



## 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 March 9, 2020

Case No. 261-39-GR-20-ZBA Appeal

Owner Richard Kelsey

Mailing Address 14 Glendale Rd Belmont MA 02478

Phone 617-484-0813

Email ebuhando@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 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 type="checkbox"/><br>\$ 75.00 Legal Notice <input type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form<br><input type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input checked="" 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 type="checkbox"/> | 7. Project Narrative  |

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\*no abutters need to be notified RSA 674:15 for appeals that notice does not require notice have 675:7 to go out

- 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:

April 15, 2020

Barbara Arvine  
Staff Signature

3/9/2020  
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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In order to grant an exception the ZBA must find:

1. Complying with the existing statute would entail practical difficulty or unnecessary hardship.

The structure is on an island on Mendums Pond. Age and vandalism have rendered part of the structure unusable. Complying would not allow the damaged part of the existing structure to be renovated, reducing the utility and value of the property.

2. The circumstances of the case do not require the building, structure, or part thereof to be related to existing or proposed streets.

No existing or proposed streets are involved.

3. The erection of the building would not tend to distort the official map.

The footprint of the existing structure is not changed, so no change is needed to the official map.

4. The erection of the building would not increase the difficulty of carrying out the master plan.

The building is in a residential zone and will stay residential. There is no impact on the master plan.

5. The erection of the building will not cause hardship to future purchasers.

Renovating the damaged part of the structure will reduce hardship on any future purchaser.

6. The erection of the building would not cause undue financial impact on the municipality.

The renovation will not require any financial expenditure by the town. The property is on a small island and does not receive any town services.

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**PART III – PROJECT DESCRIPTION/VARIANCE DETAILS**

Case No. \_\_\_\_\_  
Project Name \_\_\_\_\_  
Location Address \_\_\_\_\_  
Map and Lot \_\_\_\_\_  
Zoning District (Include Overlay District if Applicable) \_\_\_\_\_

**Property Details:**

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

Use: \_\_\_\_\_  
Number of Buildings: \_\_\_\_\_      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)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Barrington Zoning Ordinance Requirements:**

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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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.

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

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

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

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

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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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

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\_\_\_\_\_  
Date

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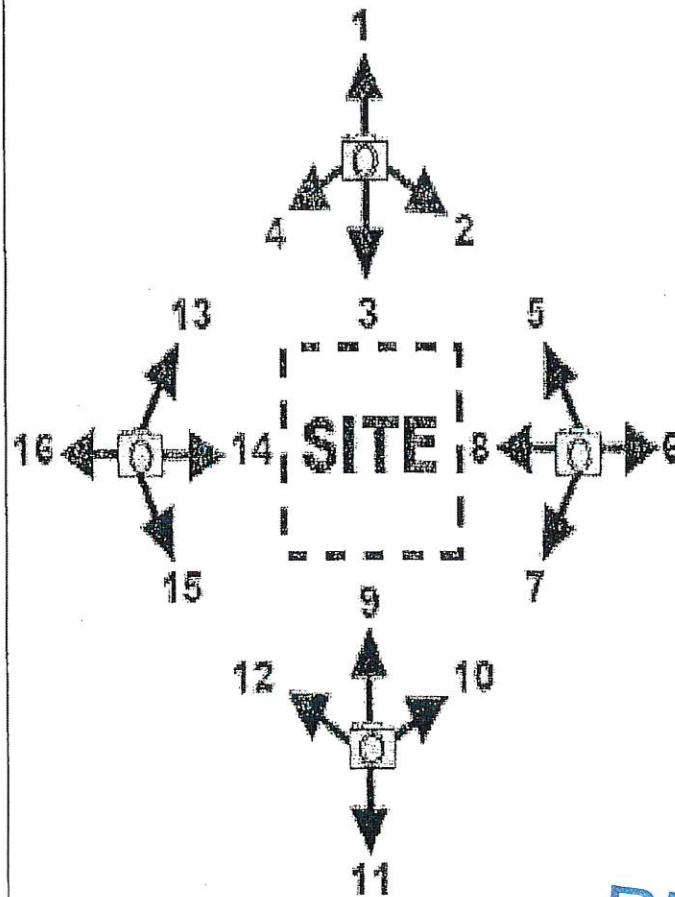
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## SITE / CONTEXT PHOTOS

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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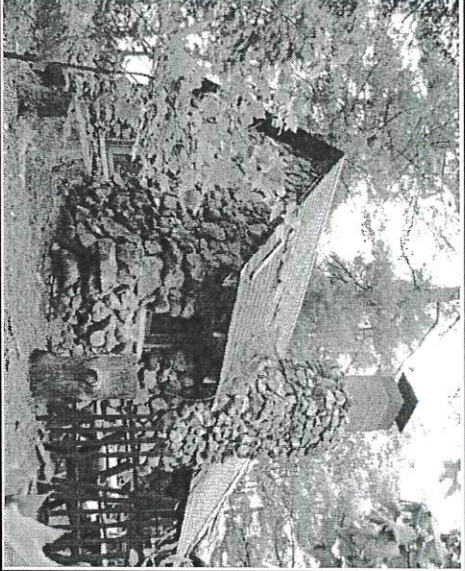
Telephone:

603-

Signature:

Step

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PICTURE

OWNER

**KELSEY RICHARD**  
 OTIATO MARY  
 14 GLENDALE RD  
 BELMONT, MA 02478

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Project Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME CABIN / CO**  
 Roof: **GABLE HIP/ASPHALT**  
 Ext: **STN ON MASONRY**  
 Int: **STONE**  
 Floor: **MIN PLYWD**  
 Heat: **UNKNOWN/NONE**  
 Bedrooms: Baths: Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: **B1 AVG-10**  
 Corn. Wall:  
 Size Adj: **2.6065** Base Rate: **RSA 109.00**  
 Bldg. Rate: **1.9383**  
 Sq. Foot Cost: **\$ 211.28**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FSP	FINISHED	120	0.35	42
FPF	FST FLR FIN	228	1.00	228
		<b>348</b>		<b>270</b>

2019 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 57,046**  
 Year Built: **1940**  
 Condition For Age: **AVERAGE**      **22 %**  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **22 %**  
 Building Value: **\$ 44,500**

12	FSP	12
10		
19	FFF	12
12		

COLOR- GREY & NATURAL

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OWNER INFORMATION

**KELSEY RICHARD**  
 OTIATO MARY  
 14 GLENDAL RD  
 BELMONT, MA 02478

SALES HISTORY

Date	Book	Page	Type	Price Grantor
12/30/2014	4253	939	U I 21	220,000 LAFLIN JUNE & CAROL

LISTING HISTORY

07/30/19 CWRR  
 04/04/17 MWRR  
 05/25/16 MWRR  
 08/18/14 MWRR  
 03/22/11 JEAB  
 03/11/09 TELE  
 04/01/04 JERM

NOTES

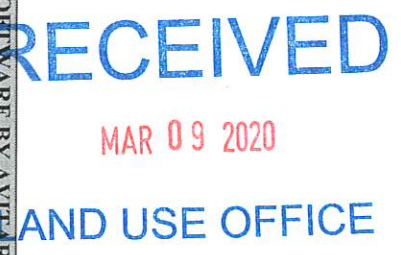
OLD MAP/LOT# 010-0012-000A ISLAND LOT CMBNED W/51 1 BLDG SITE PR ISL 2009-RF ORIG WNDWS 14YR (FKA ISLND MENDUMS LAKE) 2010 ABATMT DENIED 09/04/2013-SENT LETTER REQUESTING INSP 2014-COULD NOT VIEW FROM LAND 2014-VALSAL-SLDW/261-39-1 EST. DOCKS FROM GIS

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
HEARTH	1		100	1,200.00	100	1,200	
DOCKS	210	35 x 6	136	20.00	75	4,284	
DOCKS	216	18 x 12	134	20.00	75	4,342	
						<b>9,800</b>	

MUNICIPAL SOFTWARE BY AVIAR

**BARRINGTON ASSESSING OFFICE**



PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2018	\$ 39,600	\$ 8,800	\$ 127,200
		Parcel Total: \$ 175,600	
2019	\$ 44,500	\$ 9,800	\$ 144,200
		Parcel Total: \$ 198,500	
2020	\$ 44,500	\$ 9,800	\$ 144,200
		Parcel Total: \$ 198,500	

LAND VALUATION

Zone: MENDUMS Minimum Acreage: 2.00 Minimum Frontage: 200

Site: P RECED Driveway:

Road:

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.640 ac	240,388	1	100	100	100	100		60	144,200	0	N	144,200	ACCESS/NO UTIL
										144,200			144,200	

LAST REVALUATION: 2019