



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 4.10.2019 Case No. 106-3-GR-19-ZBA Var
 Owner MARC/PATRICK LACASSE Mailing Address 99 ROCHSTER HILL RD ROCHSTER NH
 Phone 603.365.5585 Email MARC_LACASSE@comcast.net 03867

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 | |
|--------------------------|--------------------------|---|
| <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 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 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 Amire
Staff Signature

4/11/2019
Date

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

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 106-3-GR-19-ZBAVar
Project Name Lacasse Residence Addition
Location Address 106 Small Road Barrington NH 03825
Map and Lot 106-3
Zoning District (Include Overlay District if Applicable) GR

Property Details:

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

Use: RESIDENCE

Number of Buildings: 1 Height: _____

Setbacks: Front 18' Back 25' Side 28' Side 2.5'

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.

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

- 4. Granting of the variance would do substantial justice.

SEE ATTACHED

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

SEE ATTACHED

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:

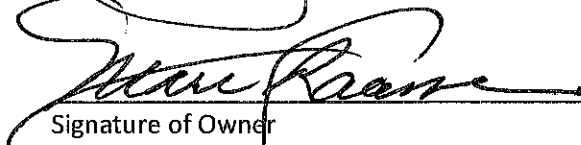
- 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements 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

4.10.2019

Date



Signature of Owner

4.10.2019

Date

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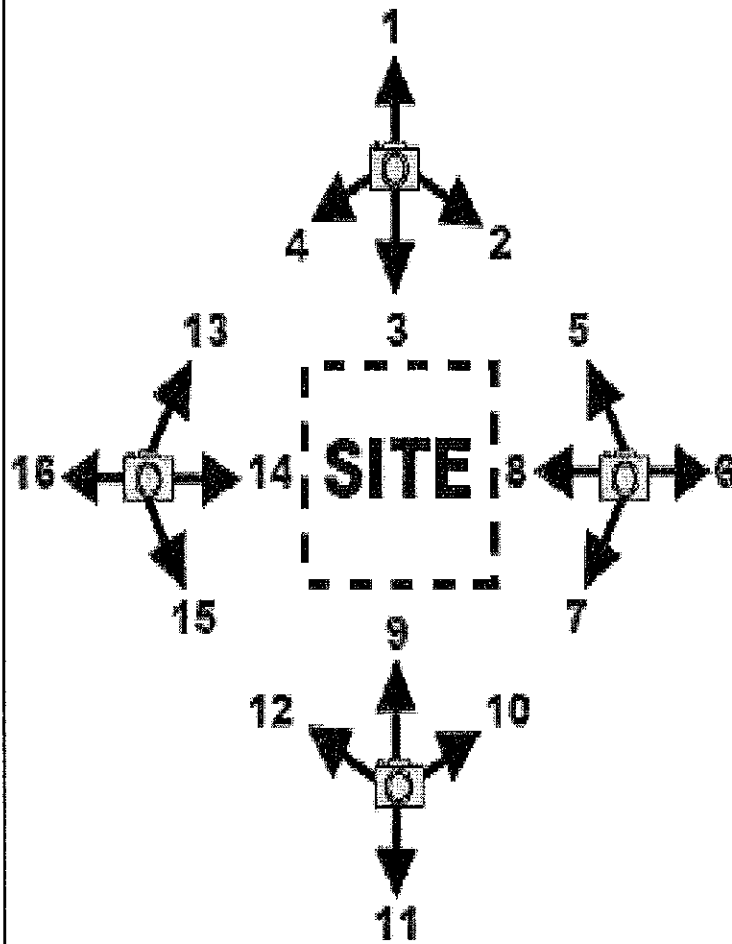
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SITE / CONTEXT PHOTOS

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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4.10.2091
Lacasse Residence Addition
106 Small Road
Barrington, NH 03825
Map/Lot 106-3

Narrative:

We are proposing a 16' X 18'2" addition to a single family residence located at 106 Small Road in Barrington, NH on Ayers Lake. The addition would be to the front side (street side) of the home, away from the water side and at the same width and height as the existing structure. It would also maintain the existing setbacks on both neighbor sides of the home. The addition would not impact the back (lakeside) setback and would affect only the front setback. We have owned the home since April 2018. The reason for the proposed addition is I have a physical condition known as Hereditary Neuropathy that affects my legs and makes it difficult to stand, walk and climb stairs. I do have a permanent handicapped certificate on file with the State of NH #607894. This addition would be ADA compliant allowing wheelchair access and dual egress points. The bedroom and bathroom at 106 Small Road is located on the second floor and is difficult for me to access. Currently, there is no bathroom or bedroom on the first floor. The proposed addition would allow me access to a first floor bedroom and bathroom. Should my condition continue to worsen it is likely I will not be able to get to the second floor bedroom or bathroom. I appreciate the sensitive nature of building on any site especially lake property and the need to pay special attention to the other property owners impacted. The neighbor on my right has just finished a large building project on his home and several of the other homes in our neighborhood have recently undergone building projects.

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

The existing hardship is one of a physical nature and currently does not allow me access to a bedroom or bathroom. However, I could have first floor access to both a bathroom and bedroom by allowing this variance. The impact would be very minimal and would be only to the front side, (road side) of my property. Both existing side setbacks (neighbors), the existing back setback (lakeside), would remain the same. Only the front setback (road side) would be impacted and shortened from 34' to 18' from the road.

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2.) *Granting the variance would be consistent with the spirit of the ordinance.*

The intent of the ordinance is to protect the owner and abutting land owners. There would be no change in the setback between my neighbor to the right or the neighbor to my left. The distance between what currently exists and what would be after the proposed addition is exactly the same. Many of the existing properties on Ayers Lake do not currently meet the setback ordinance requirements. Where the setback would change is the front or road side of my home. That change would not impact snow plowing or access to any emergency vehicles as it is proposed between my shed and the existing house away from the road. I currently have a raised parking area between my house and the road and that would remain the exact same size. This addition would not pose any hazard to any vehicle on Small Road.

3.) *Granting the variance would not result in diminution of surrounding property values.*

Allowing this variance would not negatively impact the adjacent homeowners, if anything, the addition should add value to the neighboring properties. The new modern structure with a new roof, windows and siding should increase the property value of the adjacent homeowners.

4.) *Granting the variance would do substantial justice.*

Allowing the variance would allow me, the homeowner, far better access to the property and the ability to use the property for the rest of my life. This would overcome a substantial hurdle that I currently face on a daily basis. Going forward, should my condition warrant a wheelchair, I would still have access to a bedroom and bathroom and two points of egress in an emergency.

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

The ordinances are in place to protect the other land owners and the town. Where this existing home is on a private road and the added structure would not negatively impact any of the currently existing setbacks, I believe the abutting land owners and the town will have no impact from allowing this variance's approval.

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ABUTTER LIST

Town of Barrington, NH

Please Print or Type

Applicant: MARC/CATHIE LACASSE
PATRICK/JULIE LACASSE Phone 603.365.5585

Project Address: 106 SMALL ROAD 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
106	3		MARC/CATHIE LACASSE PATRICK/JULIE LACASSE	97 ROCHESTER HILL RD ROCHESTER NH 03867 10 TALL PINES DR STRATHAM NH 03885

ABUTTING LOT OWNERS

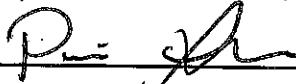
Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
106	2	BARBARA STEERE	11 FOLSOM CT ENETER, NH 03833
106	4	Derek + Melissa Geppetelli	100 Small Rd Barrington NH 03825
107	1	BARRY + MARCIA STURDINENT	32 LYNDON ST. NORWOOD, MA 02062
106	1	Patrick + Julie Lacasse MARC + CATHIE LACASSE	████████████████████ 97 ROCHESTER Hill RD Rochester, NH 03867
109	3	Ronald A + Dana M St. Jean	68 Small Road Barrington NH 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
McE NEANEY SURVEY ASSOC.	PO Box 681-24 CHESTNUT ST DOVER, NH 03820

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: 4/11/19, This is page 1 of 1 pages.

Applicant or Agent: 

Planning Staff Verification: _____ Date: _____

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