



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 4/6/20 Case No. 239-105-V-20-Var.
 Owner Kelsey & Leonard Fowler Mailing Address 72 Mallego Road
 Phone 603-767-8007 Email Kelsycdrew@gmail.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 checked="" 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 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 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 checked="" type="checkbox"/> | 7. Project Narrative |

\$ 267.⁰⁰ /₁₀₀

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No 239-105-V-20 Var

Project Name Farmers porch

Location Address 72 Maligo Rd

Map and Lot 239-105

Zoning District (Include Overlay District if Applicable) Village

Property Details:

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

Use: _____

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:

Article 4 - Dimensional Requirements
4.1.1 minimum Standards Table 2
Project Narrative: (Please type and attach a separate sheet of paper)

See attached

Barrington Zoning Ordinance Requirements: 40' front 30' side 30' Back

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

Add 6' x 18' Farmers Porch with 2 steps in the front

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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.

No special conditions exist ~~not~~

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

Adding 15 inches to the front porch would not result in overcrowding of the property, therefore the variance would be consistent with the spirit of the ordinance.

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

Extending the front porch by 15 inches will not result in diminution of surrounding property values.

4. Granting of the variance would do substantial justice.

Allowing the variance will provide us more appropriate use of the front porch

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

Granting the variance would not alter the essential character of the neighborhood or threaten the health or safety of the general public.

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.

This is accurate

2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

This is accurate

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Project Narrative:

We would like to add a 6'x18' farmers porch to the front of the house with two steps. The two steps would make the structure 8' from the front of the house. This would put us 3'3" over per the zoning requirements.

The farmers porch will not only function as an outdoor gathering space for us but we feel it will also add significant curb appeal to our home.

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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.

Kelsey Fowler
Signature of Applicant

4/7/20
Date

Kelsey Fowler
Signature of Owner

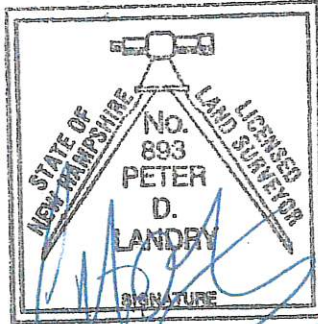
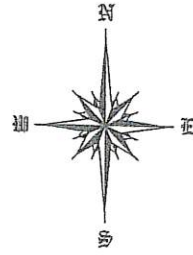
RECEIVED 4/7/20
Date

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S 89°40'39" E
Iron Pipe Found 100.00'

N 83°09'41" E
100.00' Rebar Set

4'±
Metal Post Found (off line)



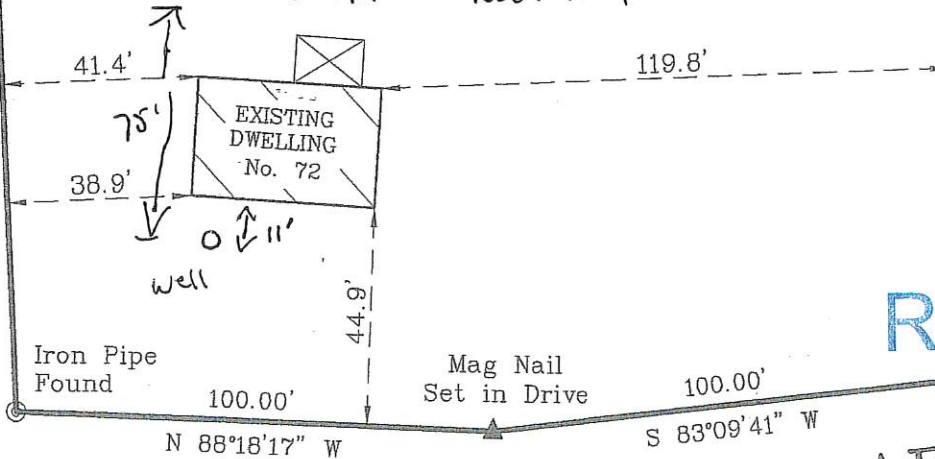
N/F FOWLER
SCRD Bk: 4641 Pg: 273

TOTAL AREA
1.371 Acs±

N 02°48'54" W 297.61'

S 02°47'04" E 300.00'

NOTE: DISTANCE TIES MEASURED TO CORNER DWELLING
Start of leach field



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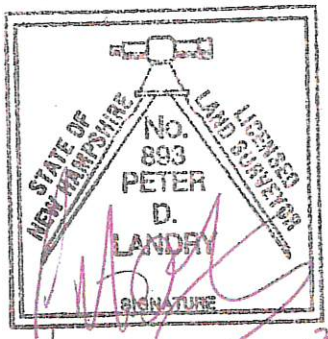
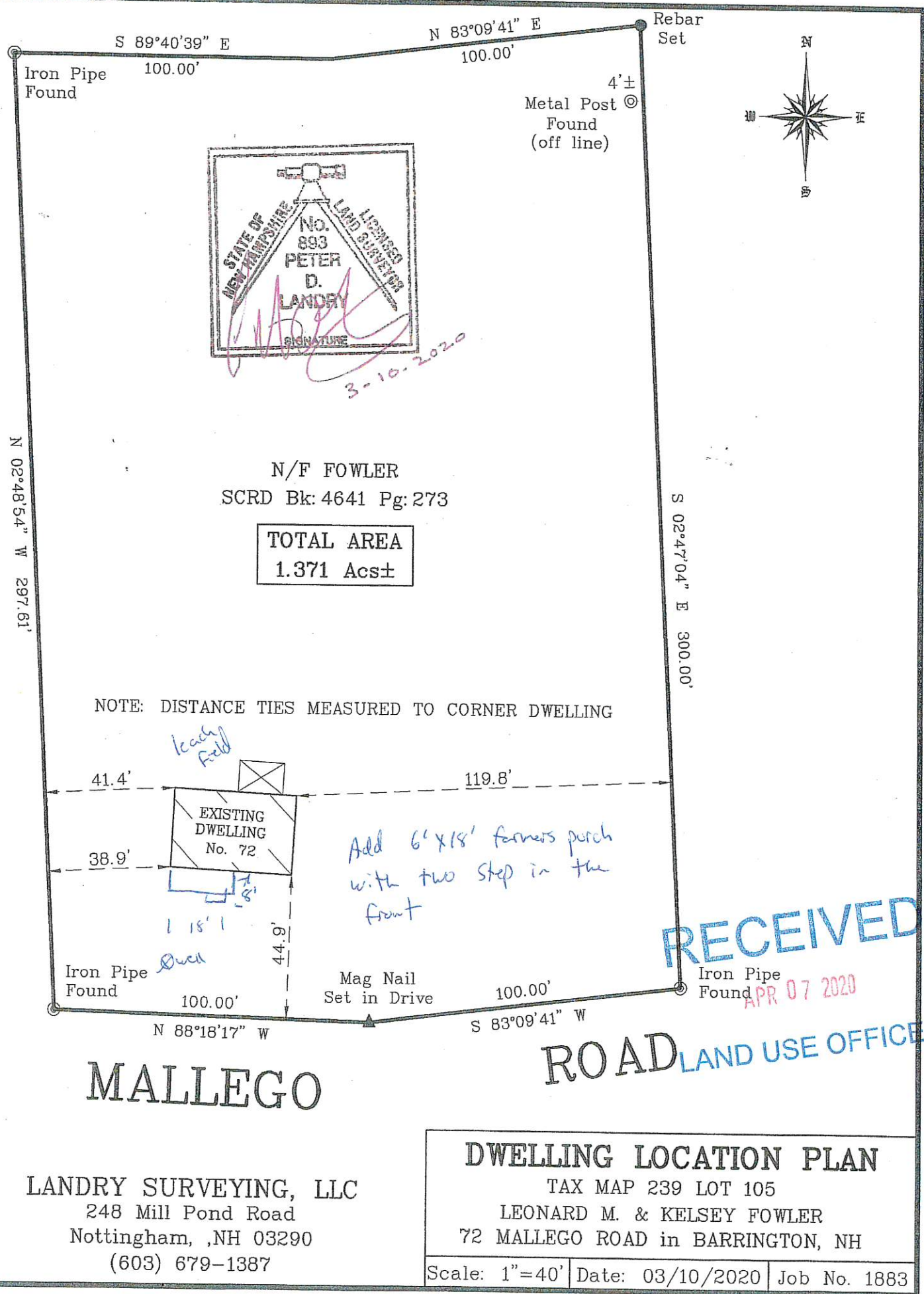
Iron Pipe Found
APR 07 2020

MALLEGO

ROAD LAND USE OFFICE

LANDRY SURVEYING, LLC
248 Mill Pond Road
Nottingham, NH 03290
(603) 679-1387

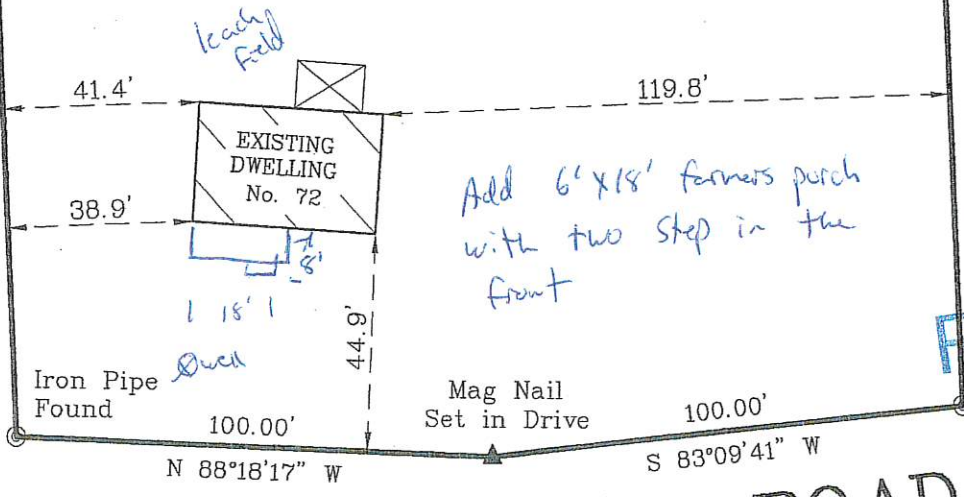
DWELLING LOCATION PLAN
TAX MAP 239 LOT 105
LEONARD M. & KELSEY FOWLER
72 MALLEGO ROAD in BARRINGTON, NH
Scale: 1"=40' | Date: 03/10/2020 | Job No. 1883



N/F FOWLER
 SCR D Bk: 4641 Pg: 273

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NOTE: DISTANCE TIES MEASURED TO CORNER DWELLING



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DWELLING LOCATION PLAN
 TAX MAP 239 LOT 105
 LEONARD M. & KELSEY FOWLER
 72 MALLEGO ROAD in BARRINGTON, NH

Scale: 1"=40' | Date: 03/10/2020 | Job No. 1883

This is what
we would like to
build

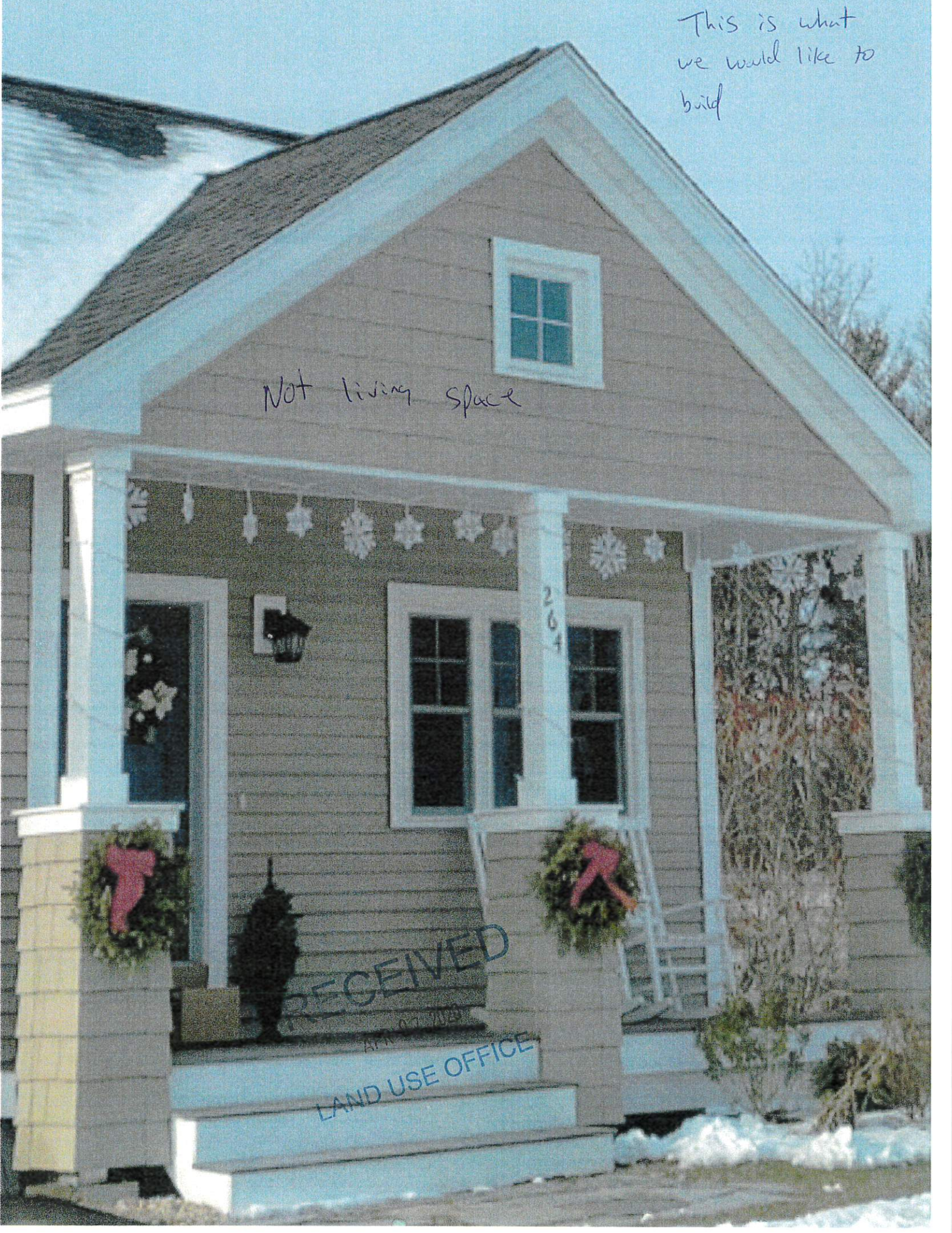
Not living space

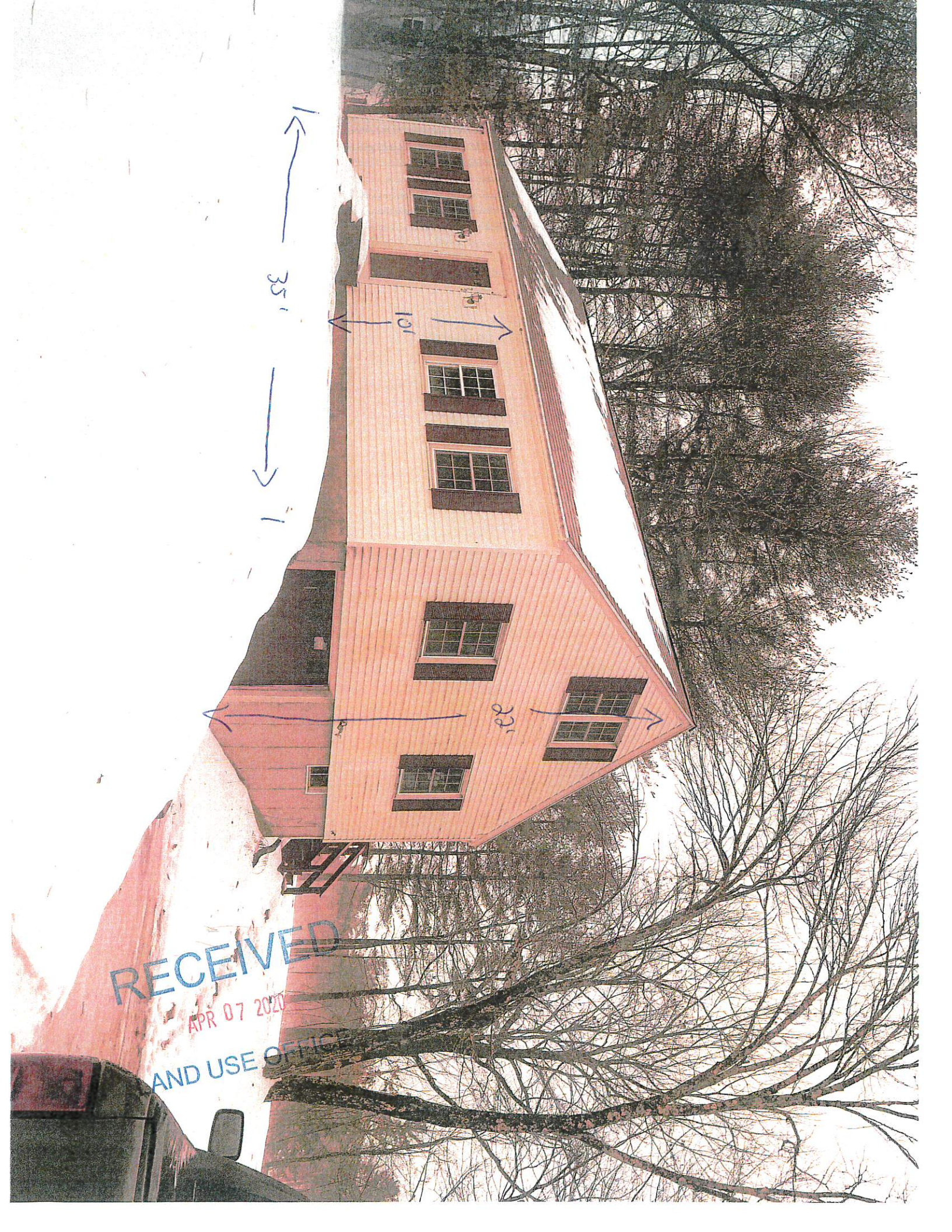
264

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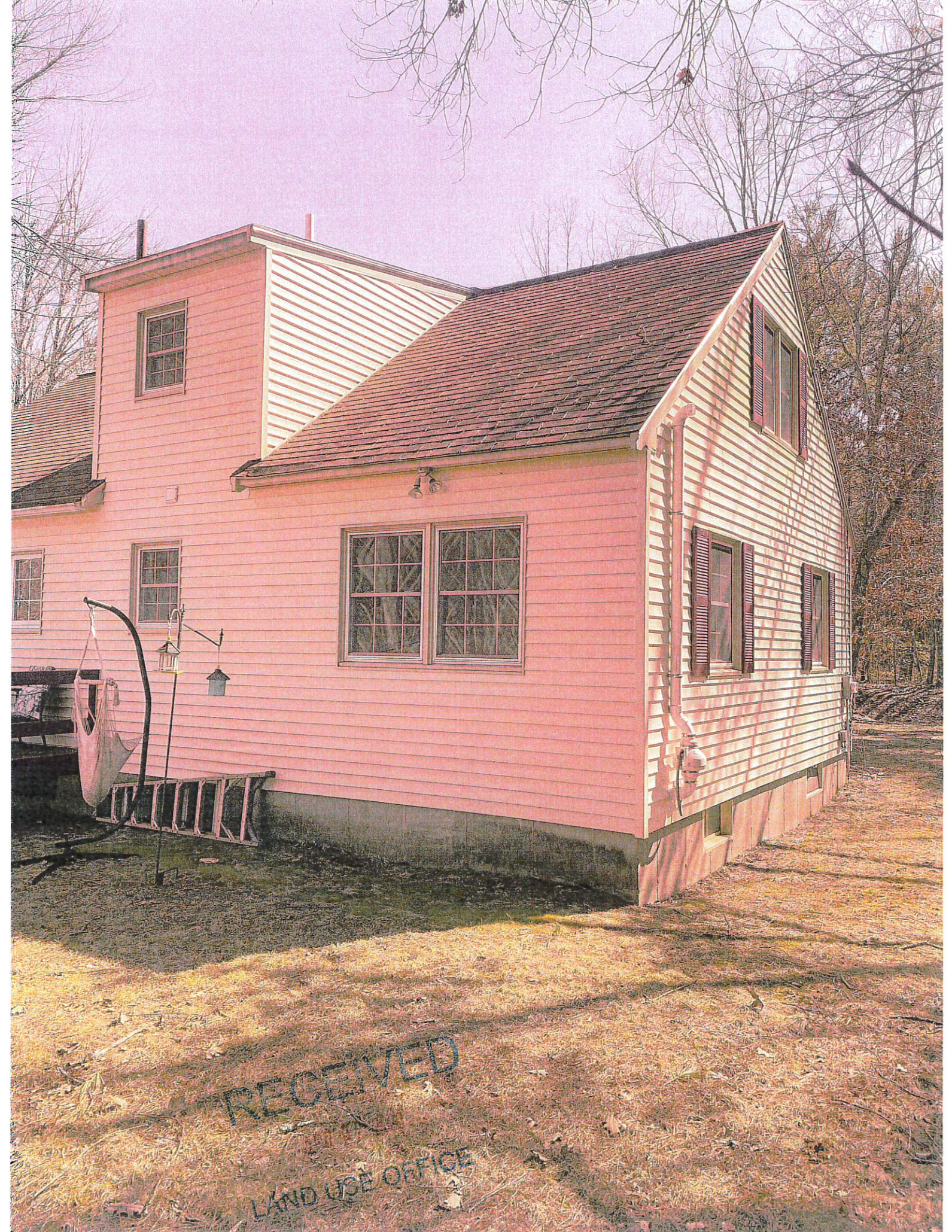


35' 1'

10' 1'

12' 0'

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AND USE OFFICE

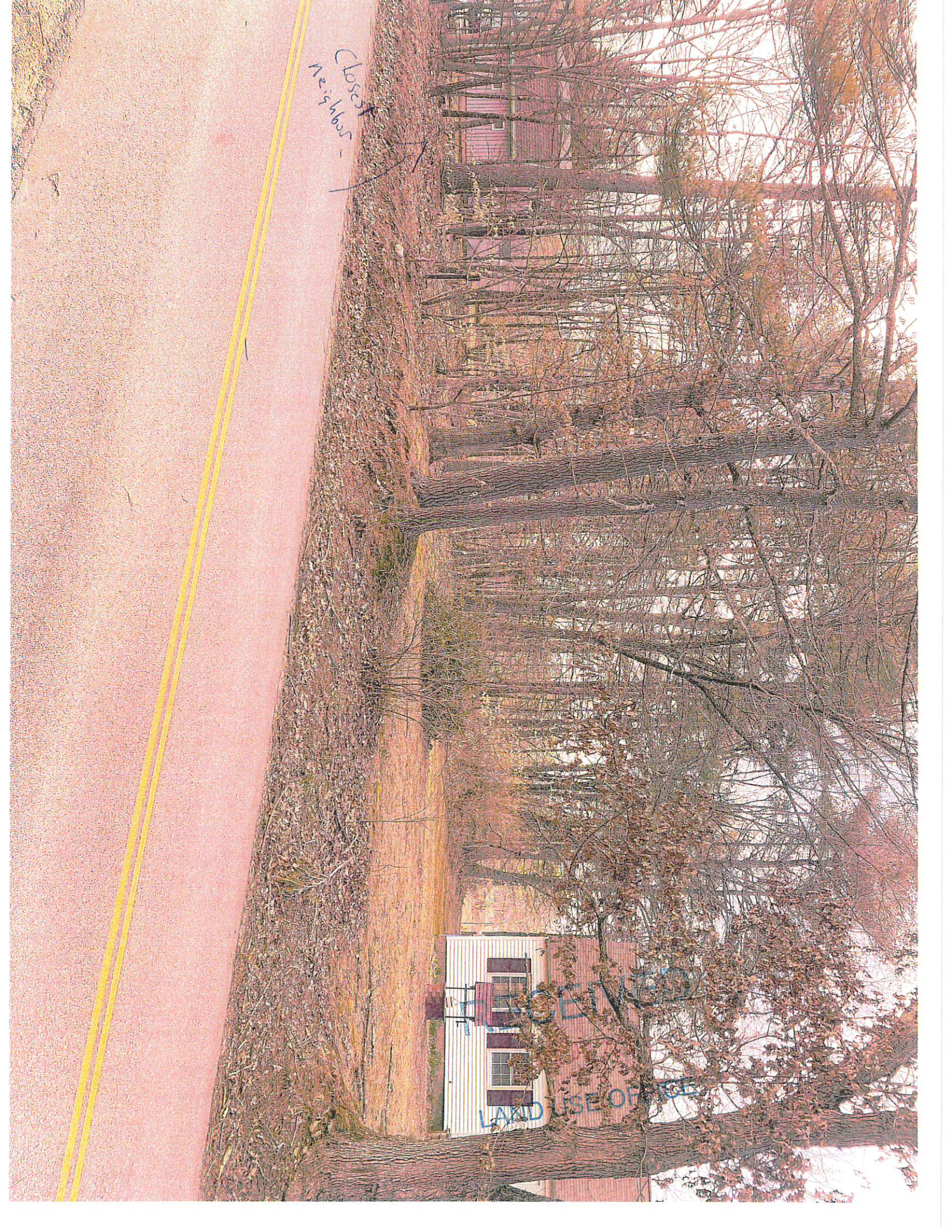


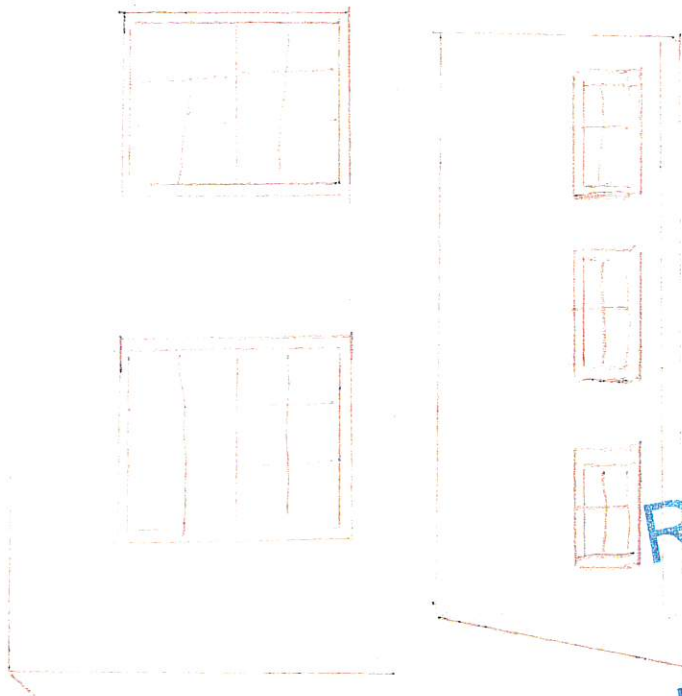
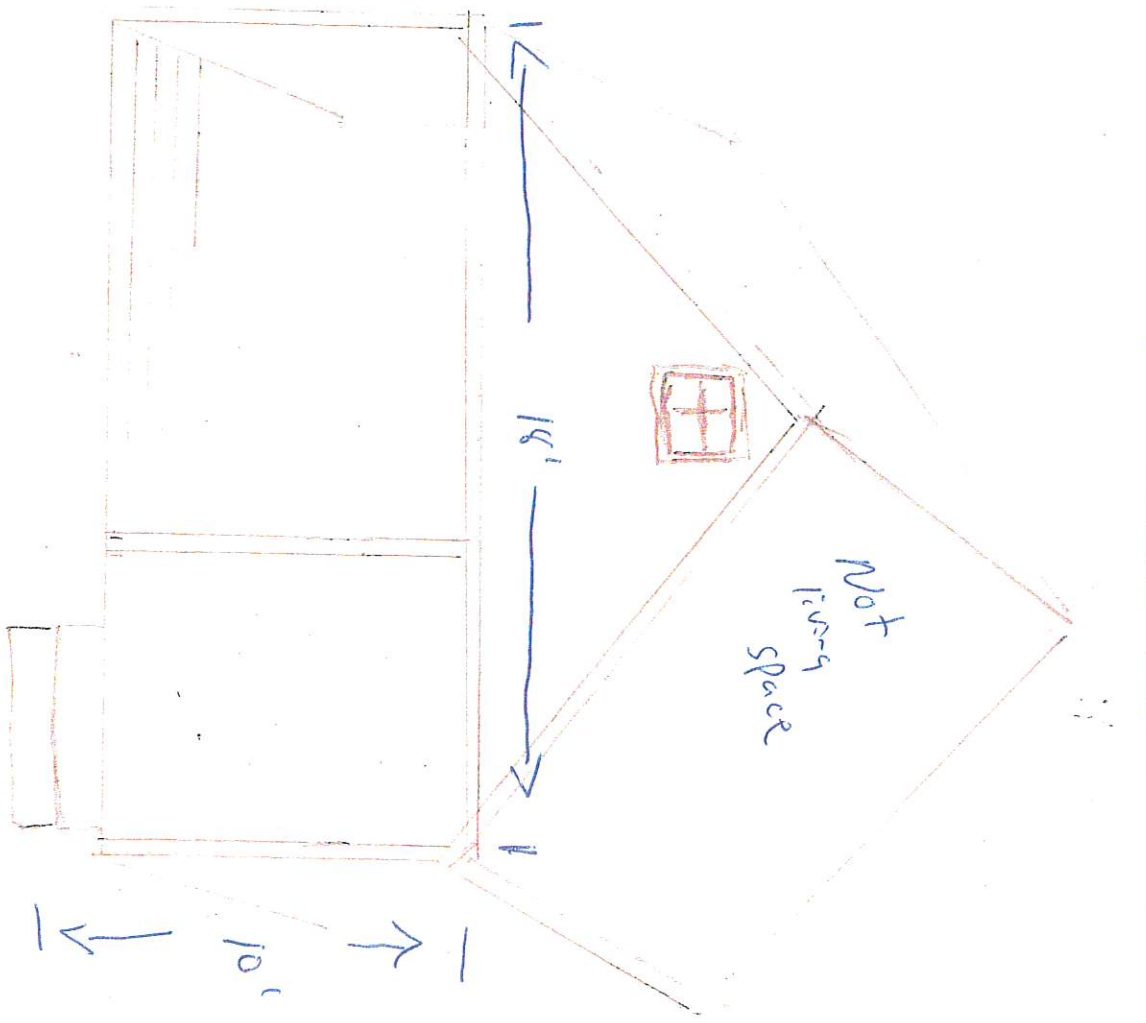
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Closest
Neighbor

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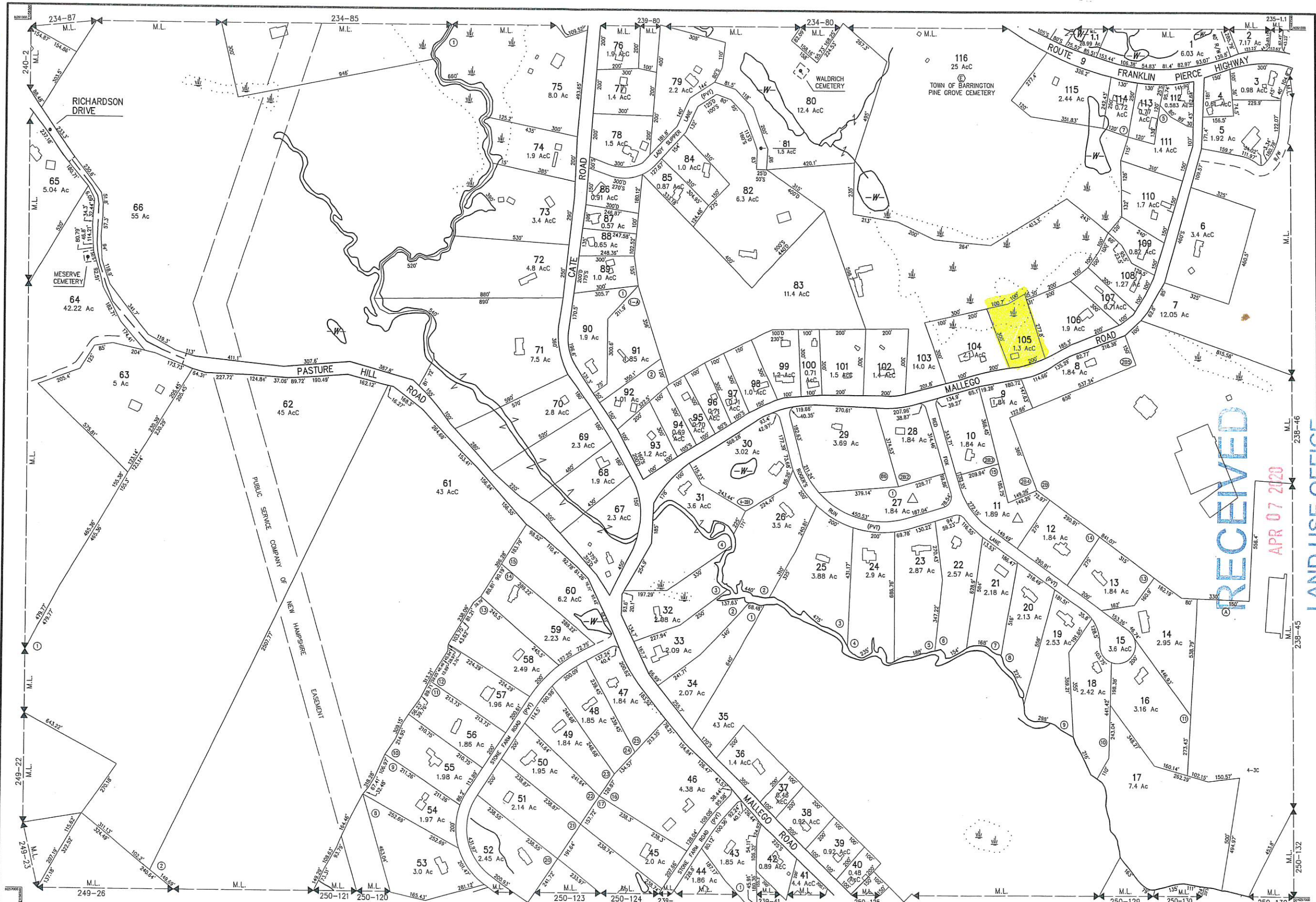




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THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

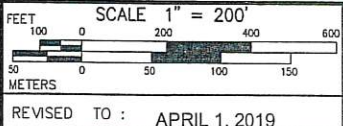
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003 COMPLETION DATE: NOVEMBER 2003



| | |
|------------------|-------------|
| AREA SURVEYED | Ac |
| AREA CALCULATED | AcC |
| RECORD DIMENSION | 100' |
| SCALED DIMENSION | 100'S |
| MATCH LINE | M.L. |
| WATER | W |

| | |
|---------------------|----------|
| EXEMPT PROPERTY | E |
| SUBDIVISION LOT NO. | 2 |
| BUILDING | B |
| RIGHT OF WAY/ACCESS | RW |
| COMMON OWNERSHIP | CO |
| WETLANDS | W |



PROPERTY MAPS

BARRINGTON

NEW HAMPSHIRE

| | |
|---------------|-------------|
| INDEX DIAGRAM | 233 234 235 |
| | 240 238 |
| | 249 250 251 |

MAP NO.

239