



- 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:

\_\_\_\_\_ *October 21, 2020* \_\_\_\_\_

*Barbara Kunn*  
\_\_\_\_\_  
Staff Signature

*9/29/2020*  
\_\_\_\_\_  
Date

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

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 116-5-GR-20-Va.

Project Name 26 Big Rock Lane Home Construction

Location Address 26 Big Rock Lane

Map and Lot Map 116 Lot 5

Zoning District (Include Overlay District if Applicable) General Residential ✓

Property Details:

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

Use: Seasonal

Number of Buildings: 1 Height:

Setbacks:

Front                      Back                      Side                      Side                     

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) Demolish existing house and carport. Re-build a smaller footprint house on roughly the same footprint, slightly rotated southeast. We have been granted the Shoreline Permit for the proposed structure.

Barrington Zoning Ordinance Requirements:

*SEE PLAN* → Front 40' Required. asking for 16.1' and 38.1'  
Right side 30' Required asking for 14.2' and 22.1'  
Left side 30' Required asking for 22.8' and 29.999'  
Lakeside 75' Required 55.9' and 70.8' lot of Record as far as possible.  
Request: (You may type and attach a separate sheet of paper) Request Zoning approval and Building Permit. Proposed site is more conforming than existing site.

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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. The lot is so small that most of the existing house sits in the setback areas.
  
- 2. Granting the variance would be consistent with the spirit of the Ordinance. The existing house and carport area in the setbacks is 1,117 square feet. The proposed house area in the setbacks is 646 square feet, and 408 sq. ft. of decks in the setback (totals 1,054 sq. ft.) The proposed structure is more conforming to zoning requirements than the existing structure.
  
- 3. Granting the variance will not result in diminution of surrounding property values. We are demolishing an ~70 year old structure that was expanded in various stages over the decades. The existing structure is falling down. We assume that a new house would not reduce surrounding property values in comparison.
  
- 4. Granting of the variance would do substantial justice. The existing structure needs considerable work to make it habitable and safe. The proposed structure should be completed in much less time and allow its enjoyment. The proposed house is more conforming than the existing house.
  
- 5. Granting of the variance would not be contrary to the public interest. The proposed structure is consistent with surrounding zoning and community values.

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**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.

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

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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.

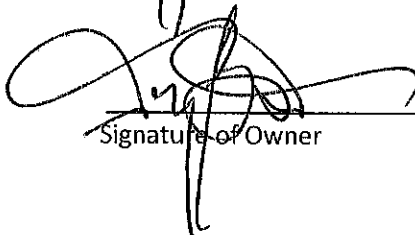
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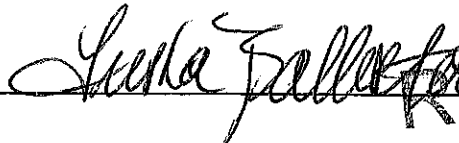
**In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the 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

29 Sep 20  
Date

  
Signature of Owner



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Date

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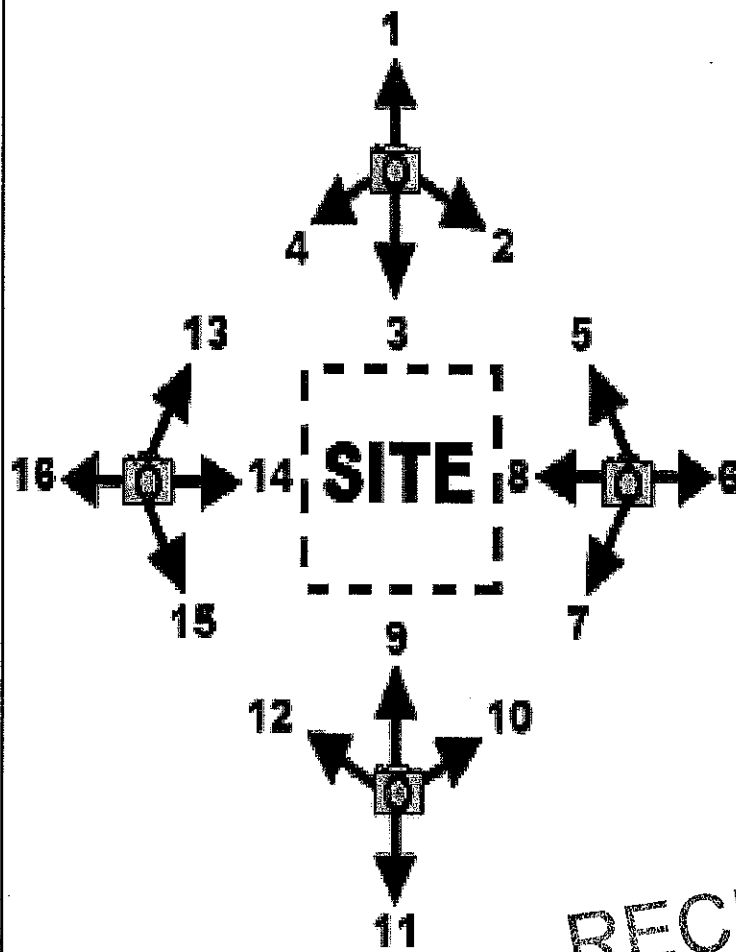
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## SITE / CONTEXT PHOTOS

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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**Barbara Irvine**

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**From:** Robert Hopkinson <rob@tidewatercivil.com>  
**Sent:** Monday, October 05, 2020 2:52 PM  
**To:** Barbara Irvine  
**Cc:** Ballestero, Thomas  
**Subject:** 26 Big Rock Lane Setback

Hi Barbara,

Here are the final variance numbers that we are requesting:

Right side: 14.2' to 22.1'  
Lake side: 55.9' to 70.8'  
Left side: 22.8' to ~~30'~~ **29.999'**  
Front Side: 16.1' to 38.1'

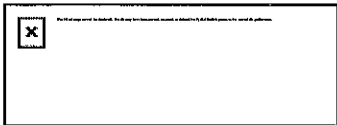
I spoke with Tom (property owner, engineer, and husband of Trisha), and he is planning to attend the zoom meeting. If there is any way I can be included on the zoom invitation as well, that would be spectacular.

Thanks and take care. Please let me know if you need anything else.

Rob Hopkinson

Robert Hopkinson

*Survey Technician*



89 Route 236 Suite 3 | Kittery, ME 03904

[www.tidewatercivil.com](http://www.tidewatercivil.com) | (207) 439-2222

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