



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 8-29-19 Case No. 117-48.1-GR-19-ZBAVar.
Owner Timothy Oberlin Mailing Address 514 Young Rd, Barrington, NH
Phone 603-913-1661 Email hi.voltage@comcast.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	
<input type="checkbox"/>	<input type="checkbox"/>	1. Zoning Board of Adjustment Application Checklist (<i>this form</i>)
<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	5. Completed Project Application Form <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 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 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:

September 18, 2019

Barbara June 8/29/2019
Staff Signature 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. 117-48.1-6R-19-ZBA Var

Project Name Garage

Location Address 514 Young Road

Map and Lot 117/48.1

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: Personal Use

Number of Buildings: 1 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 4.1.1 (Table 2) front setback than is 40
18.4 on left and 25.7 on right side

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

Looking to construct a 36x30 garage over a building setback
line for vehicle/recreational vehicle/boat storage.

Barrington Zoning Ordinance Requirements:

Building over the existing 40' building setback line

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

will need an approved town variance to locate the residential
garage structure over the town setback line.

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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.
Due to shape of property, location of existing home/well/septic system, the desired site garage will not fit inside of building setbacks.
- 2. Granting the variance would be consistent with the spirit of the Ordinance.
New garage will be professionally constructed and will follow town codes and policies.
- 3. Granting the variance will not result in diminution of surrounding property values.
The new garage and its location will not impact Marsh Rd. ~~will~~ nor will the construction process or any regular property maintenance.
- 4. Granting of the variance would do substantial justice.
Vehicles + property with significant value will be stored inside of the garage to be protected + maintained.
- 5. Granting of the variance would not be contrary to the public interest.
The construction of the new garage will pose no hardship or negative effect on neighbors of Association rd.

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.
-
-

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

8-29-19

Date



Signature of Owner

8-29-19

Date

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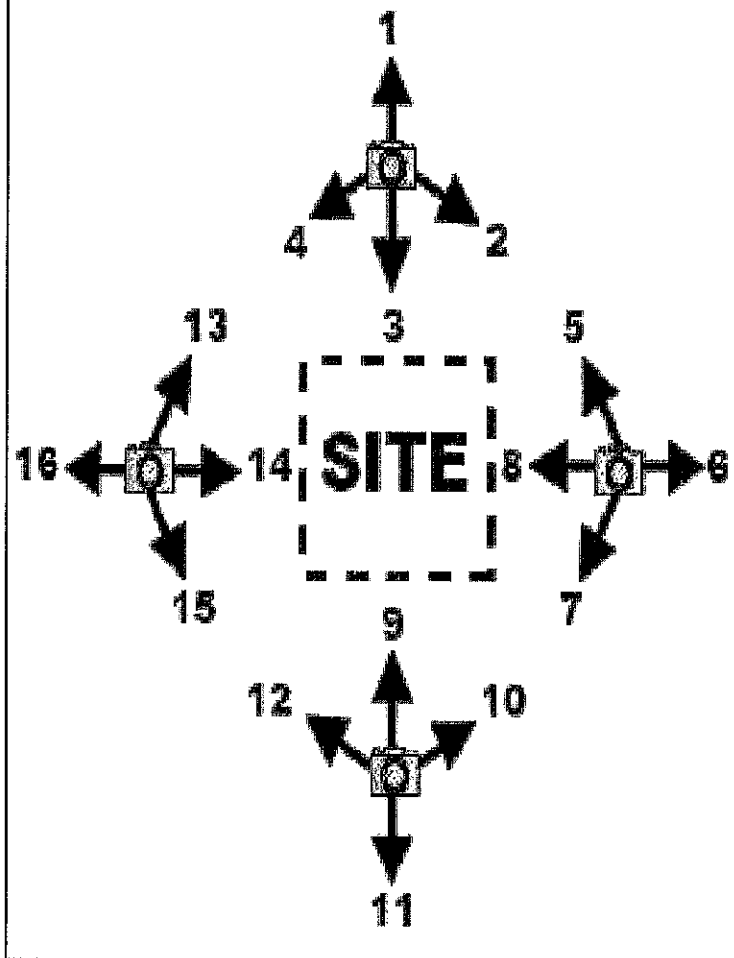
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SITE / CONTEXT PHOTOS

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.



#1



#2



#3



#4



#5



#6



#7



#8



PROJECT PHOTOS
 TIMOTHY OBERLIN
 514 YOUNG ROAD
 BARRINGTON, N.H.
LAND USE OFFICE
 TAX MAP 117, LOT 48-1
 AUG 29 2019

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BERRY SURVEYING 
 & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : AUGUST 22, 2019

FILE NO. : DB 2019-105

#9



#10



#11



#12



#13



#14



#15




#16



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 514 YOUNG ROAD
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