



# 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 4/27/2020 Case No. 124-21-GR-20-UaiZBN  
Owner Gary & Jane Kilpatrick Mailing Address 77 Alcott Street - Acton, MA 01720  
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	Rec'd
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- 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:  
\_\_\_\_\_

Barbara Arvine  
Staff Signature

4/27/2020  
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. 124-21-GR-20-Vari ZBA

Project Name Kilpatrick Residence

Location Address 723 McDaniel Shore Drive

Map and Lot 124/21

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

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

Number of Buildings: 1                      Height: 32ft 5 inches

Setbacks: Front 13.4'                      Back 6.7'                      Side 16.9'                      Side 59.1'

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 - Minimum yard setback of 40 ft.

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

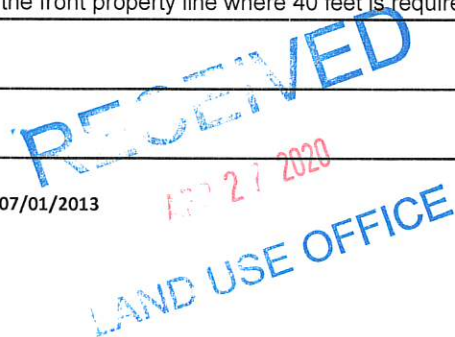
The existing residence will be torn down and a new residence constructed. The proposed house will be no closer to the pond. There is an addition to the original footprint adjacent to the ROW. This addition is within the 40 ft setback. The addition will 17.4 ft from the front property line.

Barrington Zoning Ordinance Requirements:

Article 4.1.1 requires the building be 40 feet from the front property line.

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

We are requesting that the addition be allowed 17.4 feet from the front property line where 40 feet is required.



**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 grandfathered and is too small for a reasonable sized residence.

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2. Granting the variance would be consistent with the spirit of the Ordinance.  
This variance would allow for a residence in a residential zone. The addition will be further away from the property line than the existing residence of 13.7 feet.

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3. Granting the variance will not result in diminution of surrounding property values.  
The new residence will be of higher value than existing residence.

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4. Granting of the variance would do substantial justice.  
Granting the variance will allow a reasonable residential use in a residential zone.

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5. Granting of the variance would not be contrary to the public interest.  
This project will not be contrary to public interest. The septic system will be a part of this project.

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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.

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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.

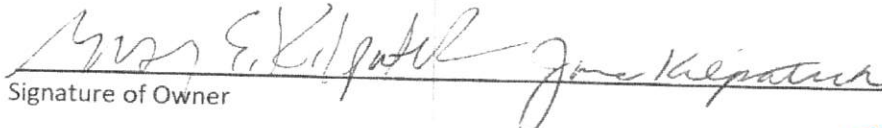
5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

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

4/27/2020  
Date

  
Signature of Owner

4/24/2020  
Date

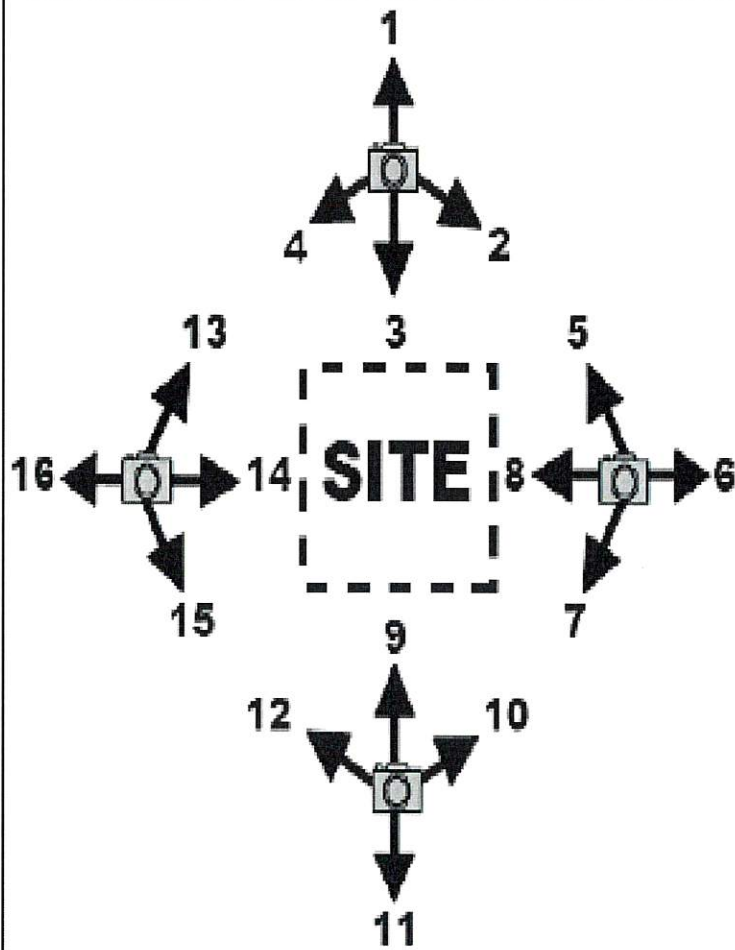
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## SITE / CONTEXT PHOTOS

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.

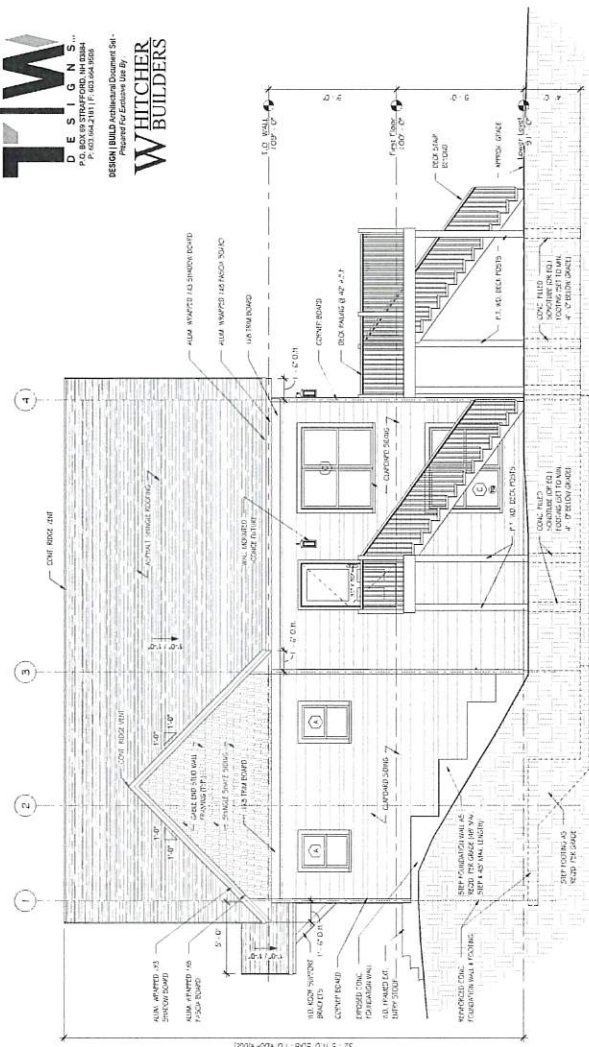


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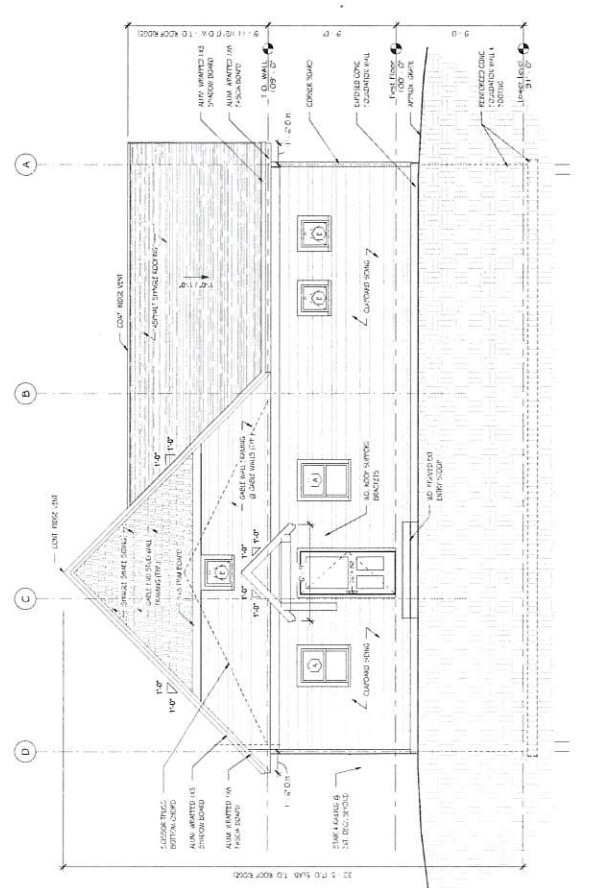




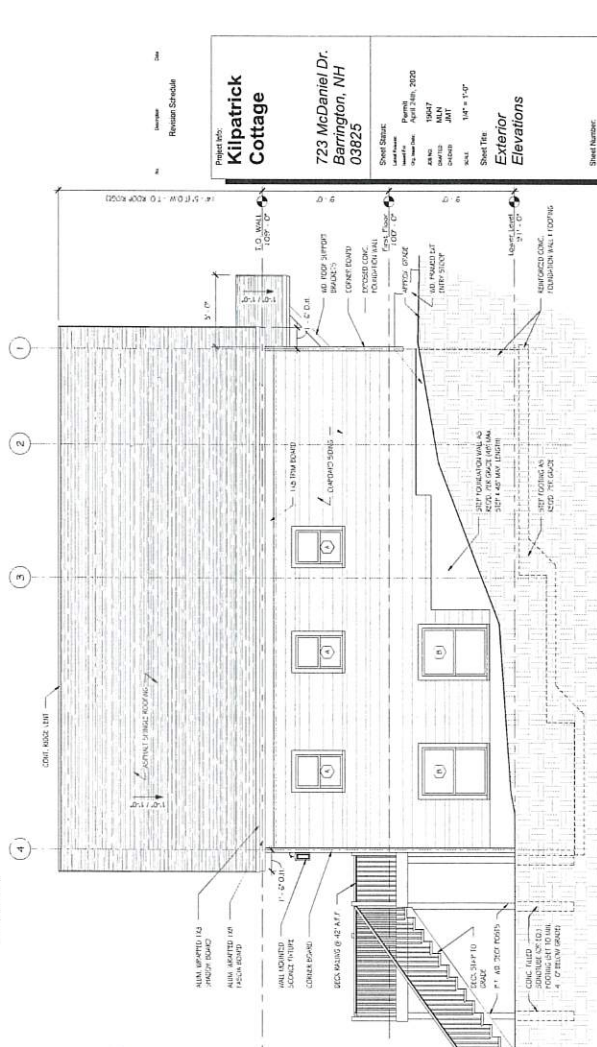




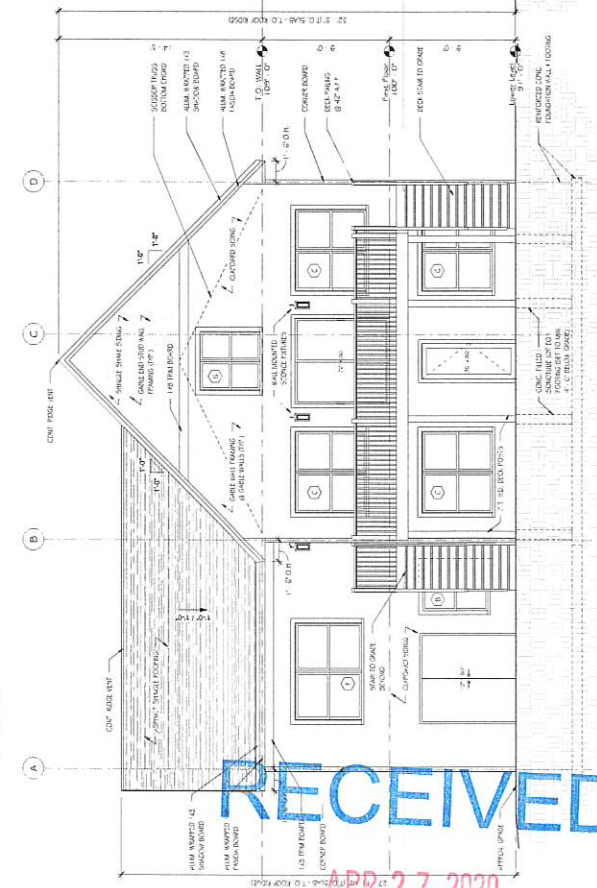
1 FRONT EXTERIOR ELEVATION  
1/4" = 1'-0"



3 REAR EXTERIOR ELEVATION  
1/4" = 1'-0"



2 RIGHT EXTERIOR ELEVATION  
1/4" = 1'-0"



4 LEFT EXTERIOR ELEVATION  
1/4" = 1'-0"

**Kliptrick Cottage**  
723 McDaniel Dr.  
Barrington, NH  
03825

Sheet Name: Exterior Elevations  
Scale: 1/4" = 1'-0"

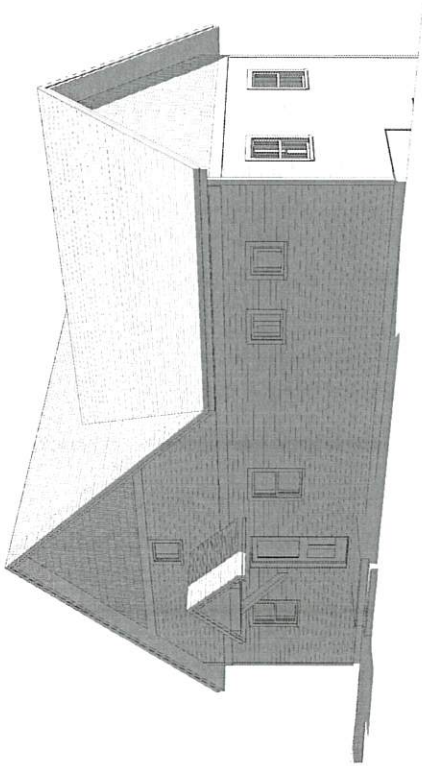
Project No: 2000  
Date: April 24th, 2020  
Author: JMT  
Checker: JMT  
Printer: JMT

Sheet Number: **A3.1**

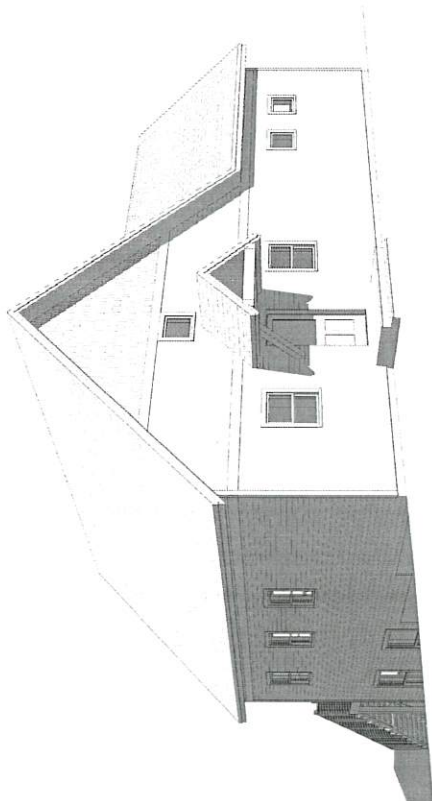
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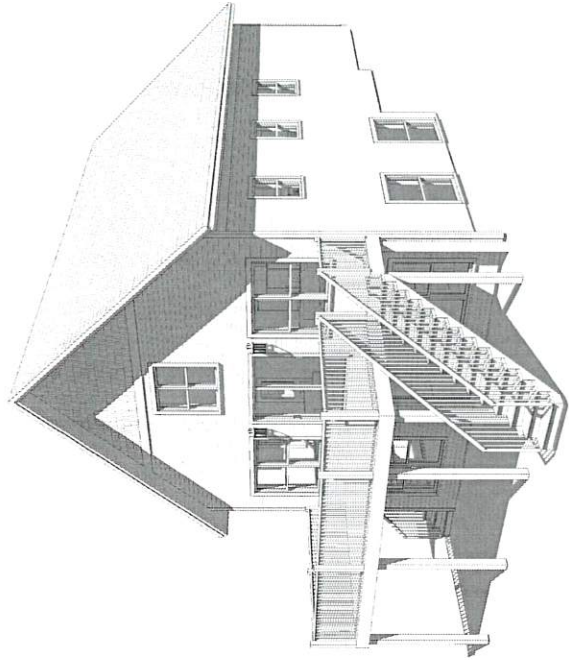
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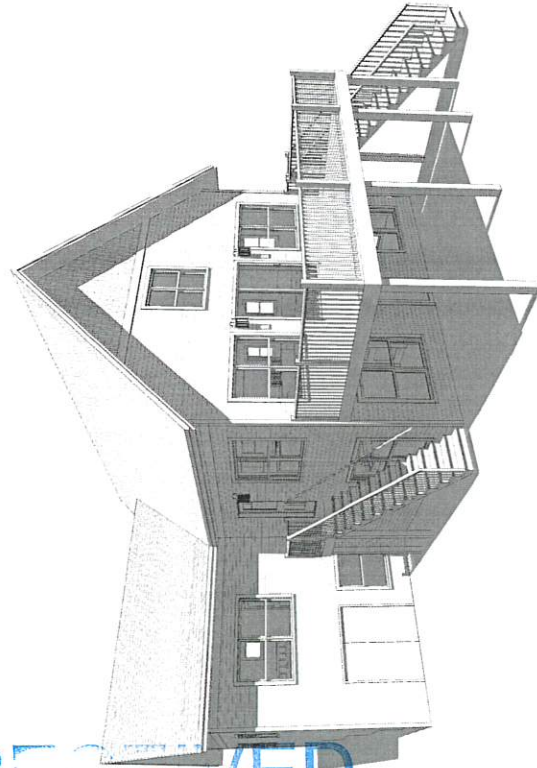
② 3-D VIEW "B"



① 3-D VIEW "A"



④ 3-D VIEW "D"



③ 3-D VIEW "C"

Project No: <b>Kilpatrick Cottage</b>	Project: 723 McDaniel Dr. Barrington, NH 03825	Sheet Date: Date: Author: Designer: Checker: Scale:	Parent: April 24th, 2020 JMT JMT JMT JMT	Sheet Title: <b>Exterior Views</b>	Sheet Number: <b>A3.2</b>
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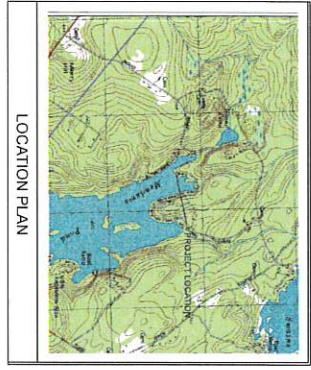
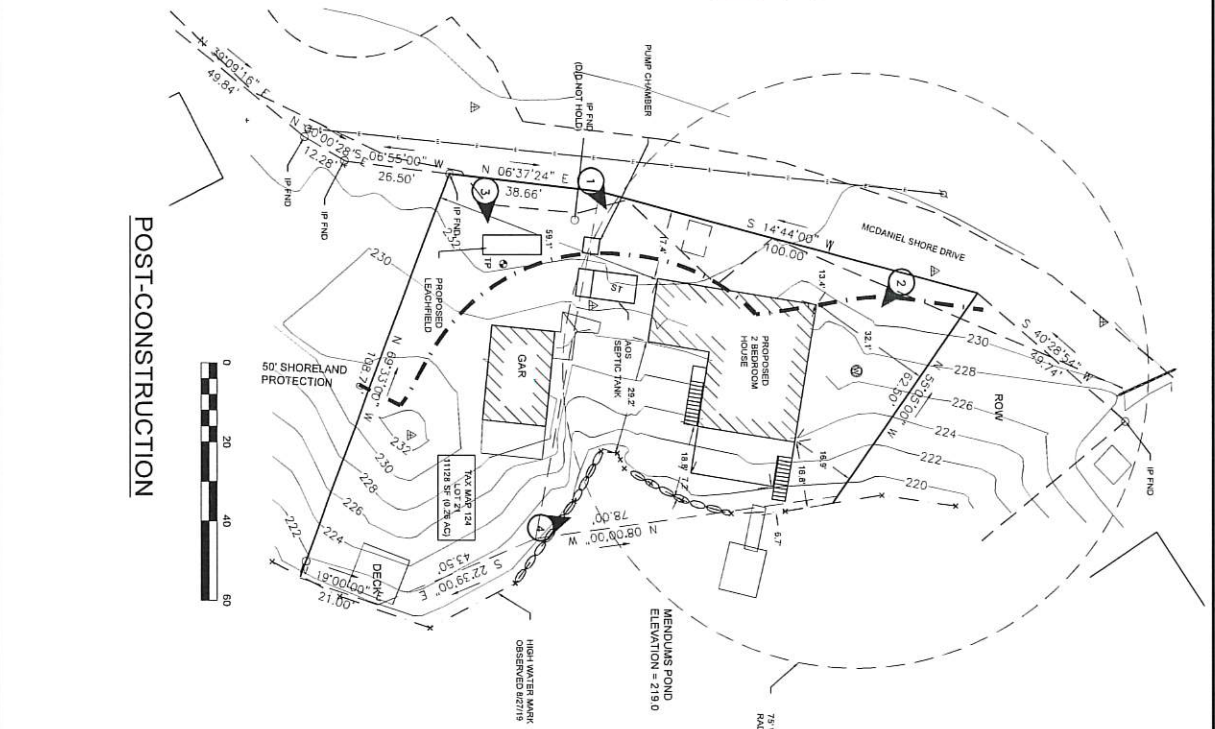
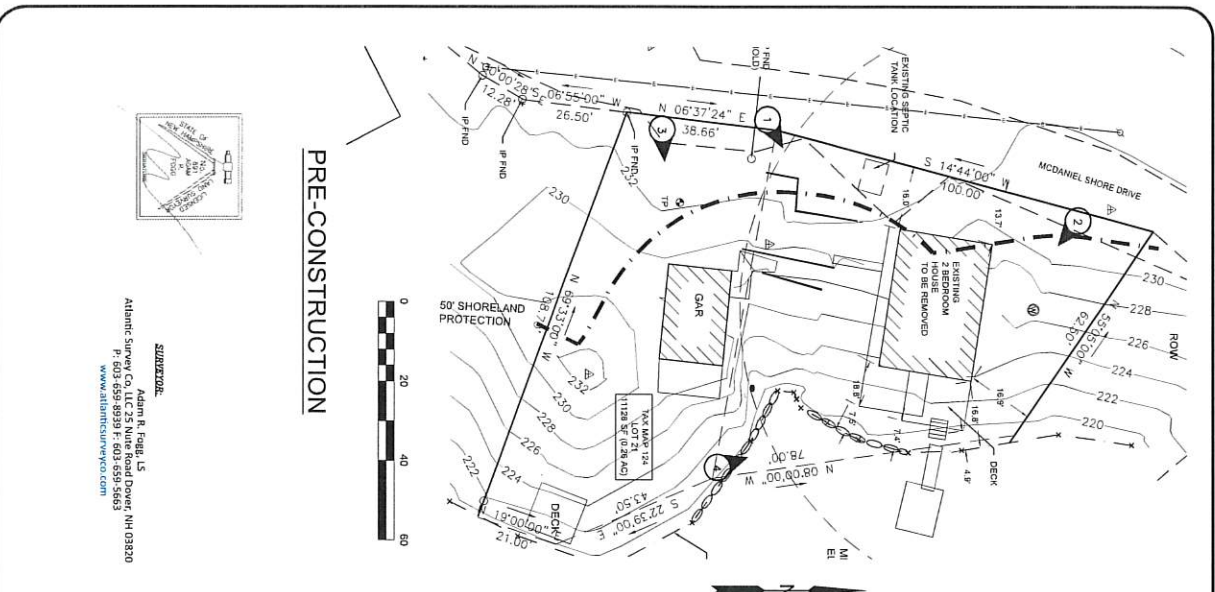
Revised Schedule

Printed on: 4/26/2020

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**LEGEND**

- 1 PHOTO LOCATION AND DIRECTION
- 2 EDGE OF GRAVEL

- ZONING REGULATIONS:**
1. REFERENCE: TAX MAP 124, LOT 21
  2. TOTAL PARCEL AREA: 11,128 SF - 0.26 ACRES
  3. OWNERS: GARY E. & JANE E. McPATRICK
  4. ZONE: GENERAL RESIDENTIAL
  5. VERTICAL DATUM IS BASED ON AN ASSUMED DATUM
  6. THE INTENT OF THIS PLAN IS REMOVE AND REBUILD A SINGLE FAMILY RESIDENCE
  7. SHORELAND PERMIT # TO BE OBTAINED
  8. ALL DISTURBED AREAS TO BE DAMPED, SEEDED AND WATCHED AT THE END OF CONSTRUCTION.
  9. PERMITS: Shoreline Disposal approval number: PERM16.

**VARIANCE REQUEST:**  
 THIS PLAN REQUESTS A VARIANCE TO FRONT YARD SETBACKS. THE PROPOSED FOOTPRINT IS EXPANDING. WE ARE PROPOSING A SETBACK OF 17.4 FEET. AS PER 7.1 IS REQUIRED. ARTICLE 4.1.1. SHORELAND STANDARDS - BARRINGTON, ZONING REGULATIONS.

	<p>REC'D MCDANIEL FALLS ROAD          APR 22 2020          PERM 16-22-2017          WMA/FARWELL ENGINEERING CO.</p>	<p><b>RECEIVED</b>          APR 27 2020</p>	<p>ISSUED FOR: VARIANCE          ISSUE DATE: APRIL 22, 2020          FILE NAME: 1956-KILPATRICK</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4/27/20</td> <td>ADDITIONAL DIM</td> <td>TKF</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	4/27/20	ADDITIONAL DIM	TKF												
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1	4/27/20	ADDITIONAL DIM	TKF																					
<p>OWNER/PERMITTEE:          GARY E. &amp; JANE E. McPATRICK          57 ALCOTT STREET          ACTON, MA 01720</p>		<p>SCALE:          1" = 20'</p>		<p>SHEET NUMBER:          C-1</p>																				
<p>PROJECT:          TAX MAP 124          LOT 21          723 MCDANIEL          SHORE DR.          BARRINGTON, NH</p>		<p>TITLE:          SITE PLAN</p>		<p>Atlantic Survey Co., LLC 23 Nile Road Dover, NH 03820          P: 603-252-5750          F: 603-252-5752          www.atlanticsurveyco.com</p>																				

Gary and Jane Kilpatrick  
723 McDaniel Shore Drive  
Barrington, NH



Photo 1 – 8/27/19



Photo 2- 8/27/19

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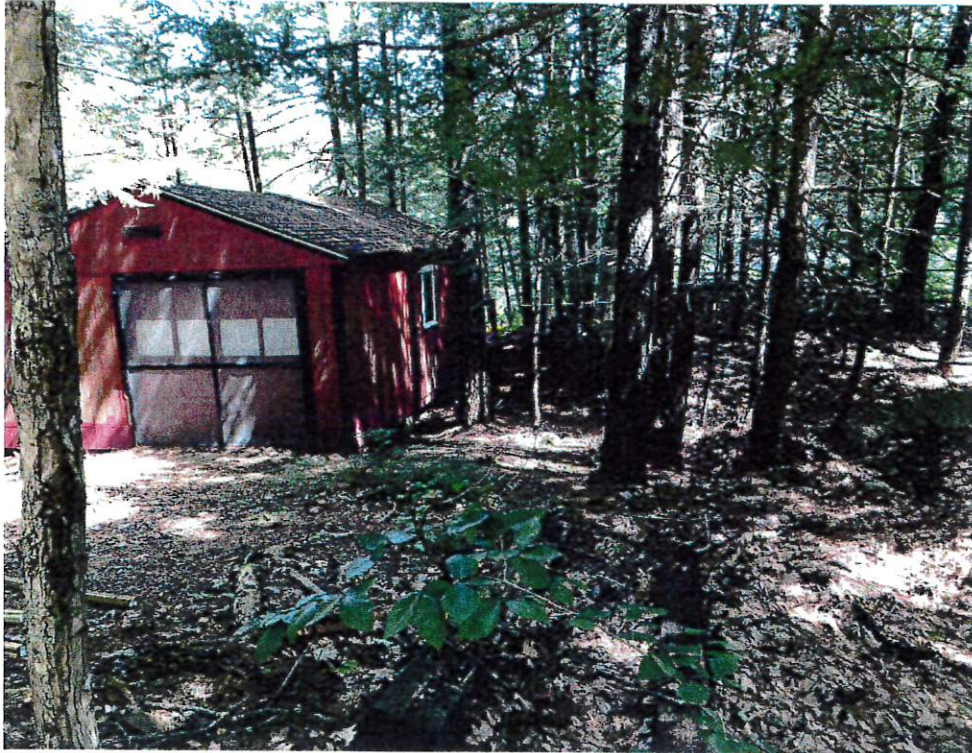


Photo 3 – 8/27/19



Photo 4 – 8/27/19

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