



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 August 2nd, 2017 *Christina + Michael Honopko* Case No. 240-17 + 241-7-NR-15-VAR-EX
 Owner Dawn M. & D. Steven Skipper Mailing Address 37 Bassett Drive, Barrington, NH 03825
 Phone 603-664-5406 Email 39 Bassett Drive, Barrington, NH 03825

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 checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form
<input checked="" type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception <input type="checkbox"/> Appeal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative |

- 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 ½" 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 Gruene
Staff Signature

7/25/2018
Date

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

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 240-17+241-7-NR-18-Var Exc

Project Name Dawn M. & D. Steven Skipper

Location Address 37 Bassett Drive, Barrington, NH 03825

Map and Lot Map 240, Lot 17, Map 241, Lot 7

Zoning District (Include Overlay District if Applicable) Neighborhood Residential

Property Details:

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

Use: Residential

Number of Buildings: Two Height: 2 Story

Setbacks: Front 40 Feet Back 30 Feet Side 30 Feet Side 30 Feet

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:

Variance from Article 4.1.1 Minimum Standards,

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

Map 240, Lot 17, owned by Dawn & Steve Skipper, currently exists as a land locked parcel, with no frontage on a town road. Its access is via an existing access easement across Map 241, Lot 7. (see plan recorded at S.C.R.D. 106-080) The Intent of this application is to adjust the lot lines between the two parcels, in such a manner that said easement can be abolished allowing the owners of lot 17 to access there property directly using their existing driveway. Said driveway utilizes an existing right of way across the corner of Map 241, Lot 6 (S.C.R.D. 1042-0069). The variance is necessary as the resulting configuration of Lot 17 would still have no frontage per se. A special exception is necessary to permit the owners of Lot 17 to access their lot not from their legal frontage as they have none.

Barrington Zoning Ordinance Requirements:

Article 4.1.1 of the Town of Barrington Zoning Ordinance requires new lots to have a minimum of two hundred feet of frontage in the neighborhood residential zone. Article 4.1.2 states "The side of a parcel used to satisfy the frontage requirement specified in the Table of Dimensional Standards, or other alternative standards, must be the side of the parcel used to provide vehicular access to the property."

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

The home owners request a variance from article 4.1.1 of the Town of Barrington Zoning Ordinance, allowing a lot line adjustment that will result in a currently land locked parcel to remain landlocked. They also request a special exception to access the property from a lot line other than their legal frontage, as they have none.

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.

An unnecessary hardship is one suffered as the result of an existing non conforming situation which this application aims to improve.

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

this application is consistent with the spirit of the ordinance, as it aims to improve an existing non conforming situation.

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

There will be no physical changes on the ground, the only changes are to ownership of the existing easement.

4. Granting of the variance would do substantial justice.

Granting the variance would bring the lot lines into conformity with their current usage.

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

As previously stated, there will be no physical changes on the ground, and should have no impact on 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.

This application proposes no physical changes on the ground to the existing method of accessing the lot currently in use, other than to change its ownership.

2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

This application proposes no physical changes on the ground to the existing method of accessing the lot currently in use, other than to change its ownership.

3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity.
This application proposes no physical changes on the ground to the existing method of accessing the lot currently in use, other than to change its ownership.

4. No excessive demand on municipal services and facilities, including, but not limited to waste.
This application proposes no physical changes on the ground to the existing method of accessing the lot currently in use, other than to change its ownership.

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 Board-ordered wetland.
This application proposes no physical changes on the ground to the existing method of accessing the lot currently in use, other than to change its ownership.

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] 5/15/18
Signature of Applicant Date

[Signature] 5/15/18
Signature of Owner Date

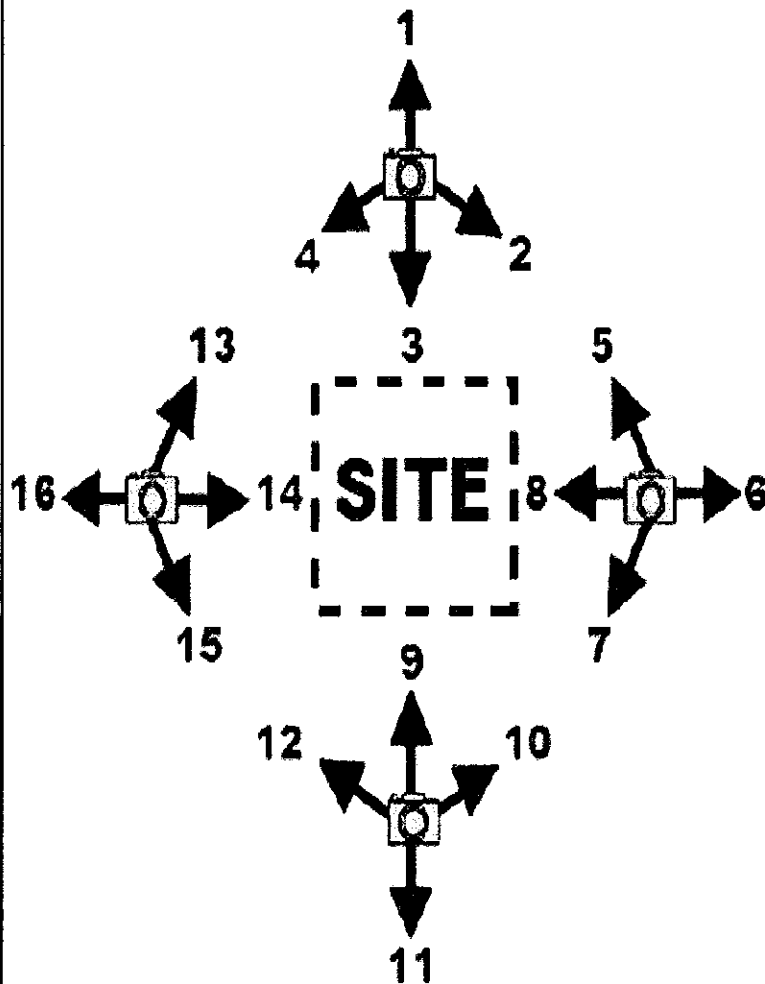
[Signature]

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.



Existing Conditions Photo Exhibit



Photo 1



Photo 2



Photo 3

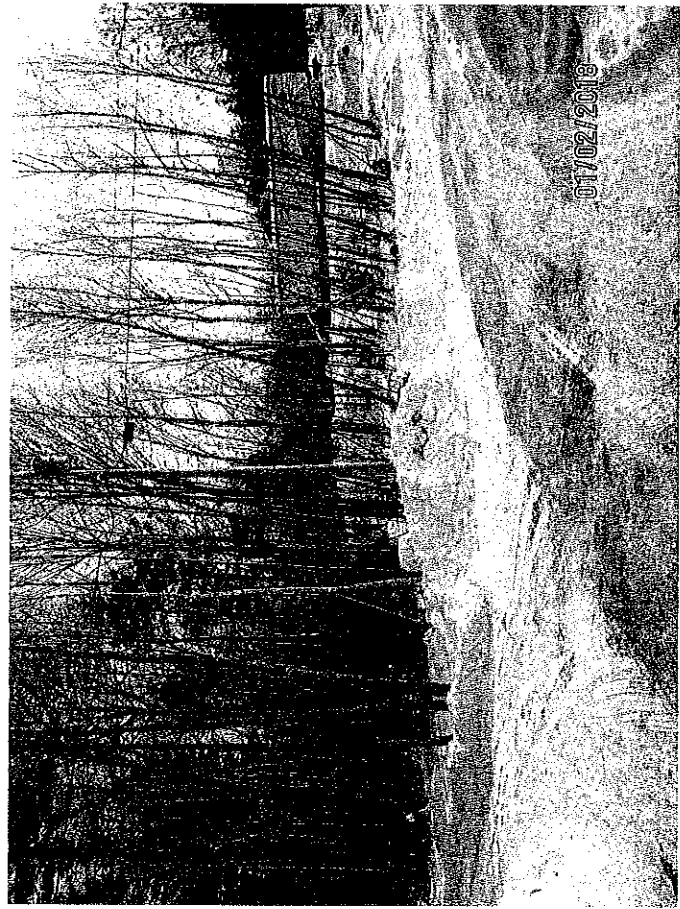


Photo 4

Existing Conditions Photo Exhibit



Photo 5



Photo 6

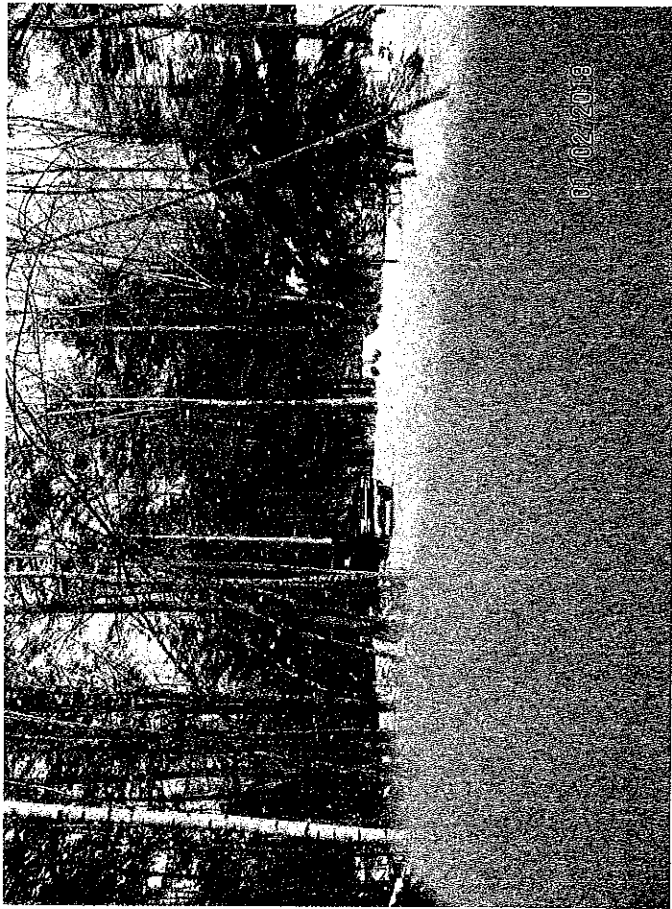


Photo 7



Photo 8

Existing Conditions Photo Exhibit



Photo 9

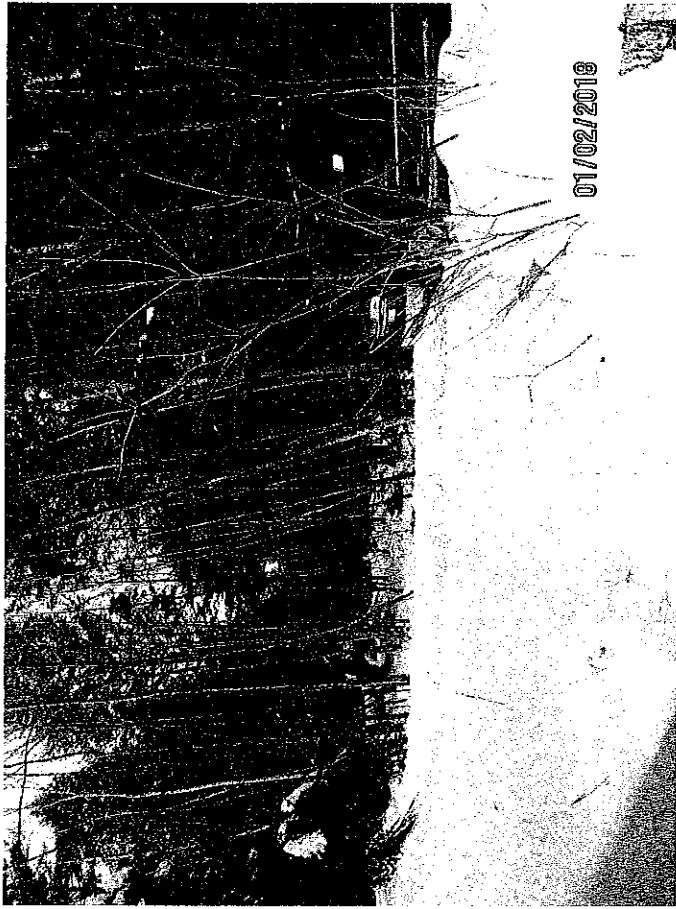


Photo 10



Photo 11

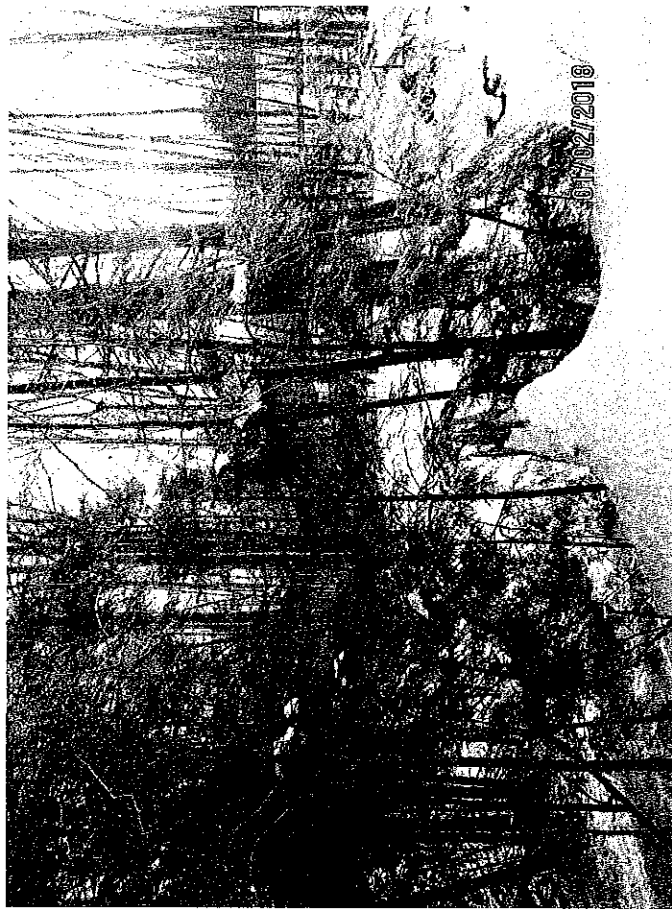


Photo 12

Existing Conditions Photo Exhibit



Photo 13



Photo 14

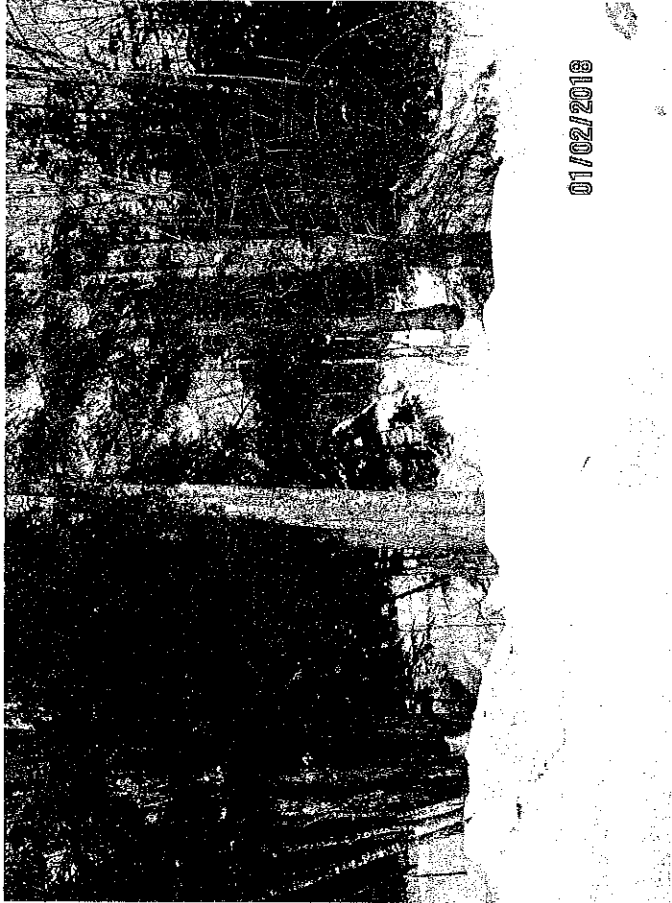


Photo 15



Photo 16