



# 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 September 29, 2020 Case No. 116-16-GB-20-Vari.  
Owner Linda Tyring Mailing Address 462 Young Road, Barrington, NH  
Phone \_\_\_\_\_ Email \_\_\_\_\_

## 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
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- X  1. Zoning Board of Adjustment Application Checklist (*this form*)
- X  2. ZBA General Information (Article(s) and Section(s) of Ordinance)
- 3. Appeal and Decision
- X  4. Fees - \$150.00 Application   
\$ 75.00 Legal Notice   
\$ 7.00 per US Post Office Certified Letter
- X  5. Completed Project Application Form  
X Variance  Special Exception  Appeal
- X  6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form)
- X  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 **Full Size is 11"x17" (8 provided)**
  - c. 8 1/2 " X 11" – 1 Copy
- 3. Floor Plans
  - a. 24" X 36" – 2 Copies
  - b. 11' X 17" – 6 Copy **Full Size is 11"x17" (8 provided)**
  - 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 Drury* \_\_\_\_\_ *9/29/2020* \_\_\_\_\_  
Staff Signature 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. 116-16-GR-20-Var.

Project Name Linda Tyring

Location Address 462 Young Road, Barrington, NH 03825

Map and Lot 116 / 16

Zoning District (Include Overlay District if Applicable) General Residential  
Wetlands Protection District Overlay

Property Details:

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

Use: Full-time Residence

Number of Buildings: 1 Height: n/a

Setbacks: Front 40' Back 30' Side Water - 0' Side ROW - 40'

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 Minimum Standards from Front Yard Setback to 30-foot, where 40-foot is required.**

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

**See Attached**

Barrington Zoning Ordinance Requirements:

**Corner Lots subject to Front Yard Setbacks from both streets. Setback 40-feet.**

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

**We are asking for a variance from the 40-foot front setback requirement to a 30-foot setback requirement from the existing right of way. Subject Lot frontage is along Young Road.**

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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.

**Adhering to the 40-foot setback would require placing the proposed garage in an area that would impact the property value by interfering with the view of Swain's Lake or require extensive grading and site work doubling the cost of the project.**

- 2. Granting the variance would be consistent with the spirit of the Ordinance.  
The spirit of the ordinance is to protect the public safety and property values. The proposed location places the garage for use in a consistent location to home use (near the residence) and a safer exit of travel onto Young Road.

- 3. Granting the variance will not result in diminution of surrounding property values.  
**Granting of the variance will not have any impact on surrounding property values.**

- 4. Granting of the variance would do substantial justice.  
**Granting the variance would do substantial justice by allowing the current owner to build a garage in an area already being used for parking without extensive site work and the relocation of a generator, or placing the garage in a location not suitable for everyday use.**

- 5. Granting of the variance would not be contrary to the public interest.  
**Granting of the variance will not be contrary to the public interest because it has little impact on the zoning regulations. Many variances are granted for 10-foot setbacks, this proposal changes the setback from the gravel driveway, defined as a street in the zoning ordinance, from 40-feet to 30-feet.**

**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.

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Signature of Applicant

Date

Signature of Owner



9/28/20  
**RECEIVED** Date

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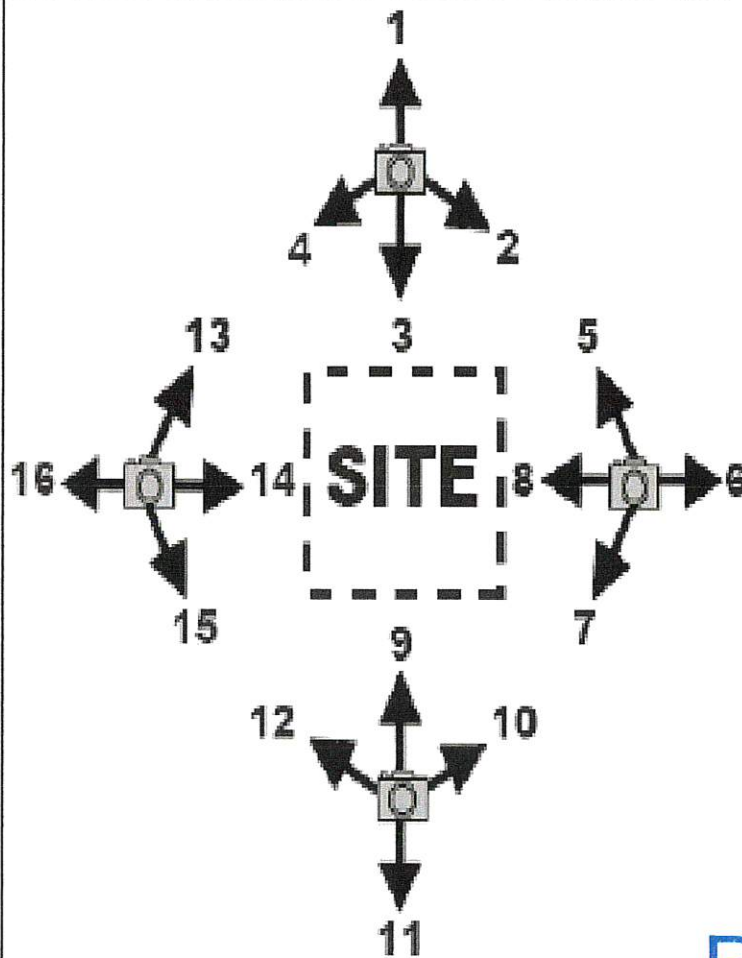
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## SITE / CONTEXT PHOTOS

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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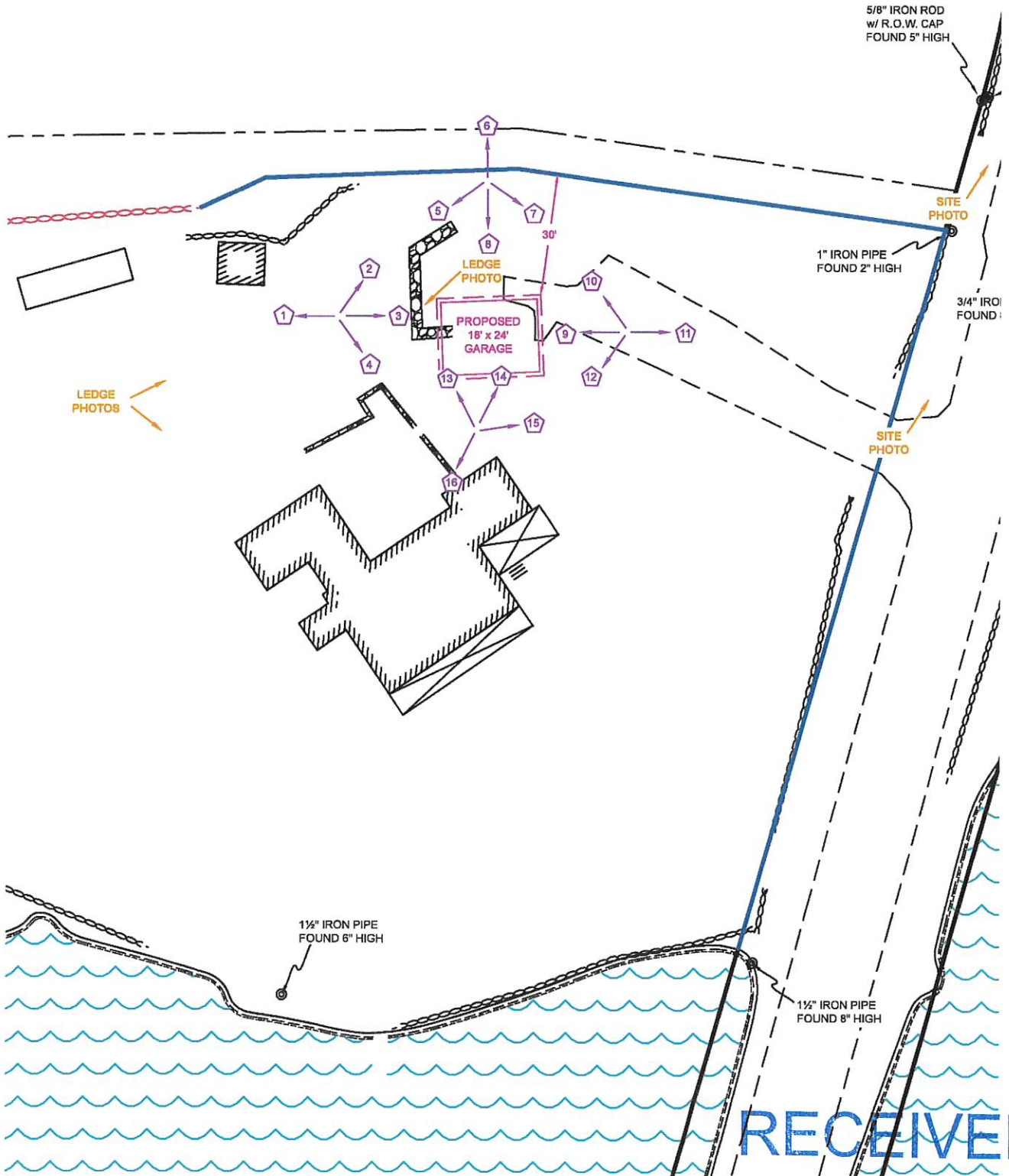




Stonewall  
SURVEYING



**PHOTO GUIDE SHEET**



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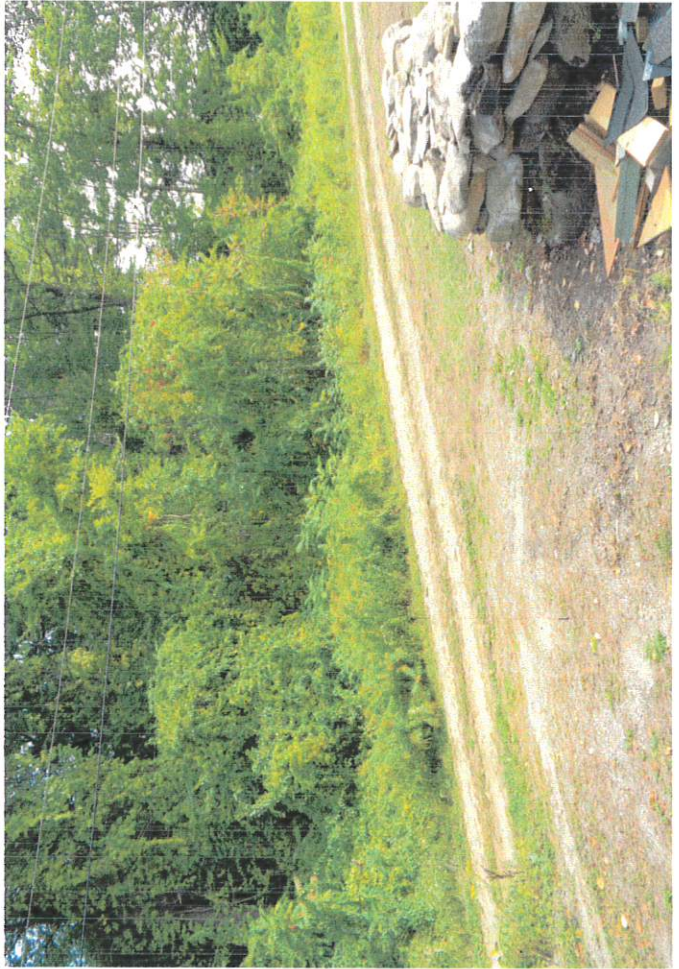
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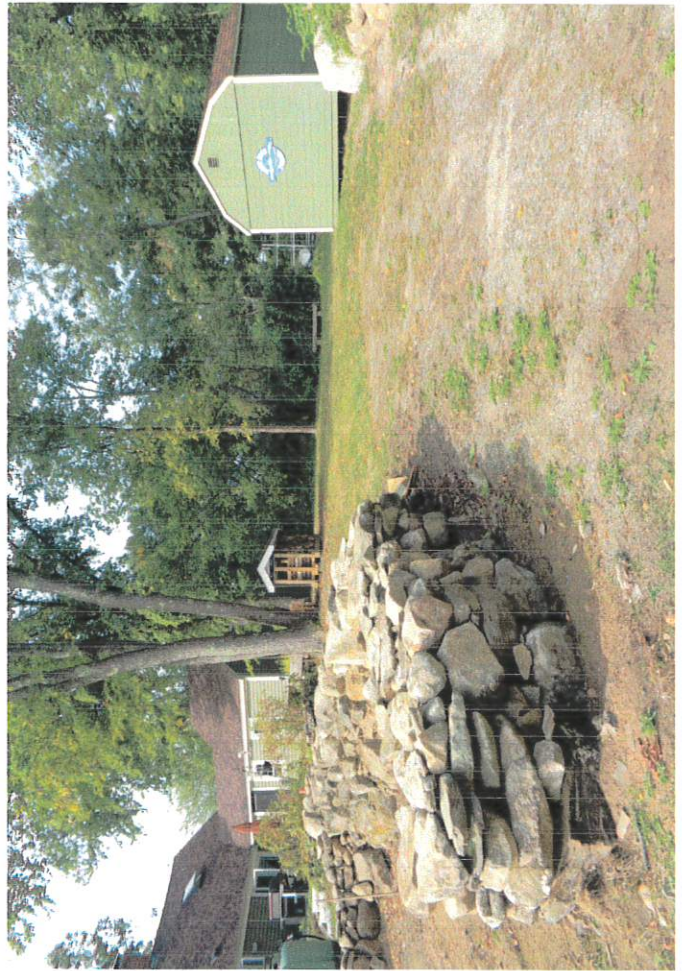
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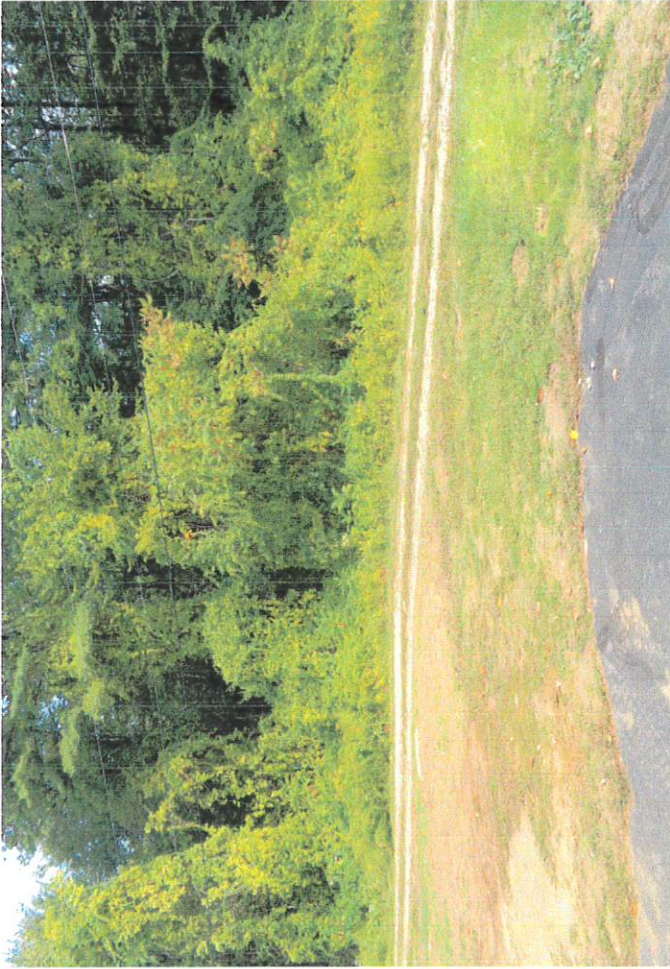
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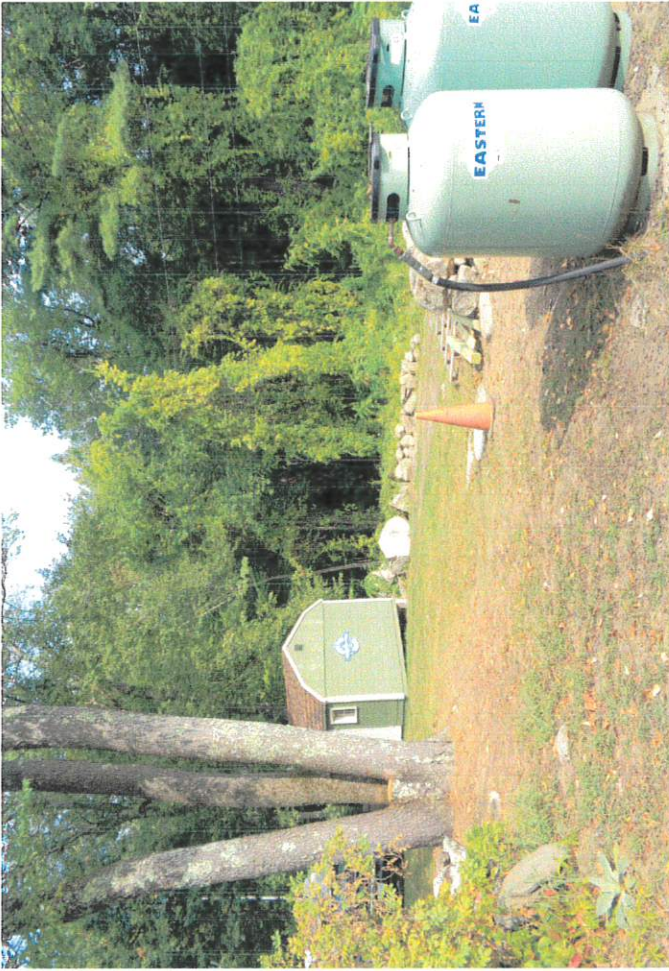
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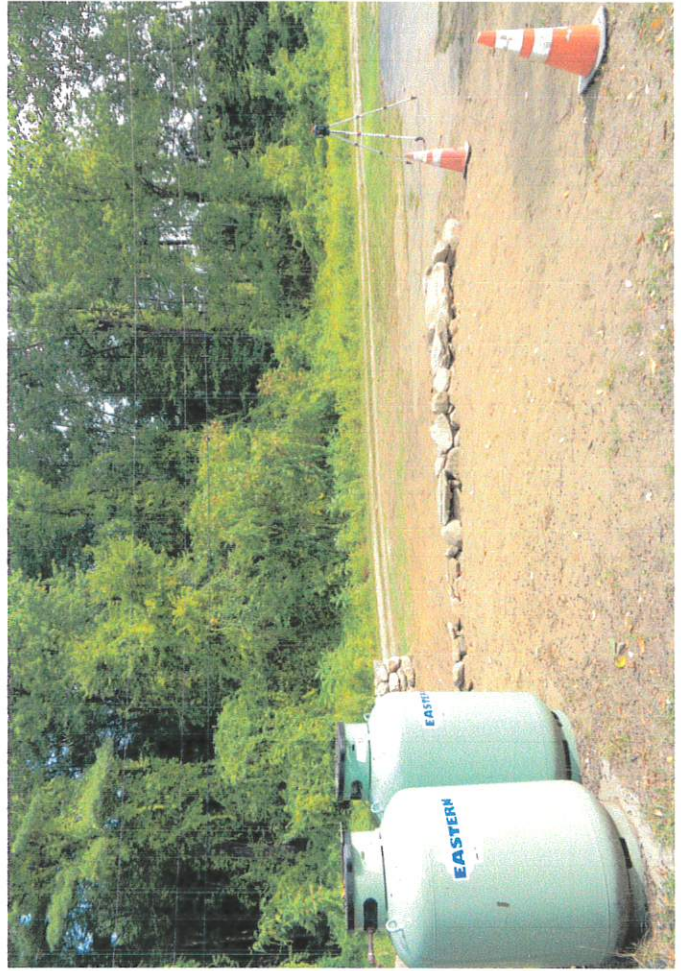
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**LEDGE OUTCROPPINGS**



**Old Foundation built over ledge**

**Potential Ledge**



**Leach Field**

\* = match

**Camper**

**Potential Ledge**



**Exposed Ledge Behind House**

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**Sight Distances (To Left)**



**Exiting right of way on gravel driveway**

**\* = match**



**Exiting paved driveway**

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pic 16  
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**Letter of Authorization**


September 28, 2020

To Barrington Zoning Board:

I the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property identified as **Tax Map 116 Lots 16** located at **462 Young Road, Barrington, NH**. Any and all acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from myself.

Sincerely,



Linda Tyring  
462 Young Road  
Barrington, NH 03825

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September 28, 2020

Town of Barrington  
Zoning Board of Adjustment  
PO Box 660  
Barrington, NH 03825

**PROJECT: Linda Tyring**

Location: **462 Young Road, Barrington, Strafford County, New Hampshire**  
Tax Map & Lot Number: **Map 116 Lot 16**

Job No: **17036**

Dear Board Members,

My client Linda Tyring purchased a 1.97 acre parcel of land on Young Road in 1998 and have been living there in the residence ever since. She wants to build a one car garage at the end if the driveway in an area where an old barn once stood. There still exists a portion of the old barn foundation.

The current zoning regulations require using front setbacks from both Young Road and the adjacent right of way. The 40-foot setback from the right of way makes doing a one car garage tough. If the 40-foot setback is adhered to, then the garage becomes close to the house and infringes on the view of Swain's Lake from the existing windows. There is also a standalone generator on that side of the house.

Relocating the garage out back doesn't make practical sense for day to day use and would require more site work, excavation and/or additional trips on a right of way with poor visibility. Talking with a contractor, the additional expense to construct the driveway off the existing paved driveway with excavation, ledge removal and retaining walls can be upwards of \$25,000. My client wishes to continue using the existing paved driveway for convenience and safe visibility to exit onto Young Road.

The existing right of way is currently only accessed by one residence. The subject parcel does have the right to use this right of way as well. The other parcels are existing woodlands. The right of way is only about 10 feet in width along Young Road so additional development without modifications will be difficult.

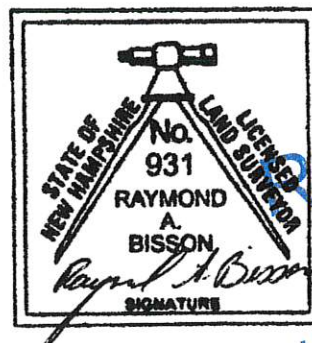
We are asking for a variance from the required 40-foot setback to the current side setback requirement of a 30-foot setback. This reduction will not create any encumbrances or have an impact on any adjacent property values.

Thank you for your time in considering this request.

Sincerely:

*Raymond A. Bisson*

Raymond A. Bisson, LLS PLS  
Stonewall Surveying



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Linda Tying  
Tax Map 116 Lots 8, 9 & 16  
462 Young Road  
Barrington, NH 03825

Alice & Alan Brown  
Tax Map 116 Lots 17 & 19  
37 Brimmer Lane  
Hampton Falls, NH 03844

Stonewall Surveying  
PO Box 458  
Barrington, NH 03290

Min Yong & Young Ja Lee  
Tax Map 116 Lots 20 & 21  
6 Douglas Park, Apt 2  
Boston, MA 02118

Donald Dodier  
228 Deboer Lane  
Wakefield, NH 03830

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**TOWN OF BARRINGTON, NEW HAMPSHIRE**

**ZONING ORDINANCE  
AS AMENDED MARCH 12, 2019**

Prepared by the  
Barrington Planning Board  
ZO 2019 V1.5

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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.

Table 2 ....Table of Dimensional Standards (a)								
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.

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**Conservation Subdivision** A subdivision wherein single-family dwellings are laid out on lots of reduced dimensions, or in clustered groupings, in order to preserve open space on the parcel, as provided for under the terms of this Ordinance.

**Contiguous** The term contiguous shall be construed to mean areas that form or represent a single unit of similar features or features that are touching at a common property line or other type of boundary.

**Contractor Storage Yard** A site upon which vehicles or equipment (such as bulldozers, front-end loaders, and backhoes) or materials used by professional contractors in construction, land clearing, landscaping, or other similar activities are stored. This includes the office used by the contractor as an accessory use. This does not include equipment for personal use or the parking of a single truck. Land upon which any of the above items are temporarily stored on-site during the course of an active construction project is not considered a contractor's storage yard.

**Convenience Store with Gas Pumps** Any retail establishment whose principal activity is offering for sale such items, by way of illustration and not limitation, prepackaged food products, household items, newspapers and magazines, and freshly prepared foods, such as salads or sandwiches, for off-site consumption, which also offers the sale of fuels from pumps.

**Corner Lot** A lot at the point of intersection of, and abutting on, two (2) or more intersecting streets, the interior angle of intersection of the street lot lines or, in case of a curved street, extended lot lines, being not more than one hundred thirty-five (135) degrees. Each street frontage shall be considered a front yard.

**Day Care Nursery** See Child Day Care Agency

**Density** The number of dwelling units within a designated land area. For purposes of this Ordinance, "density" means gross density unless otherwise provided.

**Density, Gross** The number of dwelling units divided by the total land area, stated as dwelling units per gross acre.

**Density, Maximum** The maximum number of permitted density units (e.g. dwelling units or building square footage) where indicated in this Ordinance, stated as Net or Gross Density unless otherwise indicated.

**Density, Net** The maximum number of permitted dwelling units permitted in a Conservation Subdivision based on the net developable area of a tract of land as determined by the methodology set forth in this Ordinance.

**Designated Agent** The person designated by the Selectmen to carry out its inspection and enforcement role with respect to this Zoning Ordinance.

**Detached Building** A building having open space on all sides, and that is not an attached building.

**Development** (for purposes of Floodplain Management Regulations) means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials.

**Development** Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations. "Development" includes the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the Subdivision of land. The following activities or uses shall be considered "development," as defined herein.

- 1) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land;

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**Story, Half** A story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor of the story.

**Stratified Drift Aquifer** A geologic formation of predominantly well-sorted sediment deposited by or in bodies of glacial meltwater, including gravel, sand, silt, or clay, which contains sufficient saturated permeable material to yield significant quantities of water courses to wells.

**Stream** Areas of flowing water occurring for sufficient time to develop and maintain defined channels but may not flow during dry portions of the year. Includes but is not limited to all perennial and intermittent streams located on U.S. Geological Survey Maps.

**Street** A road, thoroughfare or way that affords the means of access to adjacent lots and is devoted to vehicular travel, and measured from property line to property line. It includes any street, avenue, road, lane, viaduct, boulevard, alley, highway or other way, whether public or private.

**Structure** (for purposes of Floodplain Management Regulations) For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

**Structure** (3/8/2010) Anything constructed, installed, placed or erected, whether above or below grade. Unless otherwise stated in this Ordinance, the following structures are exempt from the building permit requirements set forth in Section 15.4.1 and shall not be construed as structures for purposes of setback requirements, but shall be so construed for all other purposes. Sheds may require an Administrative Zoning Permit, see Article 9.4.5.

- (a) Signs,
- (b) Stonewalls,
- (c) Septic systems,
- (d) Driveways, sidewalks, parking lots,
- (e) Home propane and heating oil tanks,
- (f) One story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, providing the floor area does not exceed 200 square feet,
- (g) Retaining walls that are not over four feet in height measured from the top of the footing to the top of the wall, unless supporting a surcharge, the differential in grade shall be no more than four feet,
- (h) Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2 to 1,
- (i) Prefabricated swimming pools that are less than 24 inches deep,
- (j) Swings and other playground equipment,
- (k) Window awnings supported by an exterior wall that does not project more than 54 inches from the exterior wall,
- (l) Heating or cooling equipment,
- (m) Fences,
- (n) Cisterns,
- (o) Wells, provided they meet NHDES requirements, including ancillary equipment,
- (p) Drainage facilities,
- (q) Such structures as are authoritatively deemed required for the Safety of the community and its citizens and
- (r) Utility service lines.

**Structure, Accessory** A detached structure, the use of which is customarily incidental and subordinate to that of the principal use, principal building or principal structure, and which is







Barrington, NH

1 inch = 150 Feet

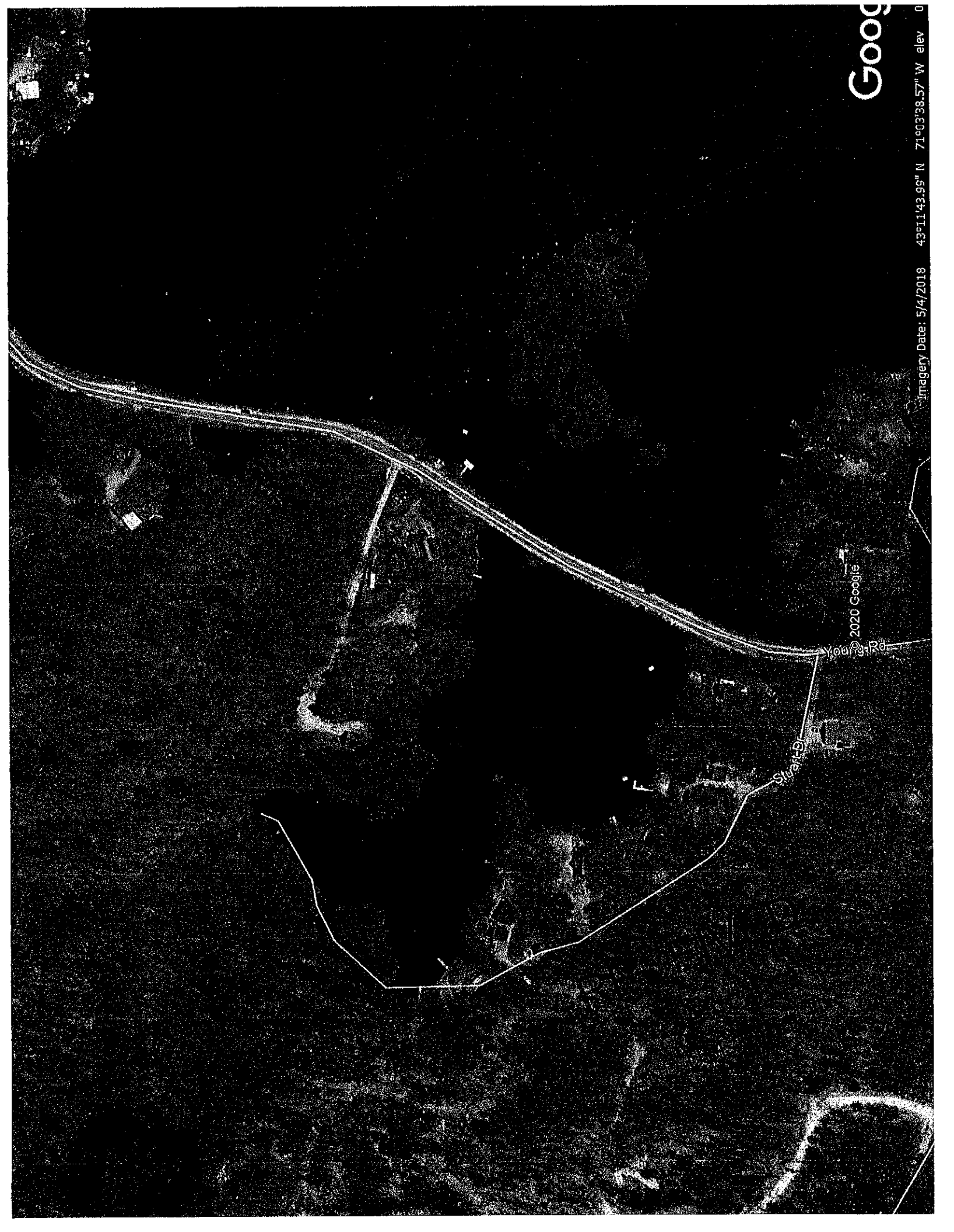


September 28, 2020



The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.





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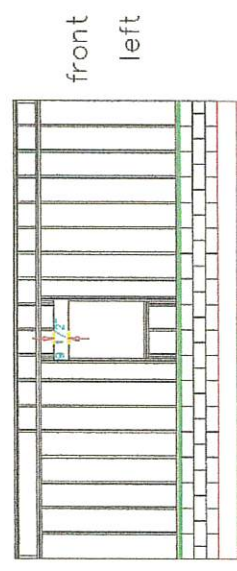
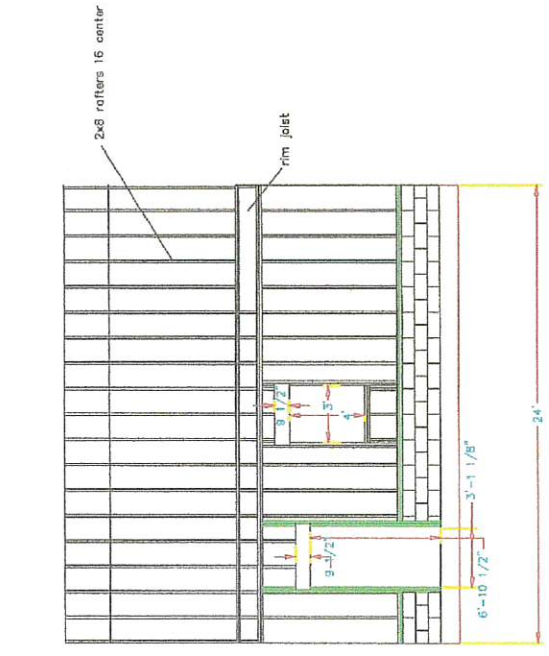
Young Rd

Stuart Dr

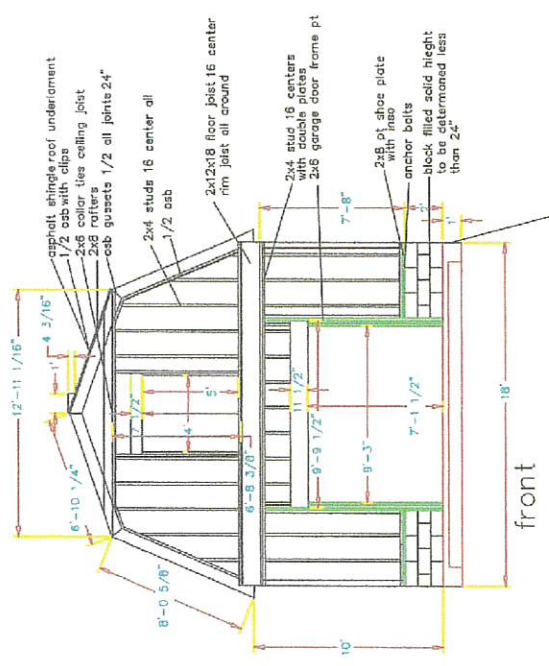
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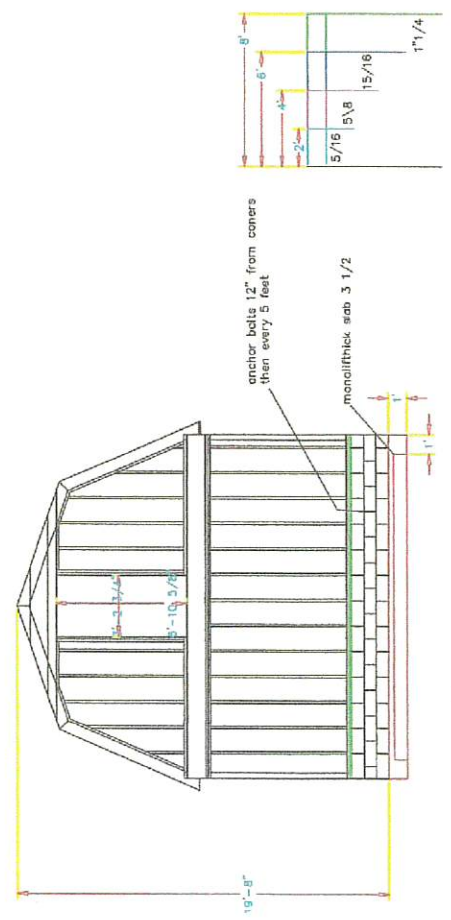
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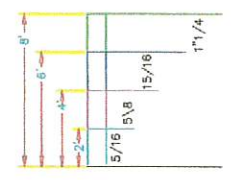
front  
right



front



back



5/16 = 2' feet

18'x24' garage for  
 Linda Trying  
 462 Young rd  
 Barrington nh 03825  
 Donald Dodier  
 228 Deboer In Wakefield nh  
 03830

