



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 3-17-2020 Case No. 105-6-GR-20-ZBAVAR
 Owner GWEN L. ERLEY Mailing Address 110 DANIEL CATER RD., BARRINGTON NH 03825
 Phone 603-335-3162 Email ERLEYG@YAHOO.COM
ANDYPETRIN@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 |
|-------|-------|

- 1. Zoning Board of Adjustment Application Checklist (*this form*)
- 2. ZBA General Information (Article(s) and Section(s) of Ordinance)
- 3. Appeal and Decision
- 4. Fees - \$150.00 Application
 \$ 75.00 Legal Notice
 \$ 7.00 per US Post Office Certified Letter
- 5. Completed Project Application Form
 Variance Special Exception Appeal
- 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form)
- 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:

April 15, 2020 7:00 PM

Barbara Ruane
Staff Signature

3/17/2020
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. 105-6-6R-20-ZBAVAR

Project Name GENERATOR INSTALLATION

Location Address 110 DANIEL CATER RD, BARRINGTON, NH 03825

Map and Lot TAX MAP 105, LOT 6

Zoning District (Include Overlay District if Applicable)

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:

Table 2 Article 4: Dimensional Requirements
4.1.1 Minimum Standards

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

see attached

Barrington Zoning Ordinance Requirements:

40 Front 30 Sides + Back

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

see attached

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Zoning Board Variance Narrative – 110 Daniel Cater Rd. – Relocate Generator

We are applying for a variance to move our generator location from under an existing deck to the other side of our driveway. This will bring us into compliance with current code.

This is the only reasonable place to put the generator as the gas line runs along that side of the driveway. This placement will put it approximately one foot over the boundary of the abutting property (104 Daniel Cater Rd.) which we also own.

Gwen L. Erley 3/15/2020
Gwen L. Erley Date

Andre D. Petrin 3-15-2020
Andre D. Petrin Date

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ARTICLE 4 DIMENSIONAL REQUIREMENTS

4.1 General Provisions

4.1.1.....Minimum Standards

No building or structure shall be erected, enlarged, altered or moved, nor shall any existing lot size be changed or new lot created, except in accordance with the standards prescribed in Table 2, Table of Dimensional Standards or as otherwise specified herein.

| Zoning District | Min. Lot Size (sq.ft.) (b) | Min. Lot Frontage (ft.) (b) | Min. Yard Setbacks (ft.)(i) | | | Max. Bldg. Height | | Max. Lot Coverage (f) |
|------------------------------------|----------------------------|-----------------------------|-----------------------------|------|------|-------------------|---------|-----------------------|
| | | | Front | Side | Rear | Feet | Stories | |
| General Residential | 80,000(c) | 200 | 40 | 30 | 30 | 35 | 2.5 | 40% |
| Neighborhood Residential | 80,000(c) | 200 | 40 | 30 | 30 | 35 | 2.5 | 40% |
| Village District (Residential) | 80,000(c) | 200 | 40 | 30 | 30 | 35 | 2.5 | 40% |
| Village District (Non-Residential) | 30,000(g) | 75 | 20 | 15 | 15 | 40(j) | 3 | 60% |
| Town Center | 20,000(h) | 40 | 20(k) | 15 | 15 | 40(j) | 3 | 80% |
| Regional Commercial | 40,000(d) | 200 | 75(e) | 30 | 30 | 40(j) | 3 | 50% |

Footnotes:

(a) All development is subject to the additional and supplemental dimensional standards prescribed in Article 4 of this Ordinance.

(b) Refer to Article 4.2 for calculating the minimum lot size per dwelling unit within each district.

(c) Minimum lot sizes and frontage may be reduced as part of a Conservation Subdivision in accordance with Article 6 of this Ordinance.

(d) Minimum lot sizes for residential dwelling units in the RC district shall be in accordance with Section 4.2 of this Ordinance.

(e) A greenbelt shall be maintained along the frontage of parcels on Route 125 in accordance with Subsection 4.2.3, Paragraph 4), of this Ordinance.

(f) Maximum lot coverage means the area of the lot covered by an impervious surface. Calculation of maximum lot coverage in a Planned Unit Development (PUD) shall be in accordance with Subsection 16.3.3. All development is subject to the provisions of Article 12, Groundwater Protection, with regard to the creation of impermeable surfaces.

(g) The minimum lot size for single-family dwelling units must comply with the provisions of Subsection 4.2.1 of this Ordinance, which are the same requirements for constructing a single-family dwelling in the GR and NR districts, as well as all other applicable provisions. Refer to section 4.2.2 for further specifications regarding minimum lot size and building size requirements in the VD district.

(h) Refer to Section 4.2.4 for additional provisions regarding minimum lot size and building size in the TC district.

(i) Increases in the Minimum Yard Setbacks may be required as part of the Site Plan Review or building permit process in order to comply with Life Safety Code requirements. Additional buffers may also be required between residential and nonresidential uses in the VD, RC, and TC districts as specified in Article 4, as well as other sections of this Ordinance.

(j) No structure may contain occupied residential building space above 35 ft. unless said structure contains a sprinkler system.

(k) The setback for all new structures shall be fifty (50) feet from the edge of the right-of-way along Route 125 and Route 9. No new structures (except signs) may be placed within this setback area.

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.

PLACING THE GENERATOR ANYWHERE ELSE WOULD INCURE SIGNIFICANT COST AND LOSS OF TREES

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

THE KASLER KOHLER GENERATOR WE ARE LOOKING TO INSTALL HAS A FULL SPEED OPERATION SOUND LEVEL OF 69 DB(A) AND IS EPA COMPLIANT.

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

IT WOULD NOT AS FAR AS I CAN TELL

4. Granting of the variance would do substantial justice.

IT WOULD ALLOW US TO MAINTAIN A WORKING GENERATOR THAT IS IN COMPLIANCE WITH CURRENT CODE

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

IT WOULD NOT BE AS FAR AS I CAN TELL

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.

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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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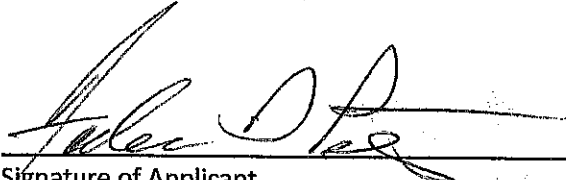
3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

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

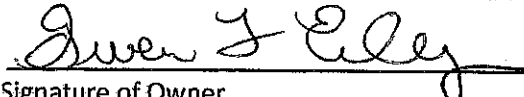
5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

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

3-15-2020
Date


Signature of Owner

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3/15/2020
Date

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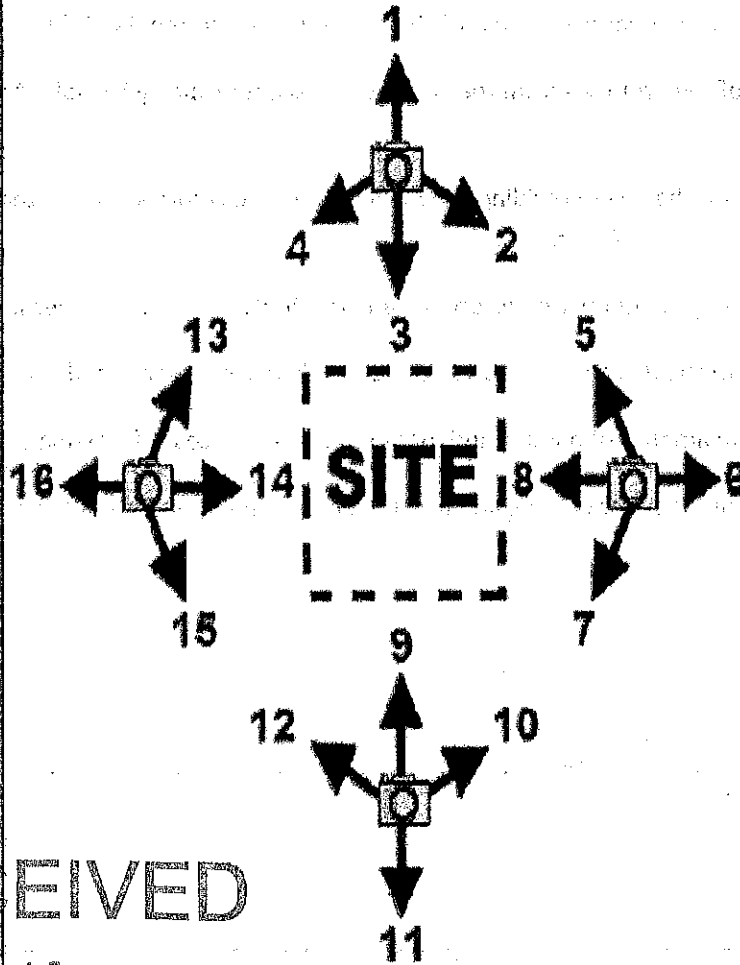
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SITE / CONTEXT PHOTOS

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:

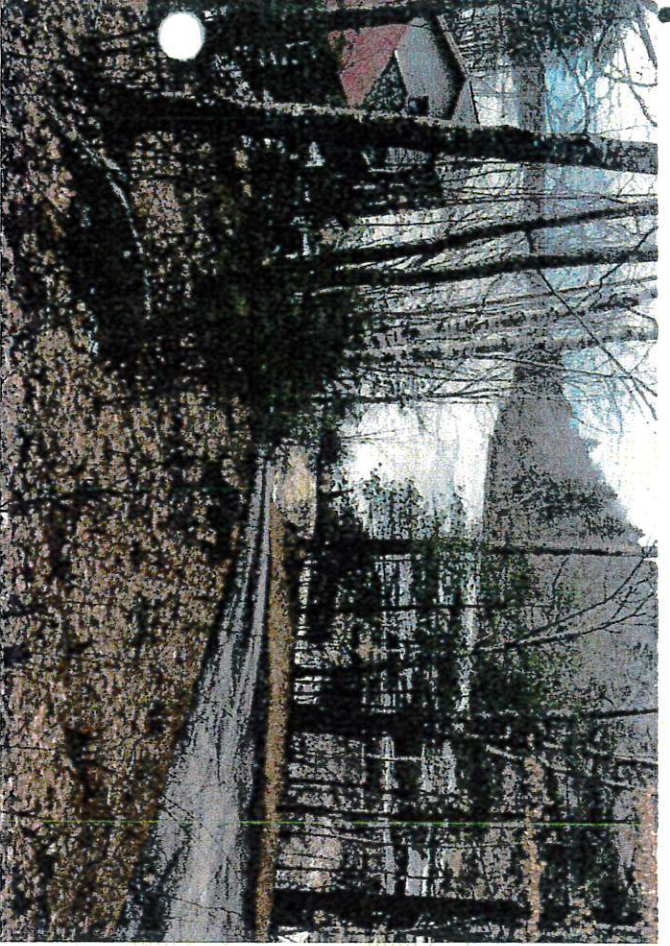
1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.



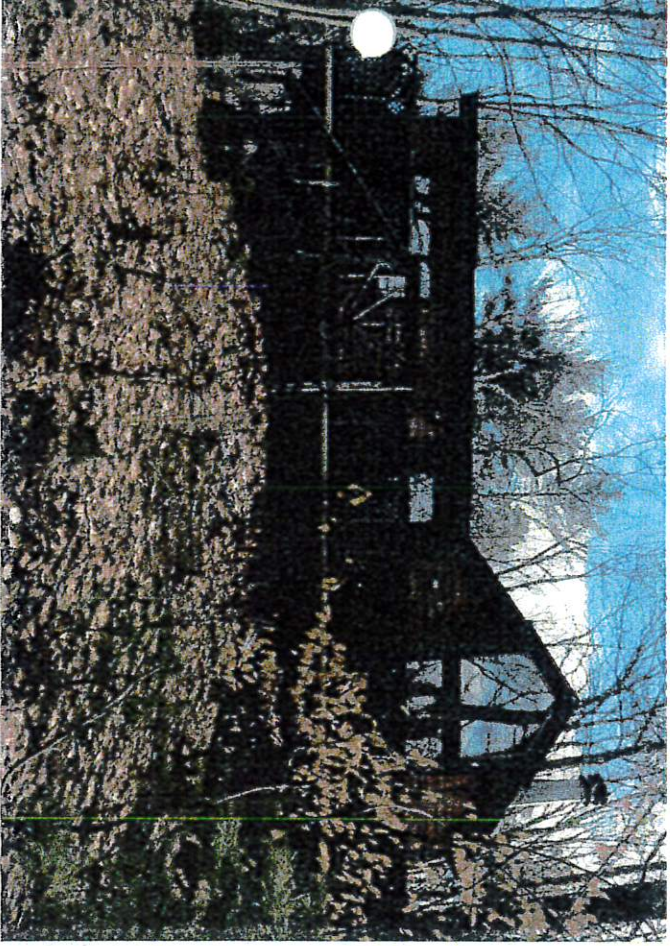
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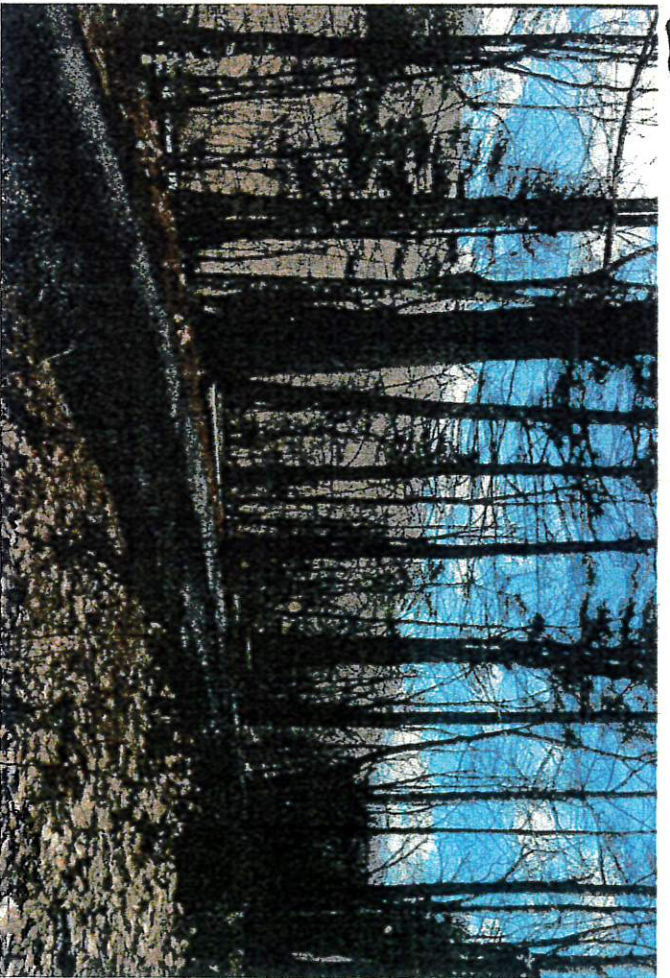
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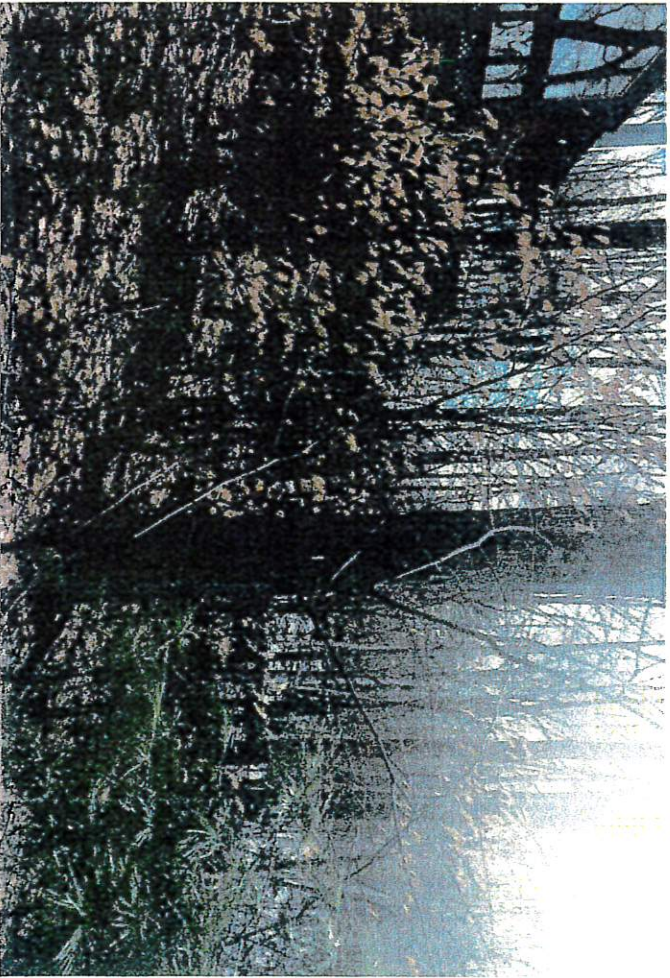
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3



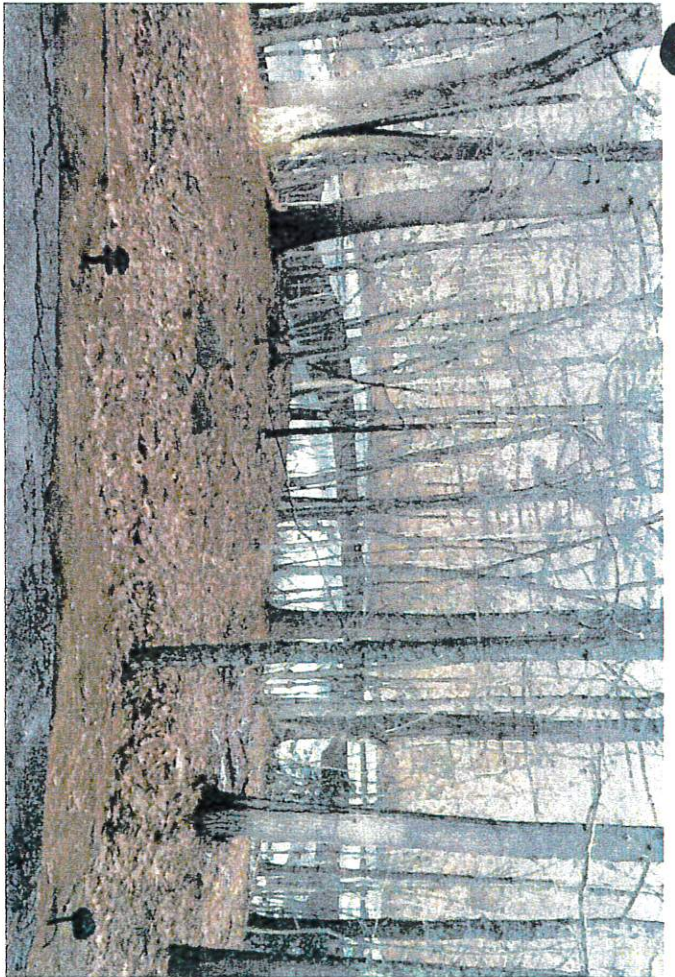
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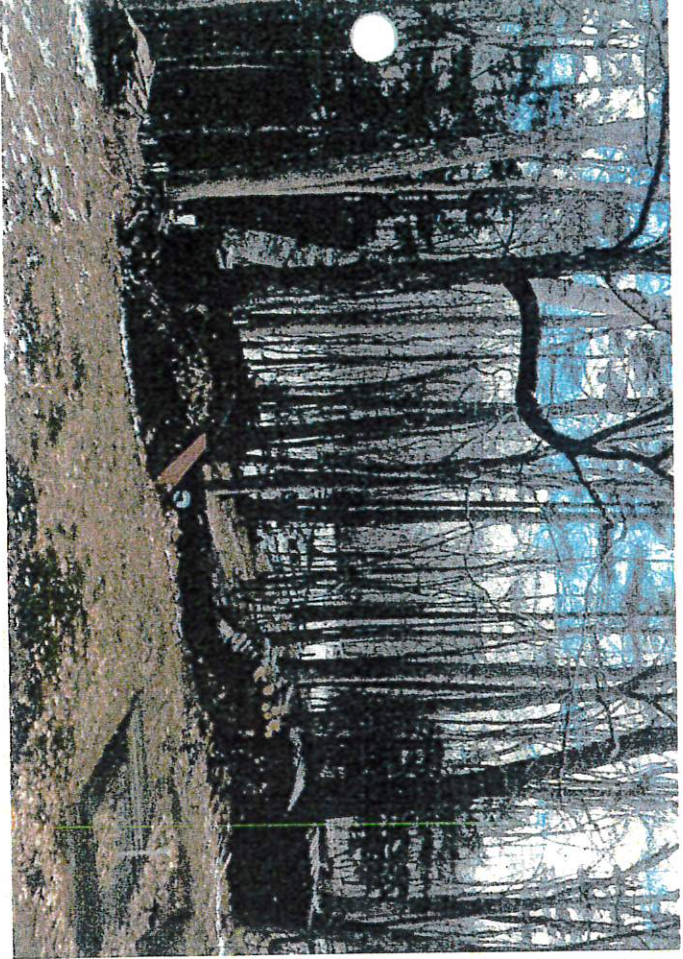
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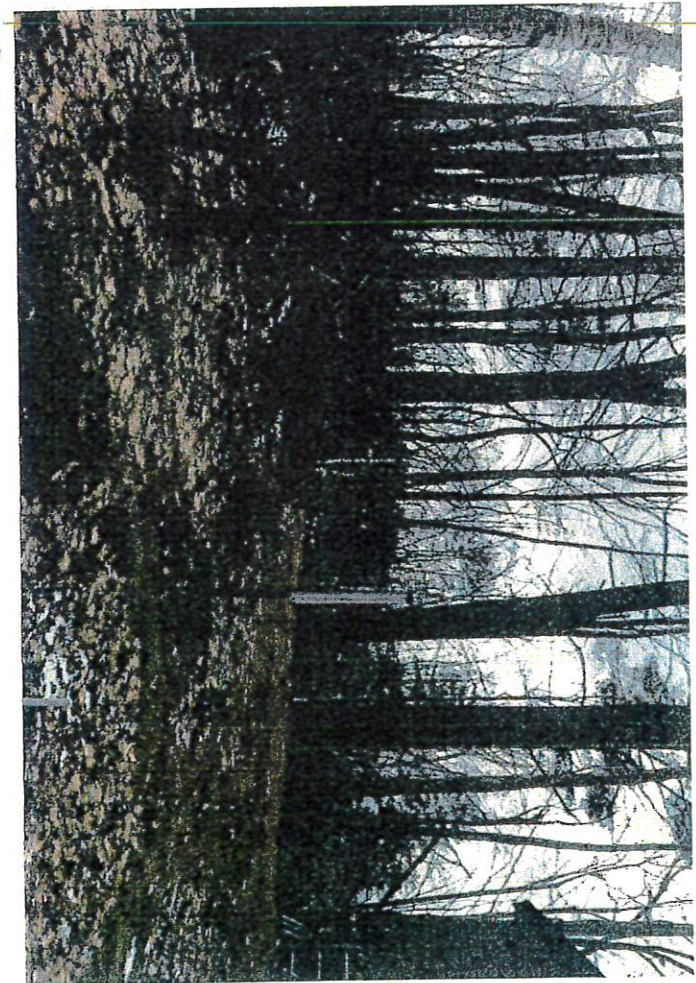
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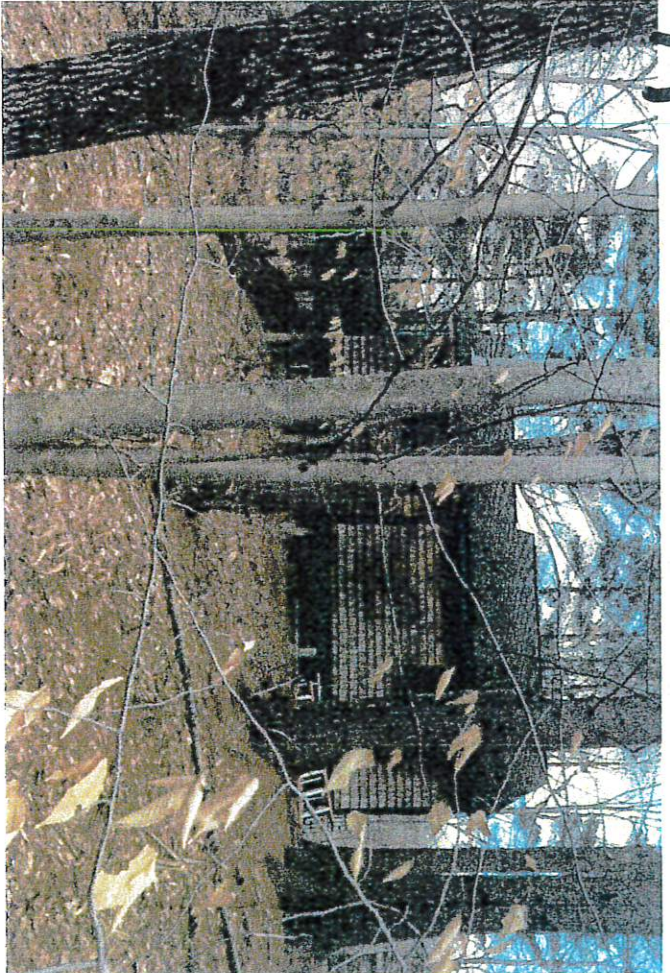


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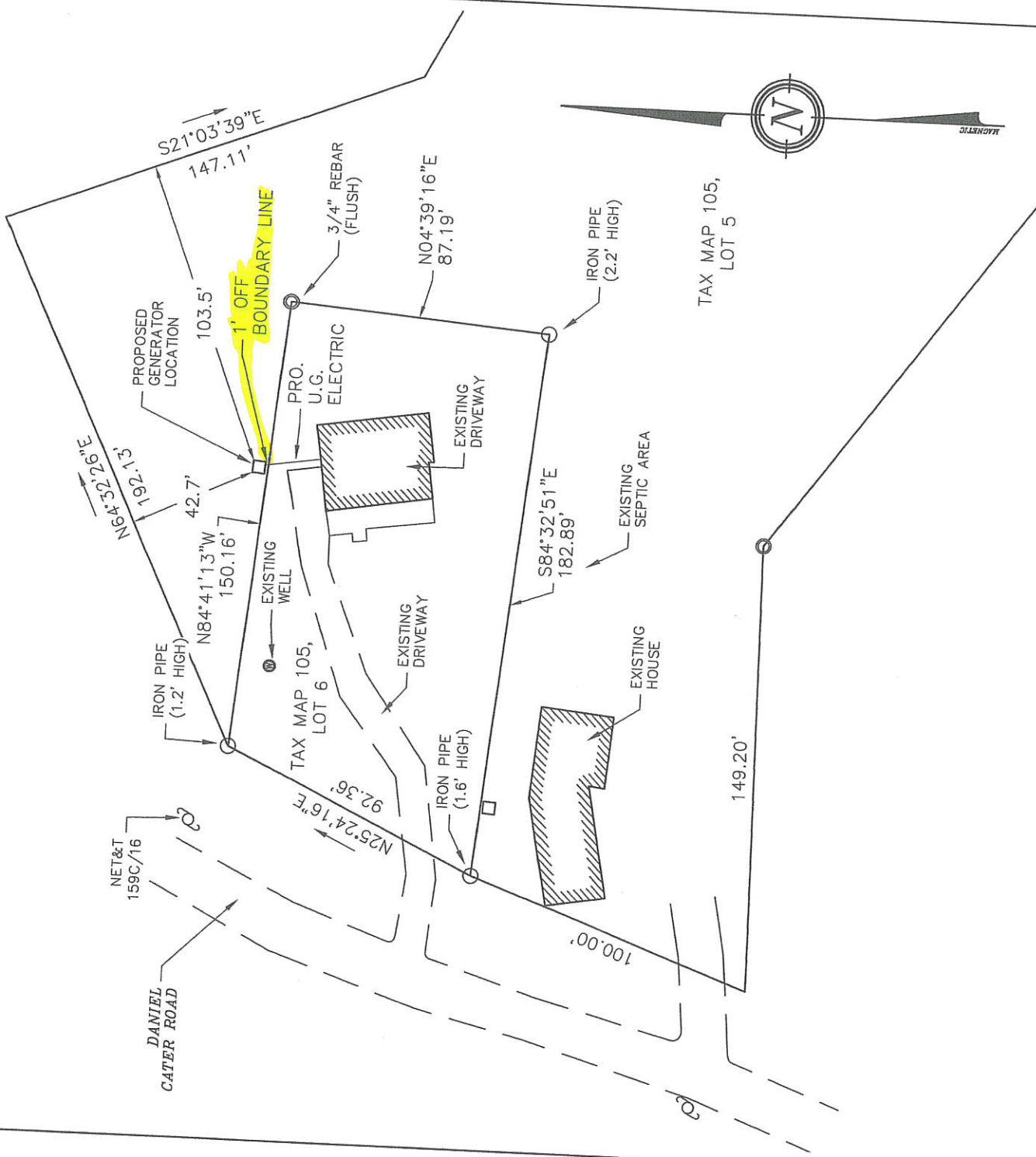


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16





THIS IS NOT A BOUNDARY SURVEY

ZONE:
GR

SETBACKS:
FRONT: 40.0'
SIDE: 30.0'
REAR: 30.0'

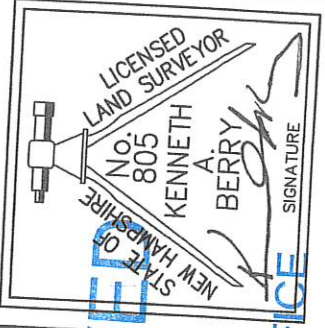
S.C.R.D.:
BOOK 1260, PAGE 135

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PROPOSED GENERATOR LOCATION SKETCH
FOR

GWEN ERLEY & ANDRE PETRIN
DANIEL CATER ROAD
BARRINGTON, N.H.
TAX MAP 105, LOT 5 & 6



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

SCALE : 1 IN. EQUALS 50 FT.

DATE : MARCH 4, 2020

FILE NO. : DB 2020 - 016