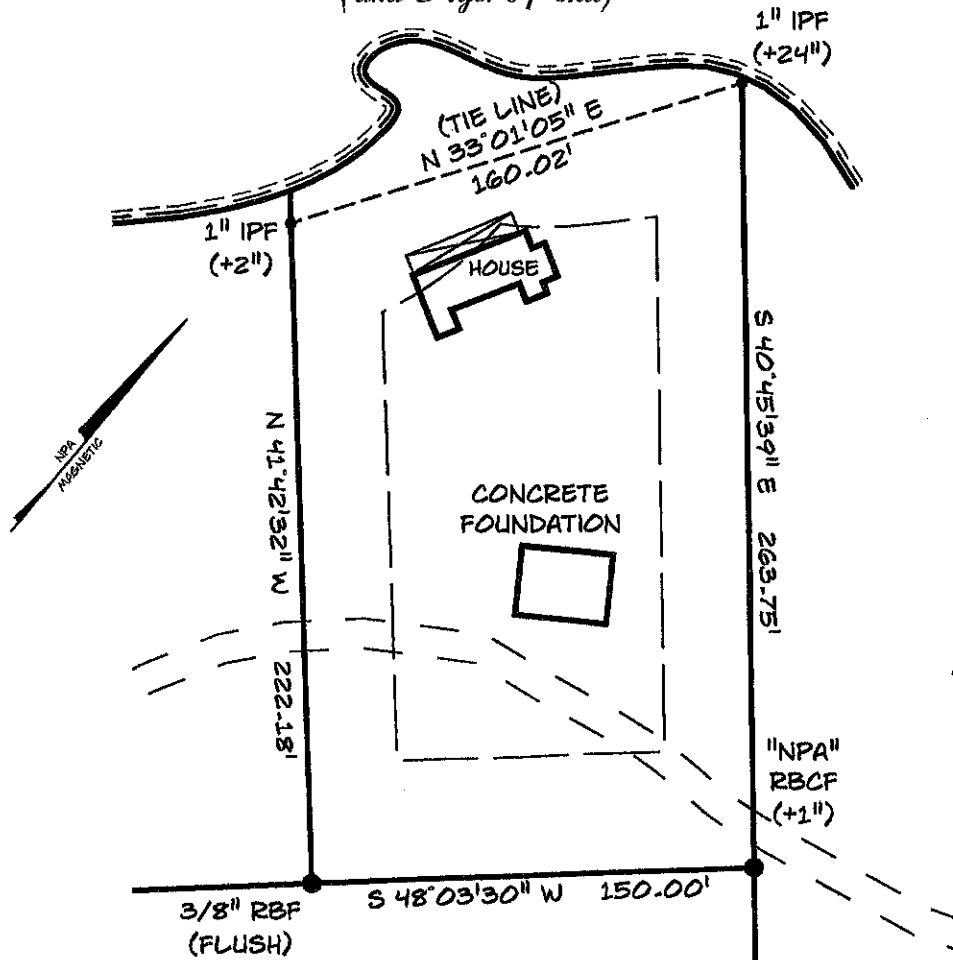
OWNER OF RECORD: DANIEL C. CASSIDY & BARBARA D. FELDMAN

ZONE: GENERAL RESIDENTIAL DISTRICT

SCRD BOOK 4486, PAGE 347

SETBACKS: FY= 40', SY= 30', RY= 30'

Ayers Lake
(aka Ayer's Pond)

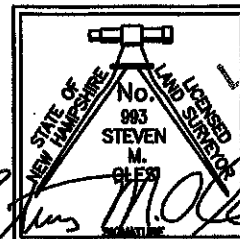


NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS - SEPTIC DESIGNER - CIVIL ENGINEERS
PO Box 249, Rochester, NH 03867
TELEPHONE (603) 335-3948

I CERTIFY THAT THE STRUCTURE, AS DEPICTED HERON, MEETS THE DIMENSIONAL SETBACKS AS THEY PERTAIN TO THE PROPERTY LINES AS SHOWN.

DATE: 11-22-17
DWG: 17275-0D-1
JN: 17275
FN: 208



REFERENCE PLAN:
"PLAN OF LAND BARRINGTON, N.H. FOR LEON B. MEADER JR. & RUTH MEADER"
DATED OCT. 1989
BY NORWAY PLAINS SURVEY ASSOCIATES INC
SCRD PLAN 37A-16

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List of Certified Abutters and Engineers

-Norma Macdougall, 38 Overlook Dr. Atkinson, NH 03811

-Thomas Shipley, 229 Pickpocket Rd. Brentwood, NH 03833

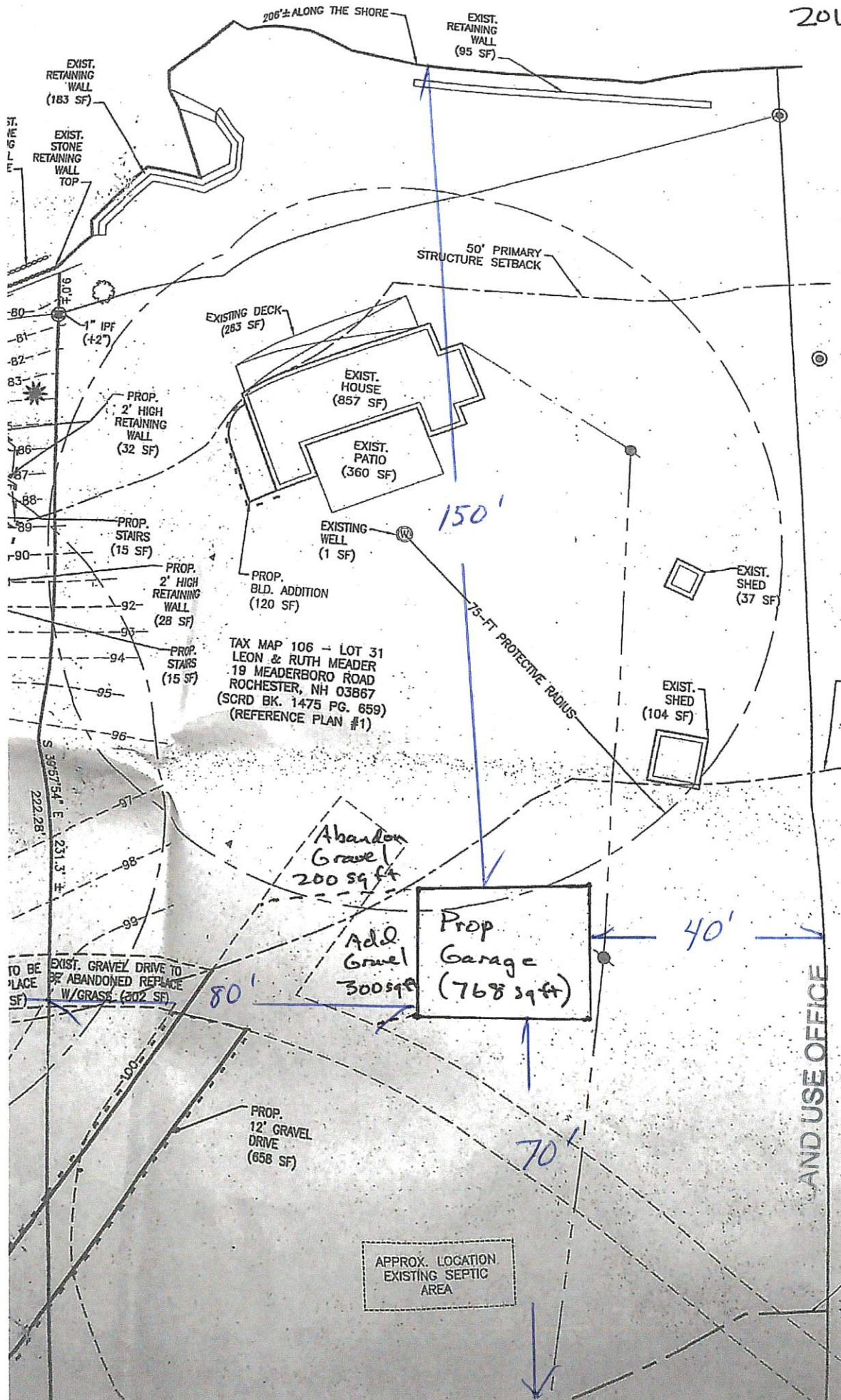
-Robert Phillips, 27 Block Dr. Brentwood, NH 03833

-Scott Bailey, Bailey Environmental Services, PO Box 301, Melvin Village, NH
03850

-Steve Oles, Norway Plains Assoc, 2 Continental Blvd, PO Box 249, Rochester, NH
03866

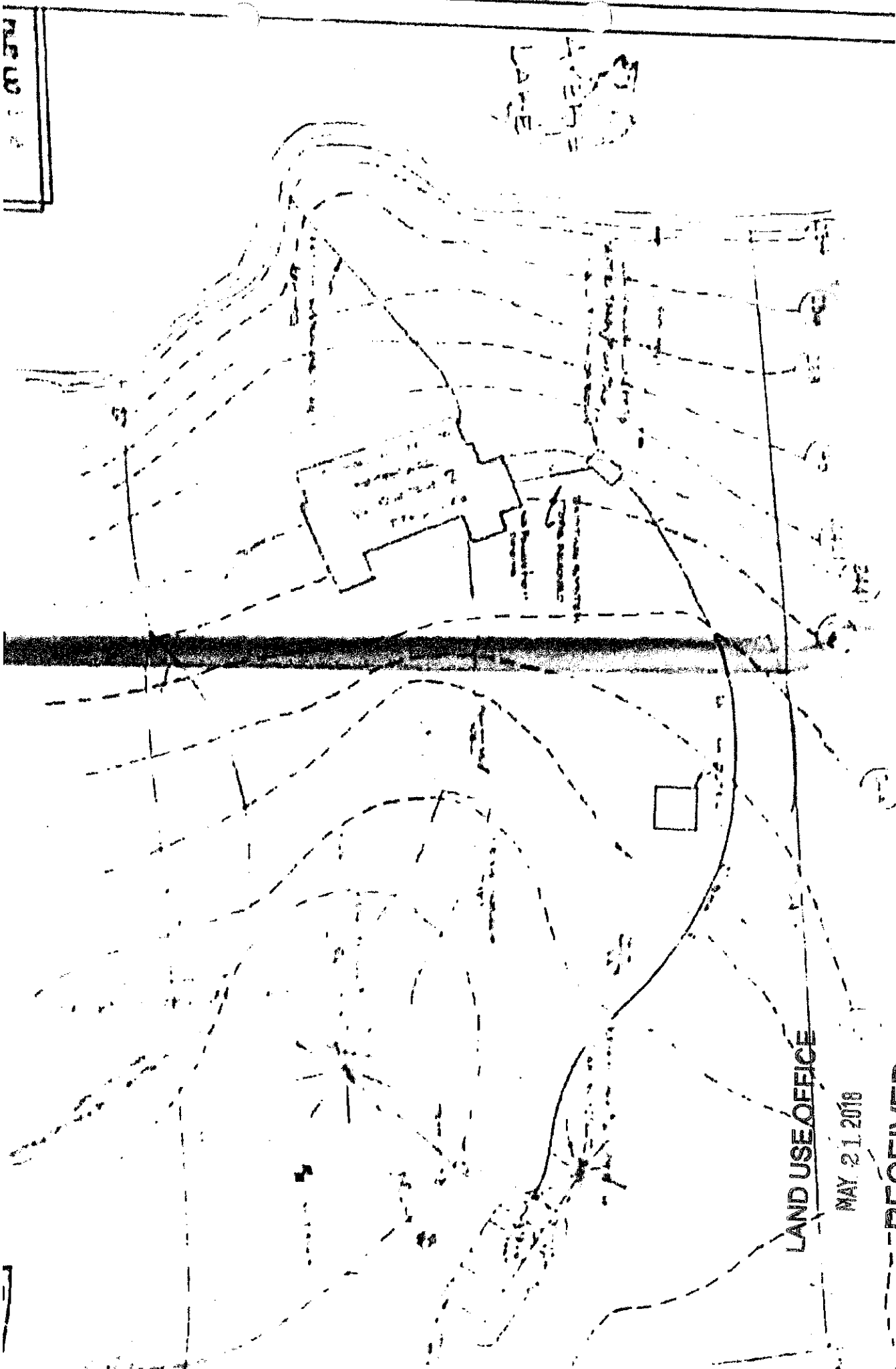
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Plan as per
2016-00747



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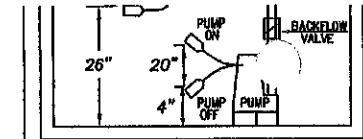
MAP 10 37 57



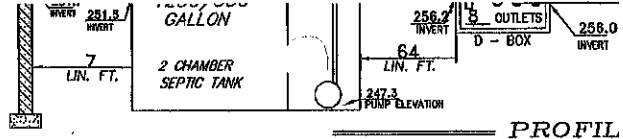
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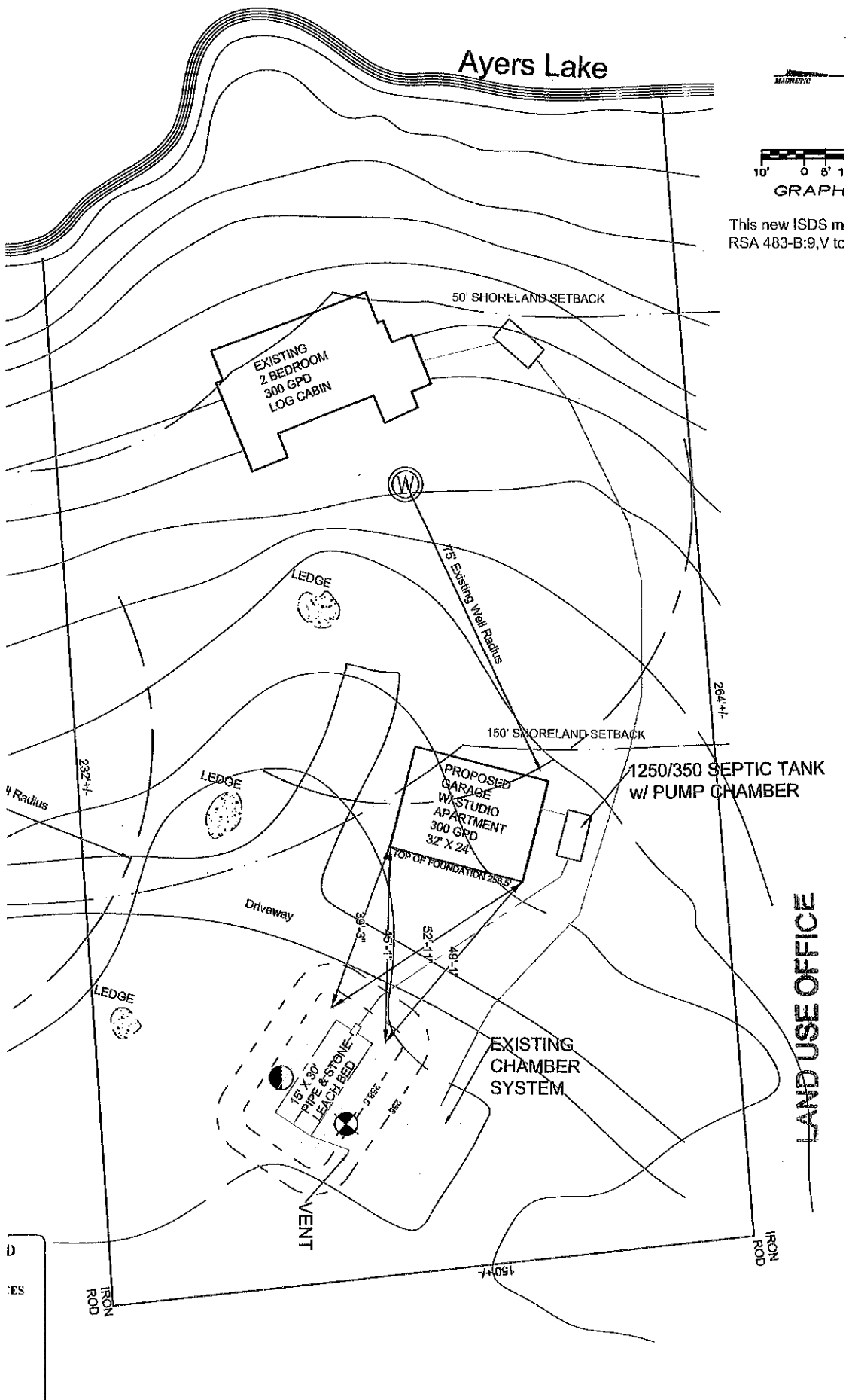
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HAMBER DETAILS



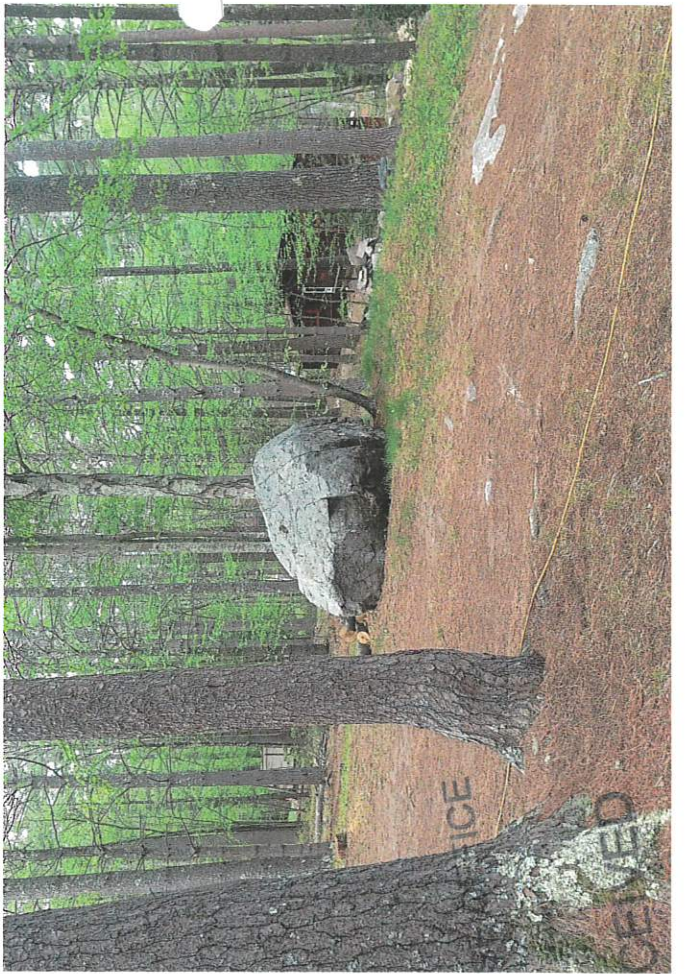
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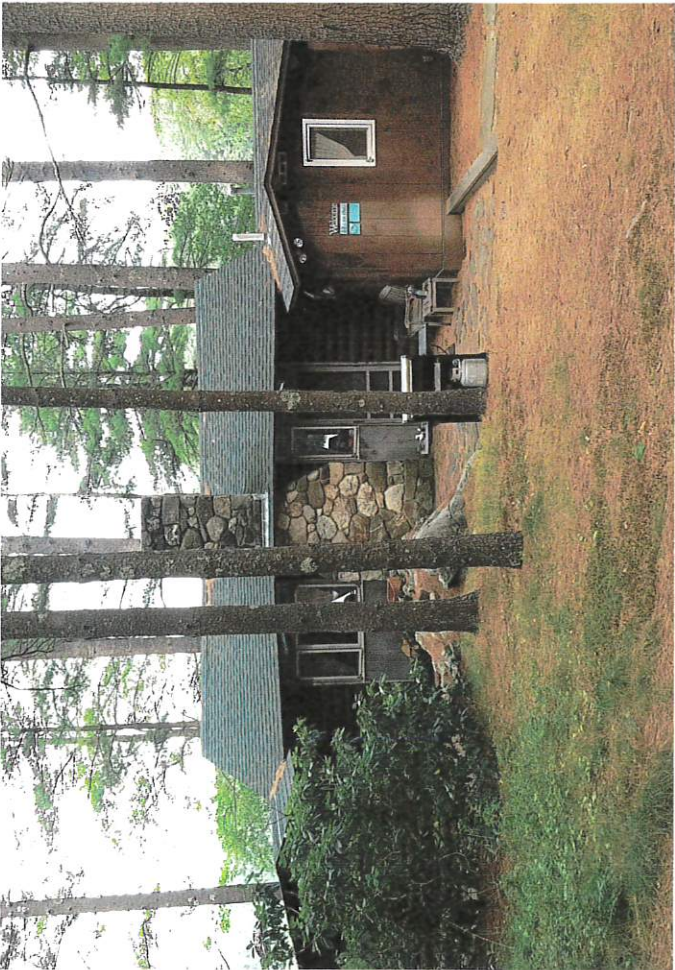
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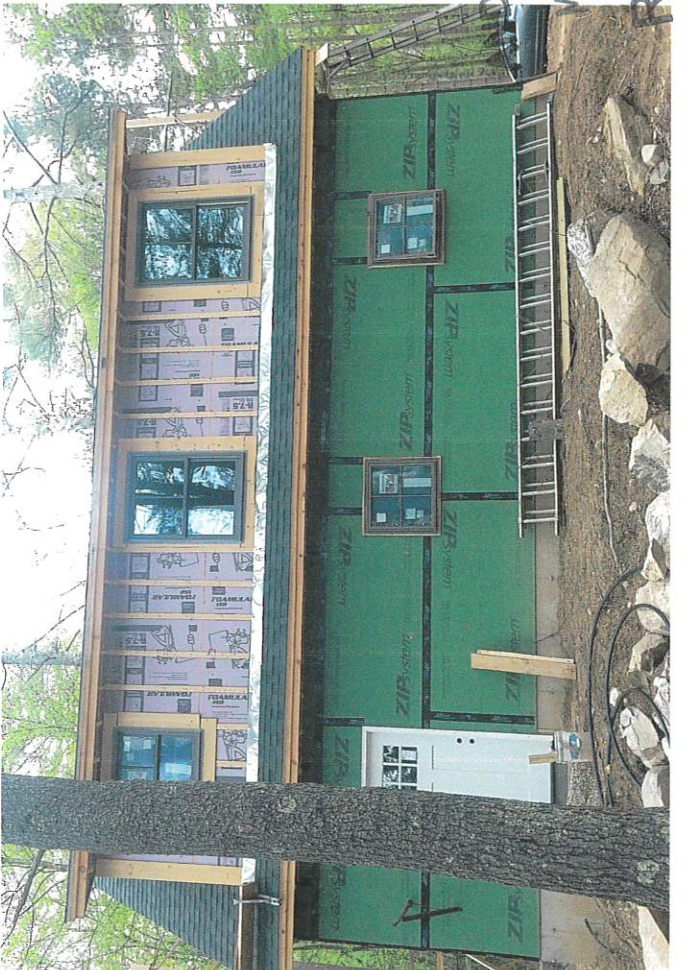
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ADU MAY RE

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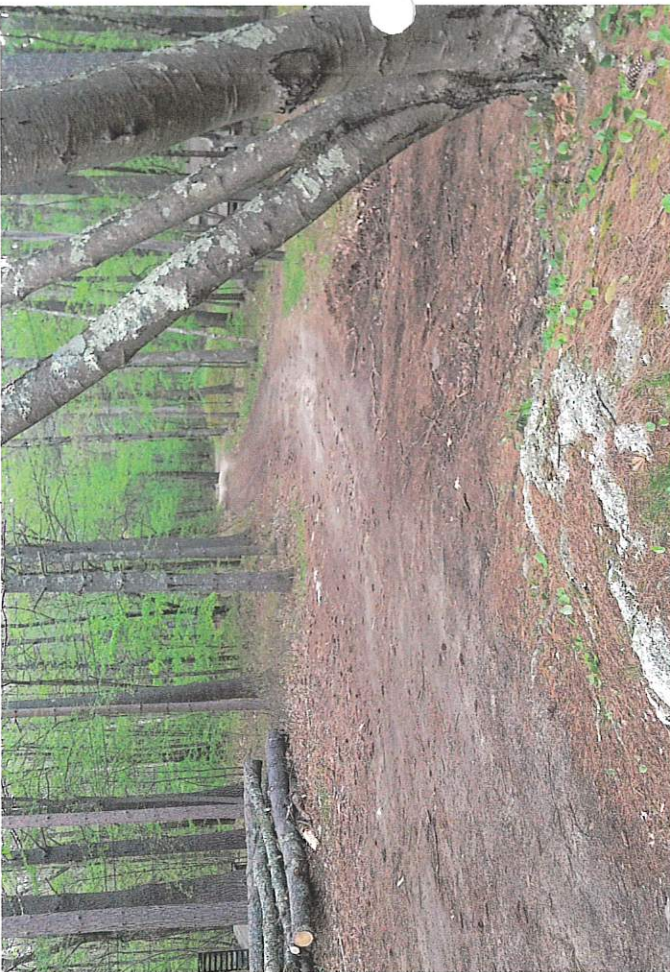


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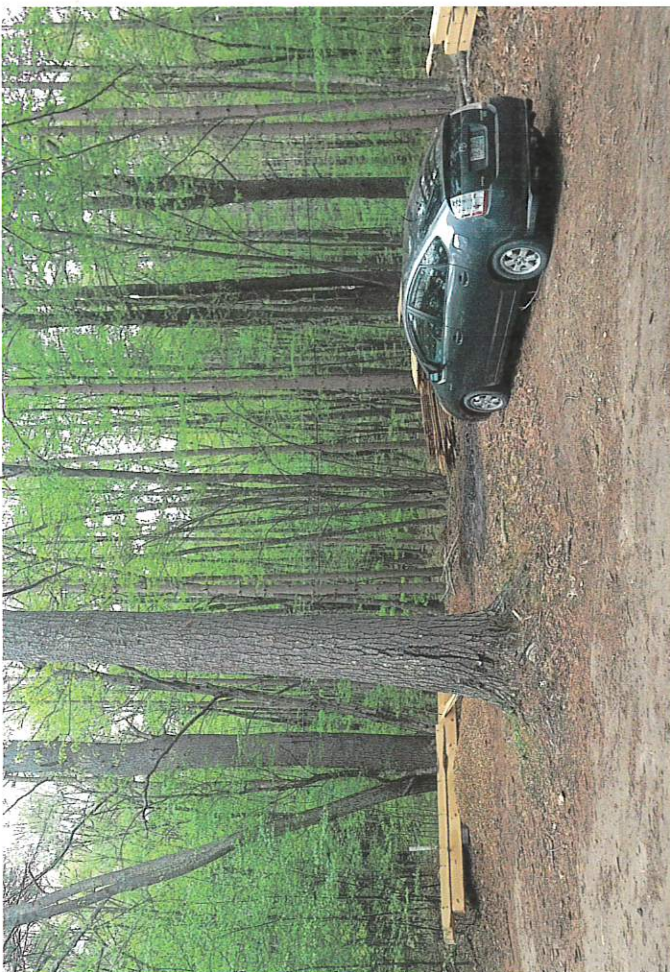
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#4



#2



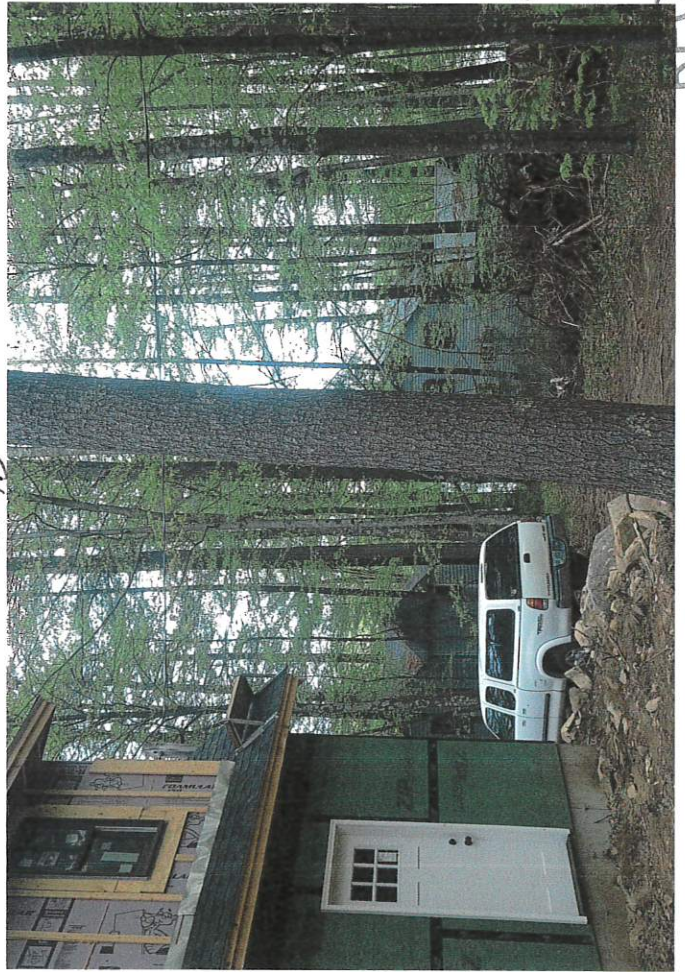
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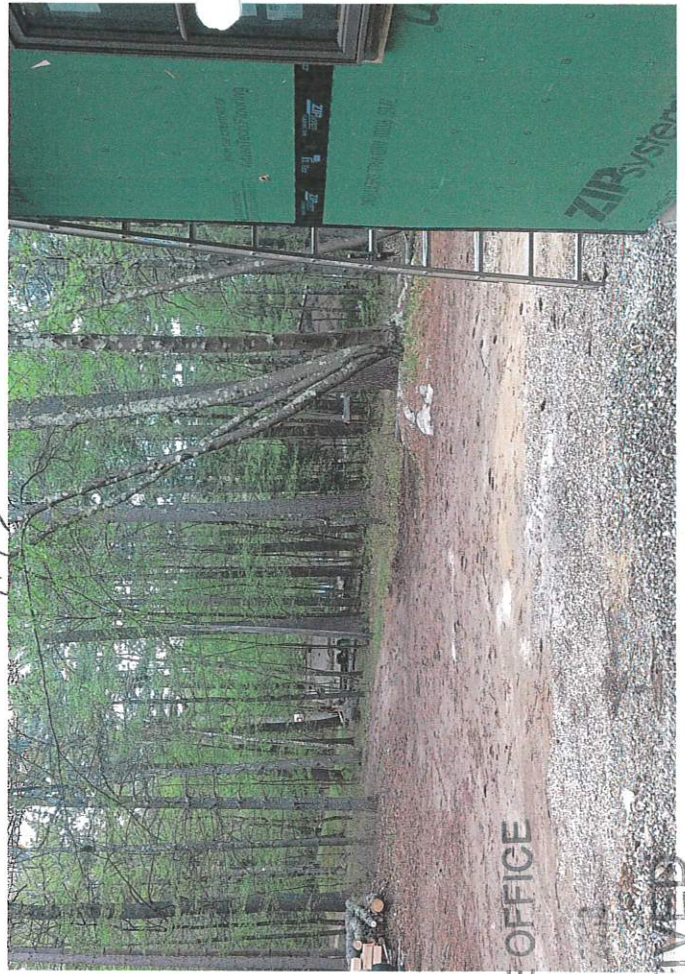
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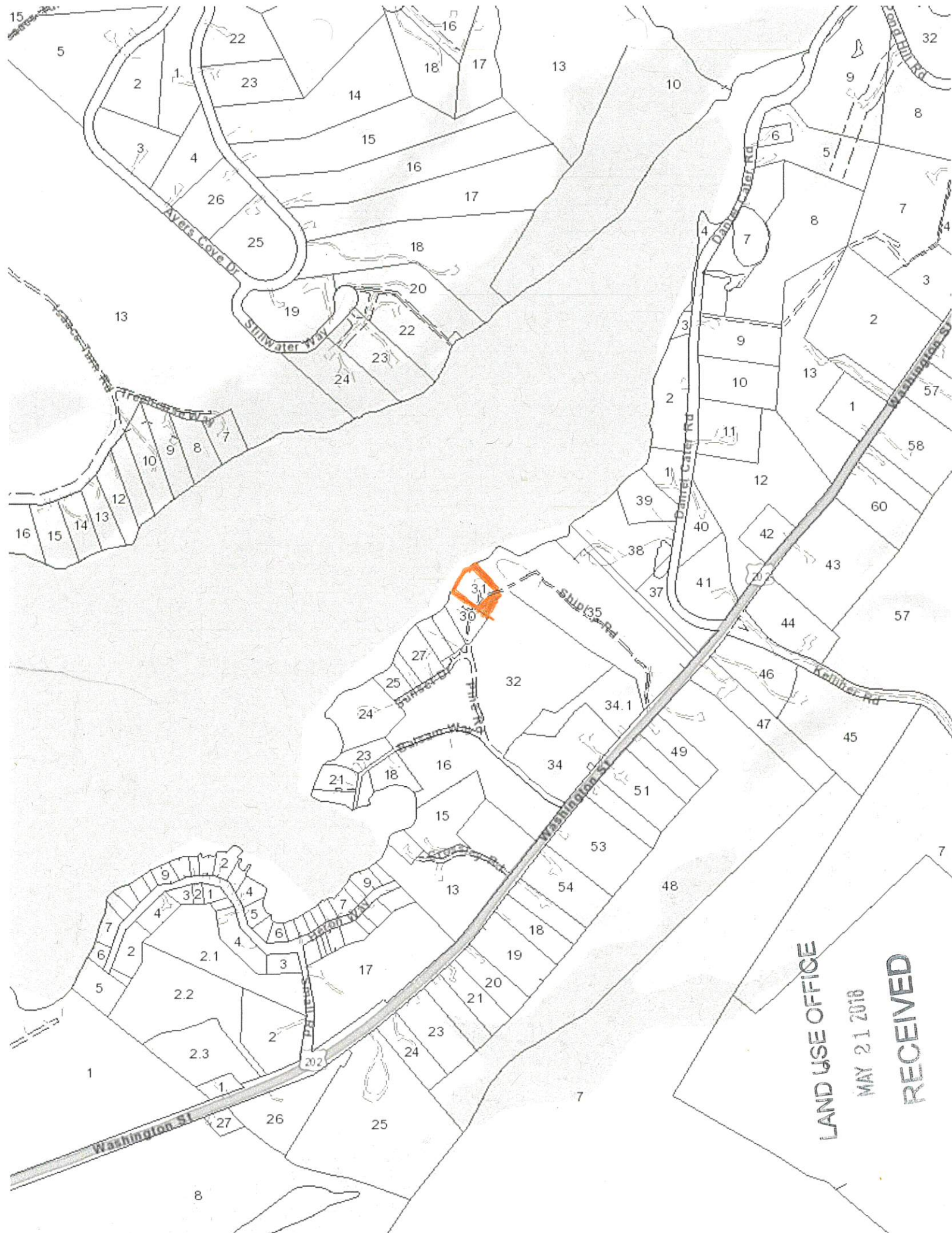


32'

24'

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Rod Sketcher



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