



# 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 11/4/2019 Case No. 242-22.1-CR/HCO-19-Var  
Owner Karla Merrill Mailing Address 1685 Franklin Pierce Hwy  
Phone 603-969-4316 Email KMcCollins42@yahoo.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                               | Rec'd                    | Description   |
|-------------------------------------|--------------------------|---|
| <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 type="checkbox"/><br>\$ 75.00 Legal Notice <input type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form<br><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 checked="" 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 Arvine  
Staff Signature

11/4/2019  
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. 242-22.1-GR/HCO-19-VAR

Project Name \_\_\_\_\_

Location Address 1685 Franklin Pierce Hwy

Map and Lot 242-22-1

Zoning District (Include Overlay District if Applicable) Residential

Property Details:

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

Use: \_\_\_\_\_

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:

Article 4 - Dimensional Requirements, Table 2 <sup>Front setback</sup>  
My FRONT STAIRS are over The Variance From Maine Rd

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

see attached

Barrington Zoning Ordinance Requirements:

40 Front 30 Back 30 Sides

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

To Place My FRONT STAIRS AT the door with  
Them being 3' over Zoning

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1685 Franklin Pierce HWY Barrington NH

Zoning Board of Adjustment,

I am requesting permission to put my front stairs back in front of my house.

I had a contractor that did not inform me of a Foundation certification so; when the town inspector John Huckins, okay a poured and inspected my slab and then, four months later asked for this certification. I contacted Norway plains Associates and requested for them to do a Foundation plan.

When the survey was done, my front steps were 3ft over the requirement of Barrington regulations. I am asking the board for permission to place my steps in. Where the slab is in place for these steps.

I would have an extra exit in case of an emergency in front of my house. I have 800 dollars already into these steps and they will last longer than pre- treated lumber.

This will give me another way out for especially for any emergency.

I am owning up to that I did not look at my building permit and did not know there was a certification of foundation requirement. I am truly sorry for my mistake and would appreciate to be able to use my front door.

Thank you for your time,

Sincerely,

Karen Merrill

1685 Franklin Pierce HWY

Barrington NH

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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.

~~It~~ Give's An EXTRA EXIT in case of an Emergency

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

This Variance Does NOT Impact snow Drwing There is no Discrepance in The set back LEFT or Right of Me.

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

it will bring value TO The property

4. Granting of the variance would do substantial justice.

Will Give ME ANOTHER EXIT in case of an Emergency

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

adding These Stairs do not negatively Impact Any OF The SET BACKS

**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.

NONE

4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

NONE

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.

NONE

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

\_\_\_\_\_  
Date

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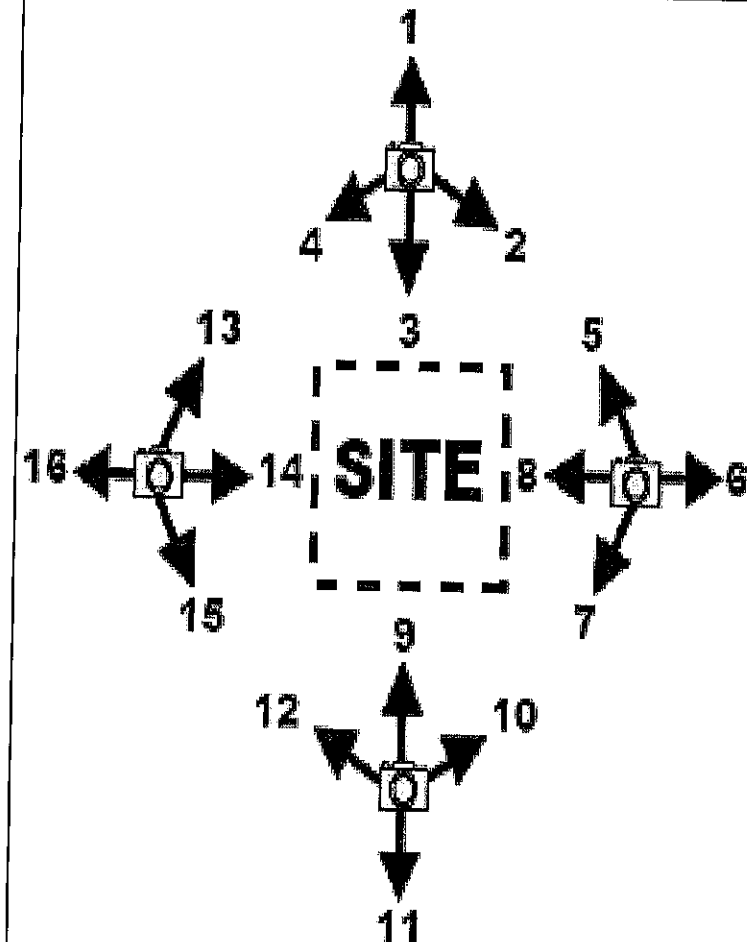
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## SITE / CONTEXT PHOTOS

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.



**ABUTTER LIST**

Town of Barrington, NH  
Please Print or Type

Applicant: KAREN Merrill Phone 603-969-4316

Project Address: 1685 Franklin Pierce Hwy Barrington

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
242	22	1	Karen Merrill	1685 Franklin Pierce Hwy

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
242	22	Brenton Merrill	1665 Franklin Pierce Hwy
242	20	Donald + Jennifer Kessler	12 Jacobs Way
242	21	Raymond + Theresa Perreault	PO Box 22, Barrington, NH
242	11	Thomas + Julie Ann French	9 Hearthside Drive
242	7	Southeast Land Trust of <sup>some house</sup> NH Forest	POB 675, Exeter NH 03833

**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
Norway Plains Assoc Inc	P.O. Box 249, Rochester, NH 03867

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: Barbara Armino Date: 11/5/2019





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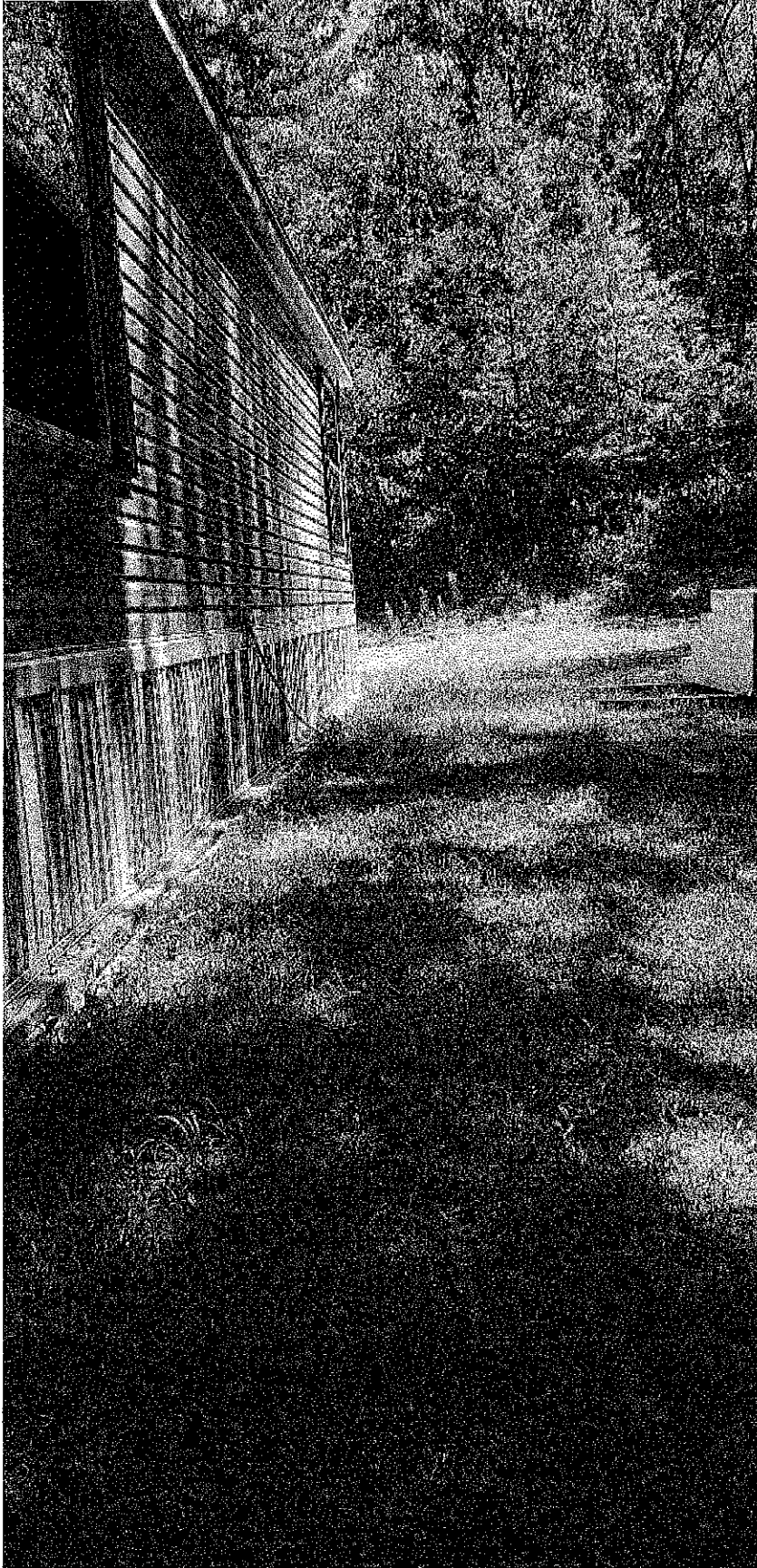


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*[Handwritten signature]*

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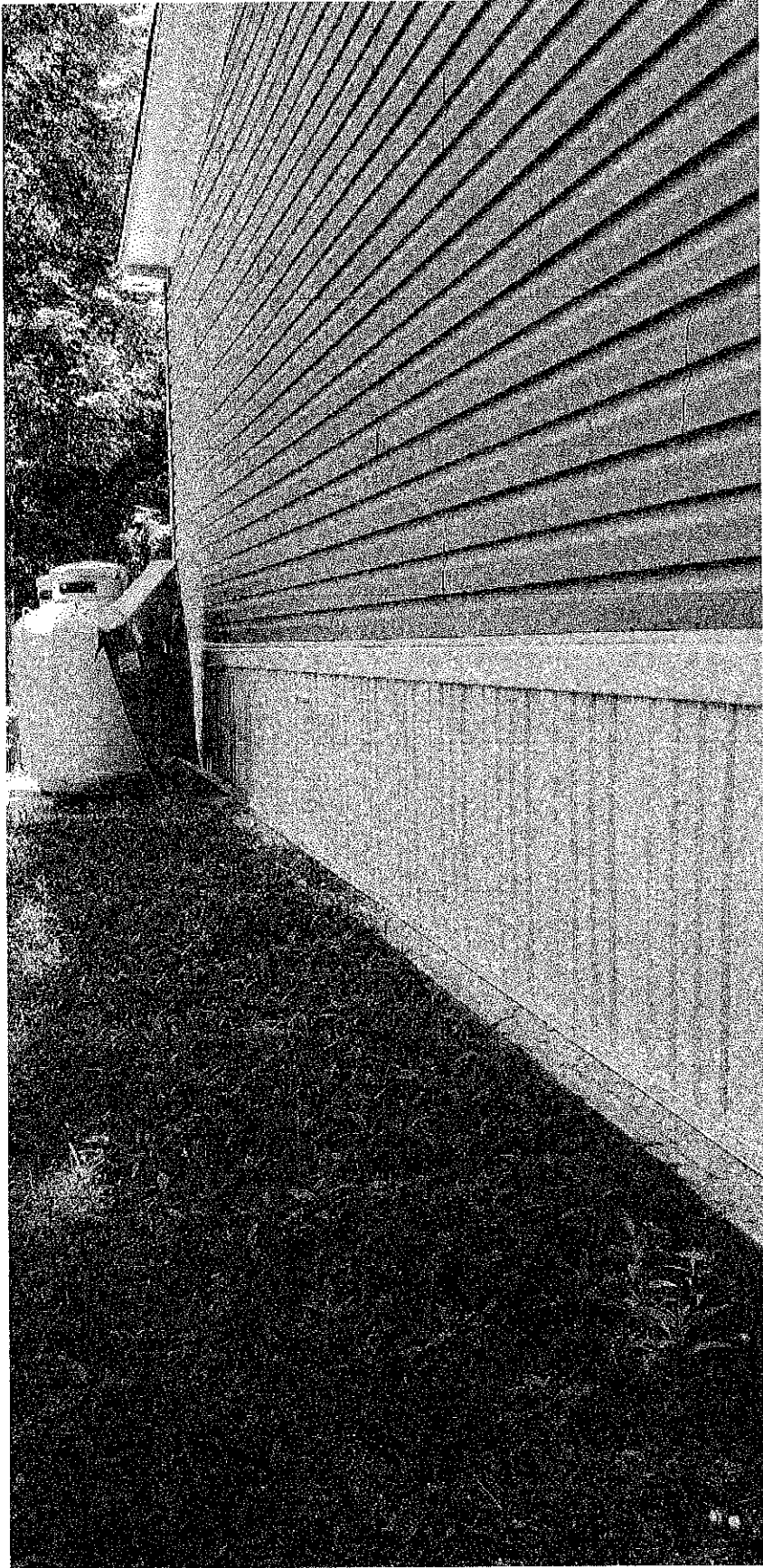


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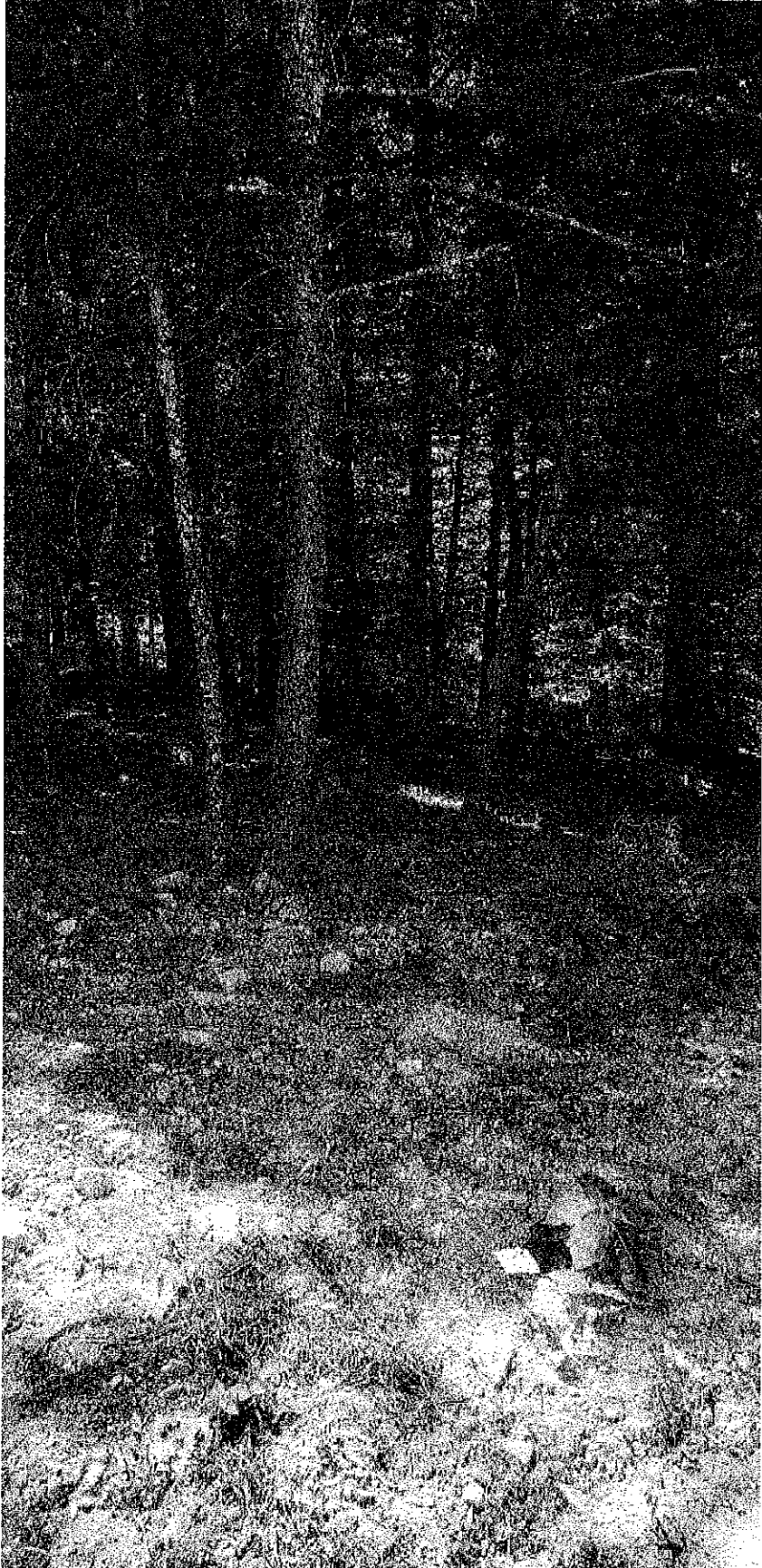
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R. Trent



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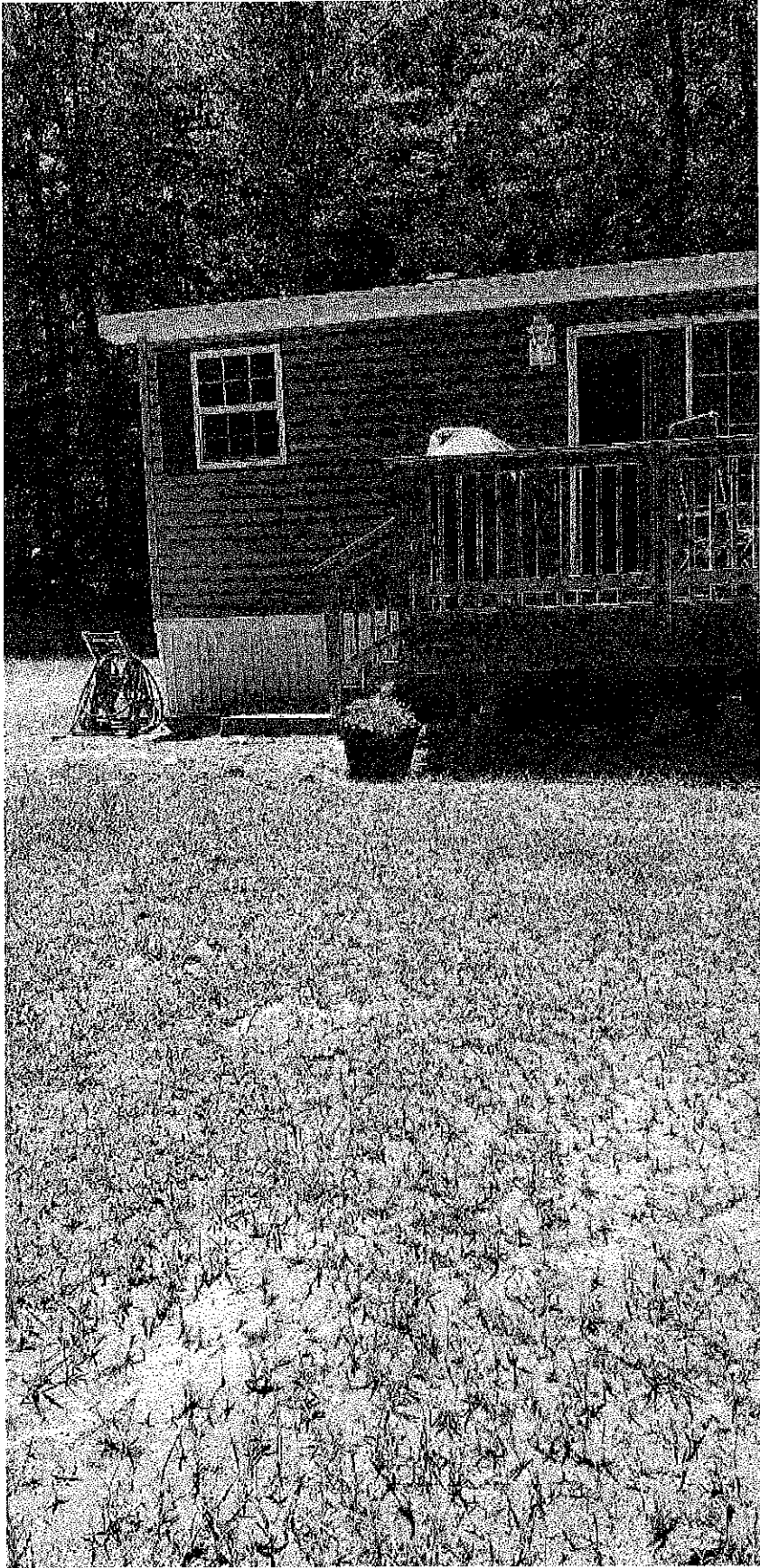


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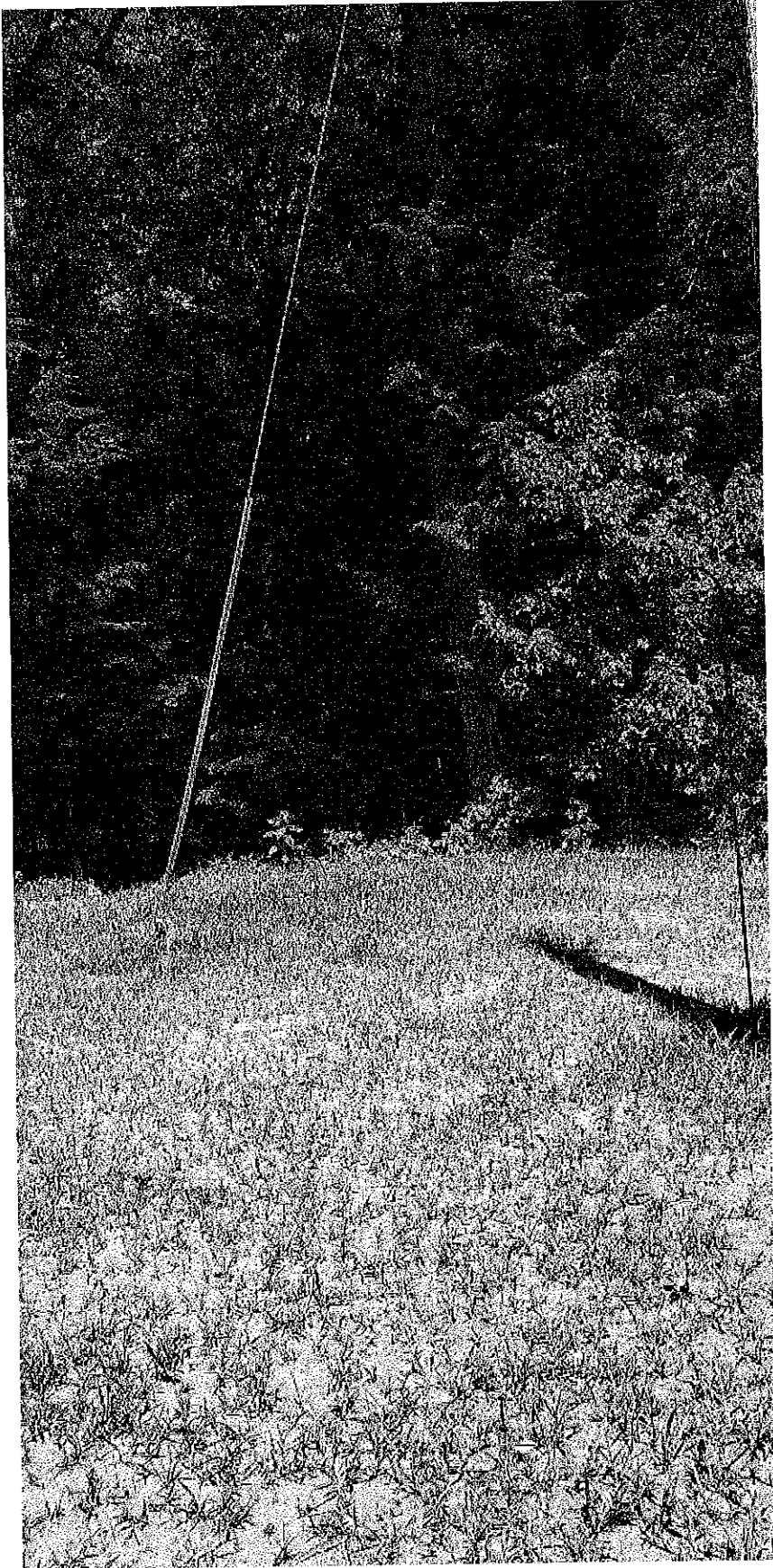


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