



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 3/2/20 Case No. 113-27-GR/HCO-20-ZBA
Owner Nippo LLC (for Buyer: Fitzgerald) Mailing Address 200 Ridge Rd, Manchester, NH 03104
Phone 603-867-2543 Email Rpfitzgerald@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	
<input type="checkbox"/>	<input type="checkbox"/>	1. Zoning Board of Adjustment Application Checklist (<i>this form</i>)
<input type="checkbox"/>	<input 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 checked="" type="checkbox"/> \$ 75.00 Legal Notice <input checked="" type="checkbox"/> \$ 7.00 per US Post Office Certified Letter <input checked="" type="checkbox"/> 260.00
<input type="checkbox"/>	<input type="checkbox"/>	5. Completed Project Application Form <input type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Appeal
<input type="checkbox"/>	<input checked="" 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

- 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:

_____ *march 18, 2020 @ 7:00 PM* _____

Barbara Devine _____ *3/4/2020* _____

Staff Signature Date

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

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 112-27-GR/HCO-202BA Var -

Project Name Harlan Drive Lot 27 - Garage

Location Address Lot 27 Harlan Drive, Barrington, NH 03825

Map and Lot Map 112, Lot 27

Zoning District (Include Overlay District if Applicable) General Residential / Highway Commercial Overlay

Property Details:

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

Use: Residence

Number of Buildings: 1 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:

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

see attached

Barrington Zoning Ordinance Requirements:

Article 4 - Dimensional Requirements
4.1.1 Minimum Standards Table 2
Request: (You may type and attach a separate sheet of paper)

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.

Yes, the set back requirement from the road, that is in the right of way, on the lot property is burdening the buildable footprint.

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

Yes, we believe so, that a privately maintained right of way set backs, in certain situations could be amended.

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

No, it will not. Granting the variance will increase the value of our proposed house, in return, shall increase abbutters property value.

- 4. Granting of the variance would do substantial justice.

We hope that the ordinance as written, did not mean to necessarily pertain to right of ways on private property and privately

- 5. Granting of the variance would not be contrary to the public interest. ^{maintained roads. Granting the ordinance variance would allow us to build a garage.}

No it would not. In no way will this variance interfere with the private right of way.

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.

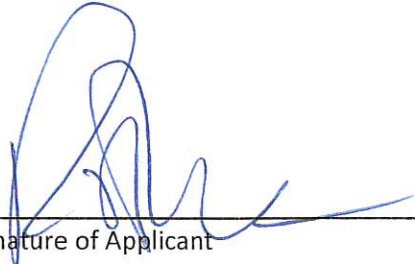
3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

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

3/4/20

Date

Signature of Owner

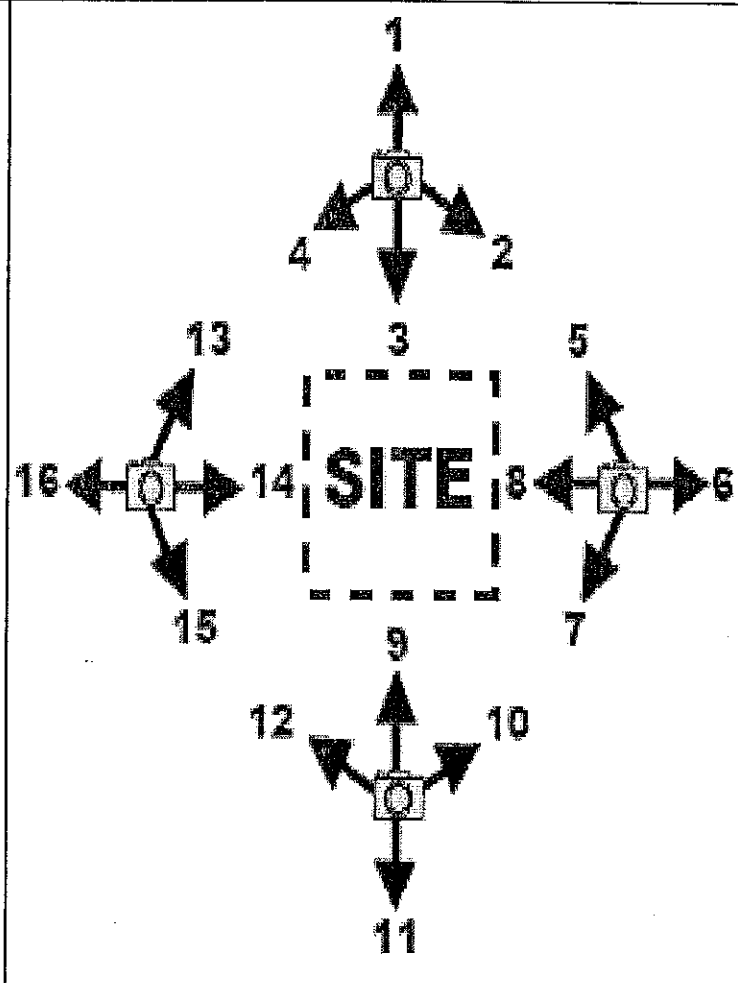
Date

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.



ABUTTERS LIST

Map: 112 Lot: 27

MAP LOT

OWNER

ADDRESS

112 28+32

James Corcoran

106 Harlan Dr
Barrington NH 03825

112 37

Chris and Laura Munroe

74 Harlan Dr
Barrington NH 03825

112 37-3

Kathryn Meng

11 Hillcrest Dr
Westbury NY 11590

112 37-4

Kathryn and Brian Grieve

1611 Franklin Pierce Hwy
Barrington NH 03825

Lot 27

Ryan Fitzgerald

200 Ridge Road
Manchester, NH
03104

Client: Ryan Fitzgerald
Location: Harlan Drive
Barrington NH 03825

Prepared by:
Beaver Brook Planning and Design
PO Box 2272
Concord, NH 03302
(603) 496-9097

Harlan Drive Lot 27 - Garage

We are planning to build a single-family house with an attached two car garage. We are requesting relief from the right-of-way that is located on our property to build a garage. A portion of the garage, approximately less than 300 square feet, will be outside of the set-back requirement. The closet point of the garage will be 25 feet from the right-of-way on our property.

NIPPO POND, LLC

**304 Maplewood Avenue
Portsmouth, NH 03801**

March 2, 2020

Re: Lot 27 Harlan Drive, Barrington, NH

To whom it may concern:

Nippo Pond, LLC grants permission to Ryan Fitzgerald to act as an agent in regard to applying to the Town of Barrington for a variance for the sole purpose of an encroachment of the garage on the setback line. Ryan Fitzgerald will be responsible for all costs and expenses associated with the permitting process.

This permission shall terminate automatically within 60 days of the date of this letter.

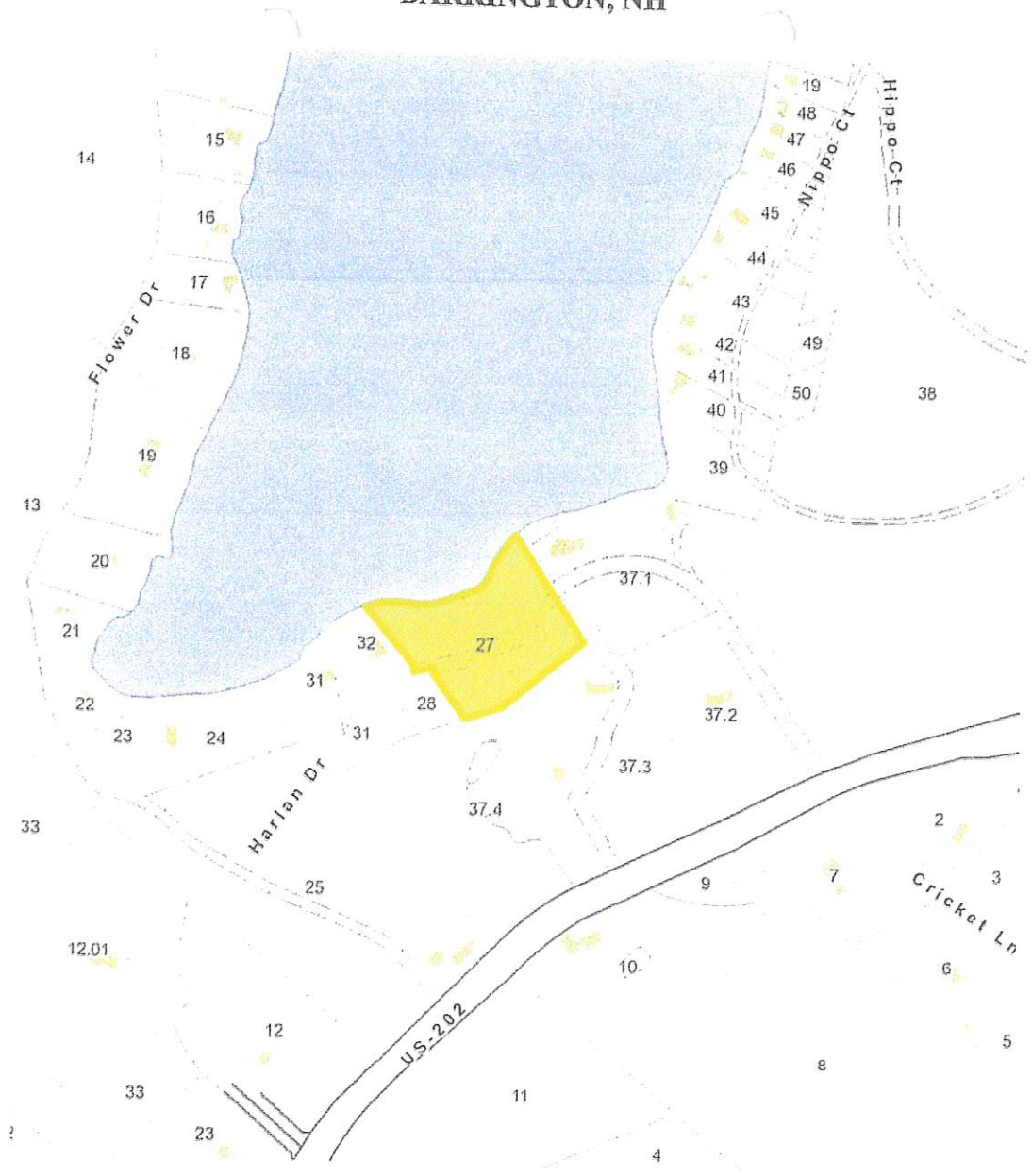
NIPPO POND, LLC

By:



Marc E. Grondahl, Manager

BARRINGTON, NH



<p>Client: Ryan Fitzgerald Location: Harlan Drive Barrington NH 03825</p>	<p>Prepared by: Beaver Brook Planning and Design PO Box 2272 Concord, NH 03302 (603) 496-9097</p>
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SITE PHOTOGRAPHS



Client: Ryan Fitzgerald
Location: Harlan Drive
Barrington NH 03825

Prepared by:
Beaver Brook Planning and Design
PO Box 2272
Concord, NH 03302
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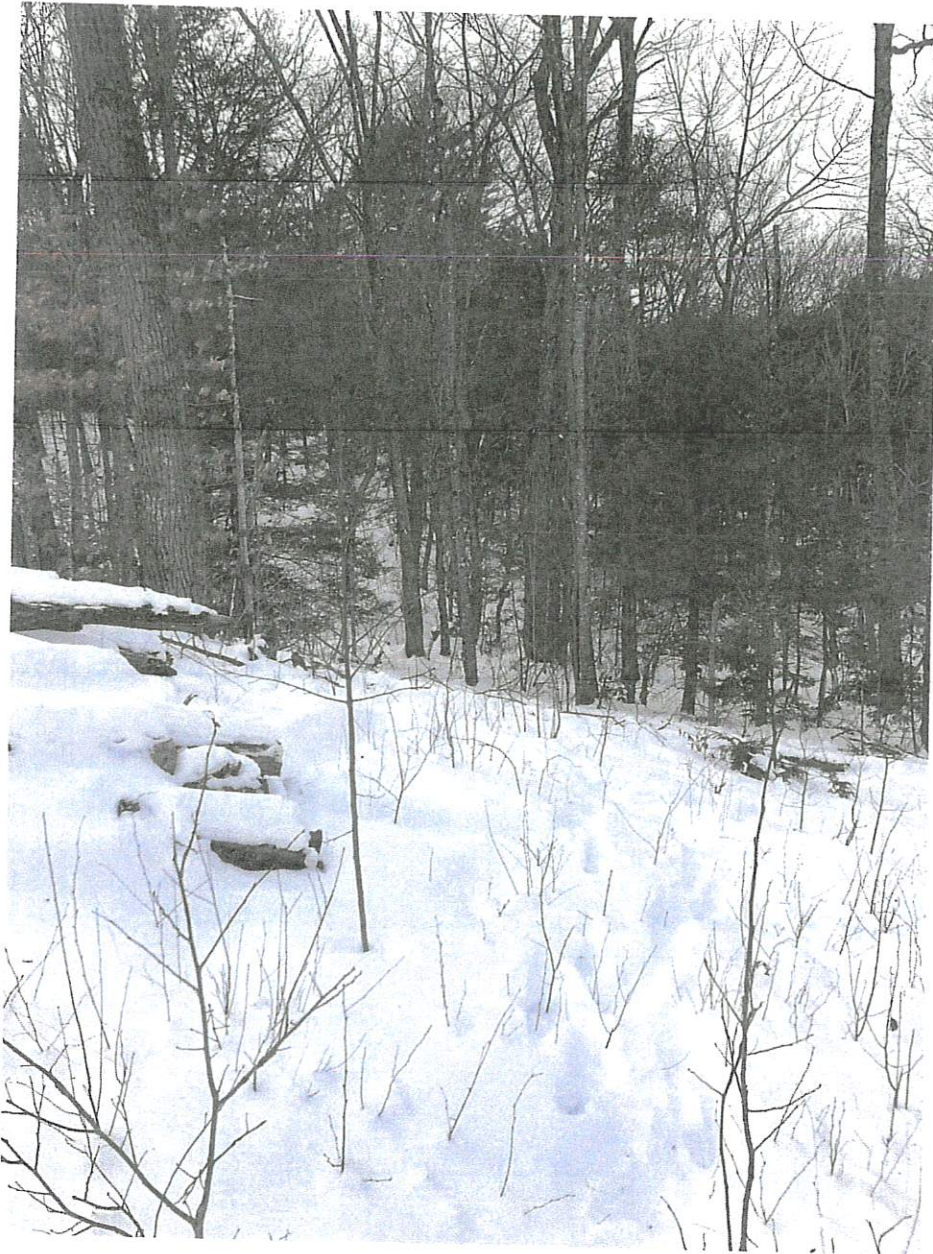
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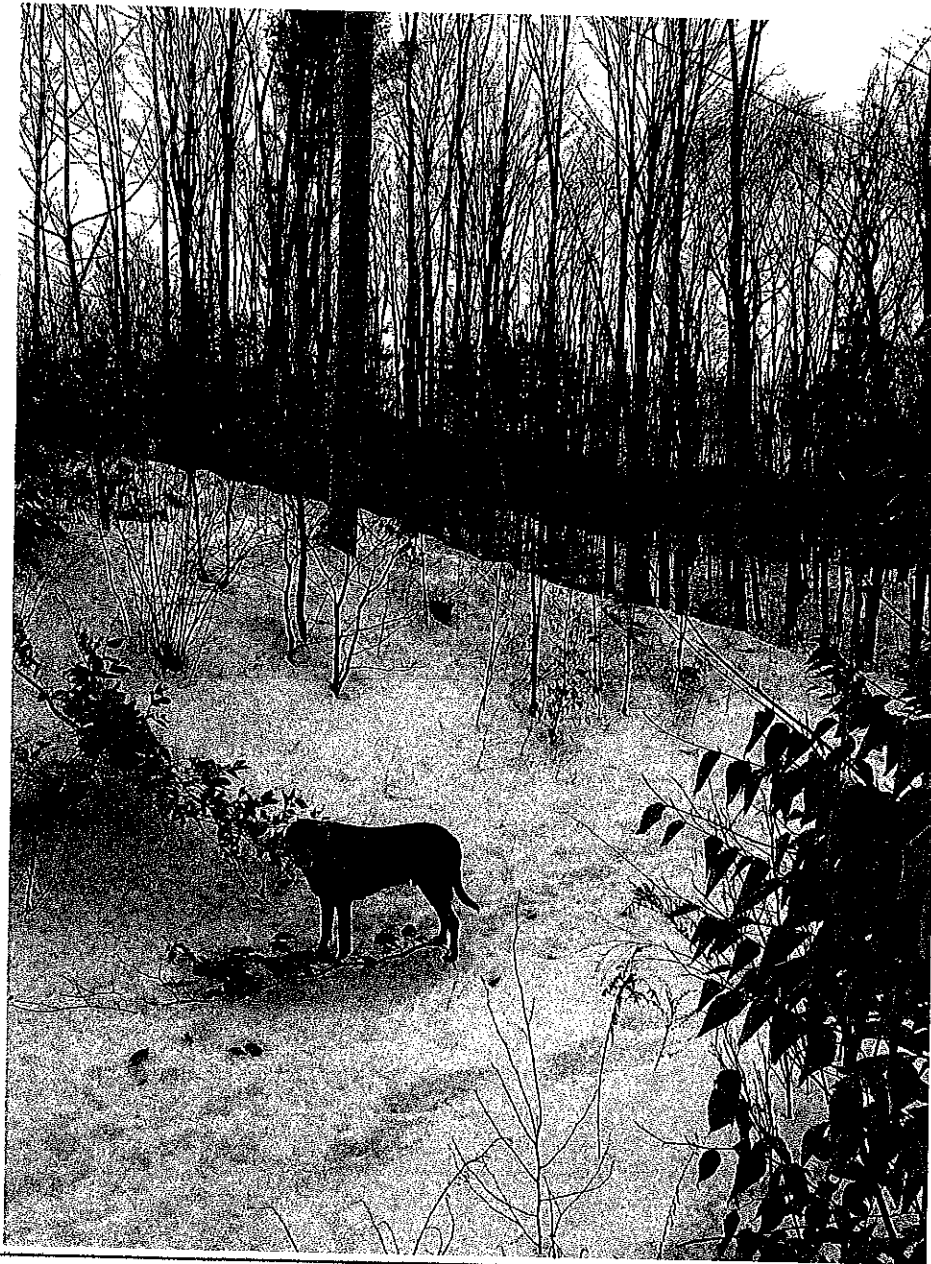
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HARLAN DRIVE

PROPOSED LEACH FIELD

98 SPIKE SET
ELEV. 100.0

UTILITY POLE

APPROXIMATE LOT LINE

GARAGE SLAB
= 95.1

PROPOSED 3
BEDROOM
HOUSE
TOP FOUNDATION:
95.6

PROPOSED WELL

PROPOSED DECK
(ON PIERS)

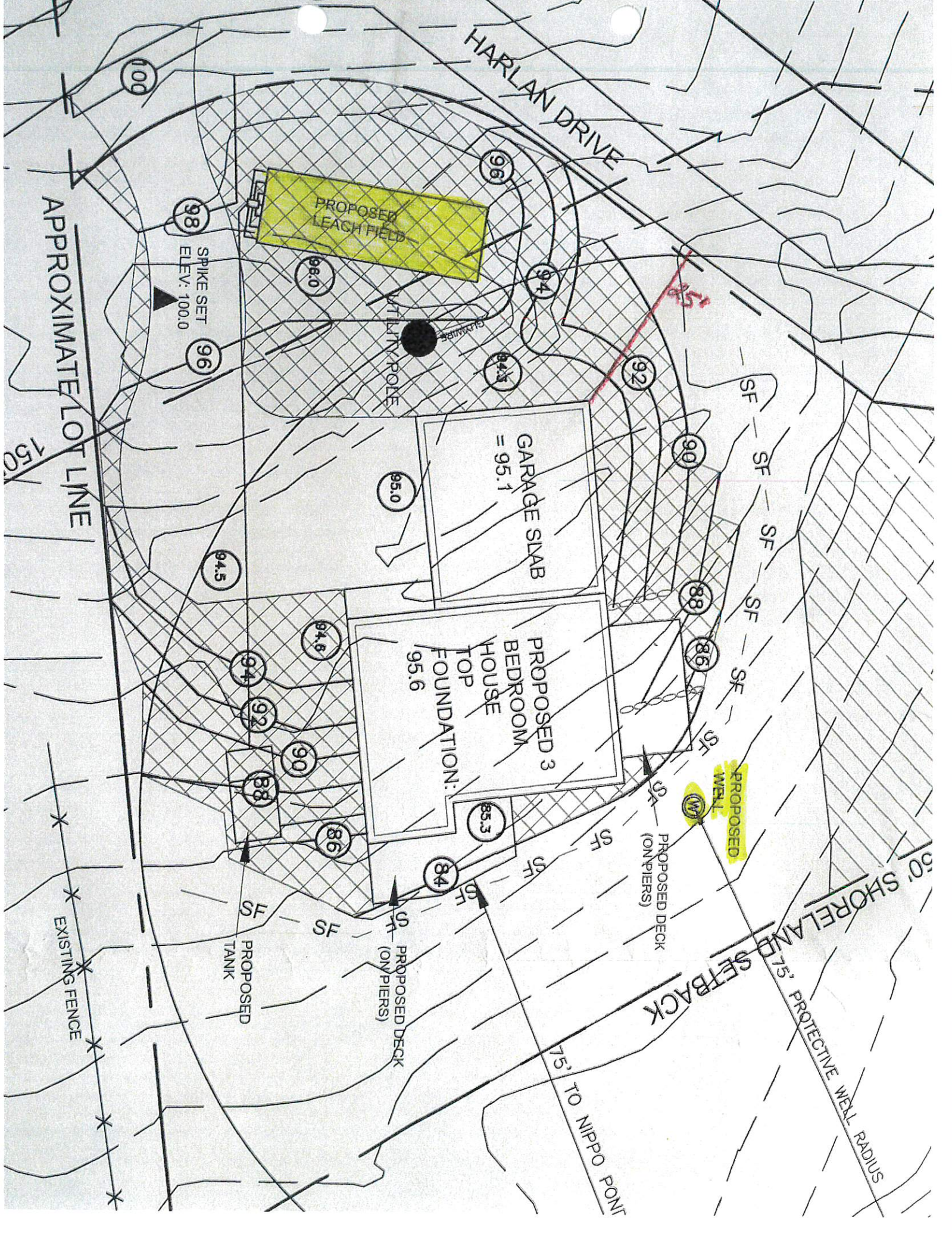
50' SHORELAND SETBACK
75' PROTECTIVE WELL RADIUS

75' TO NIPPO POINT

EXISTING FENCE

PROPOSED TANK

PROPOSED DECK
(ON PIERS)



BYCOLOR
BILAYER

SETBACK

PROPOSED 3
BEDROOM
HOUSE
FOUNDATION:
TOP
95.5

UTILITY POLE

30.00'

APPROXIMATE LOT LINE

150' SHOR

HARLAN DRIVE AS PROPOSED

