



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 8/11/2021 Case No. 216-20-GR/Zoning/21-ZBA
Owner Todd + Sara Calitri Mailing Address 267 Parker Mountain Rd Ver
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 *rvd*
 - b. 11' X 17" – 6 Copy *rvd*
 - 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 Irvine
Staff Signature

8/11/2021
Date

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

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 216-20-GR/Ising-21-ZBA Van

Project Name CALITRI

Location Address 267 PARKER MTN RD

Map and Lot 216 - 20

Zoning District (Include Overlay District if Applicable) GR/ISINGLASS RIVER OVERLAY

Property Details:

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

Use: RESIDENTIAL

Number of Buildings: 1 Height: ~~35'~~ < 35'

Setbacks: Front 1000'+ Back 50'+ 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:

ARTICLE 11, SECTION 11.2 (2) 100' ISINGLASS RIVER OVERLAY ZONE

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

OWNERS/APPLICANTS WISH TO ADD A 16' x 28' SCREENED PORCH AND 16' x 10' DECK TO THE PREVIOUSLY PERMITTED PERMIT STRUCTURE

Barrington Zoning Ordinance Requirements:

NO BUILDING W/IN 100' OF THE ISINGLASS RIVER

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

THE APPLICANT RESPECTFULLY REQUEST THE BOARD'S APPROVAL TO CONSTRUCT THE ABOVE DESCRIBED PORCH AND DECK.

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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.

THE SPECIAL CONDITION THAT EXISTS IS THAT THE HOUSE IS LOCATED W/IN THE 100' ISINGLASS OVERLAY ZONE MAKING THE CONSTRUCTION OF A PORCH IMPOSSIBLE W/OUT THE RELIEF OF THIS VARIANCE REQUEST.

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

THE SPIRIT OF ~~THE~~ OF THIS SPECIFIC ORDINANCE IS INTENDED TO PROTECT THE NATURAL RESOURCE. THIS PROPOSED CONSTRUCTION PPOSES NO THREAT TO THE RESOURCE

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

THE ADDITION OF A PORCH & DECK CANNOT BE SEEN BY ANY ADJUTTING PROPERTIES AND WILL HAVE NO EFFECT ON SURROUND VALUES

4. Granting of the variance would do substantial justice.

IT WOULD ALLOW FOR REASONABLE USE AND ENJOYMENT OF THE PROPERTY

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

WITH NO DETRIMENTAL EFFECTS TO THE NATURAL RESOURCE, AND NOT VISIBLE TO ANY PUBLIC, THE ~~RE~~ RELIEF IS NOT CONTRARY TO THE PUBLIC INTEREST.

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.

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

8/10/21

Date



Signature of Owner

8/10/21
RECEIVED Date

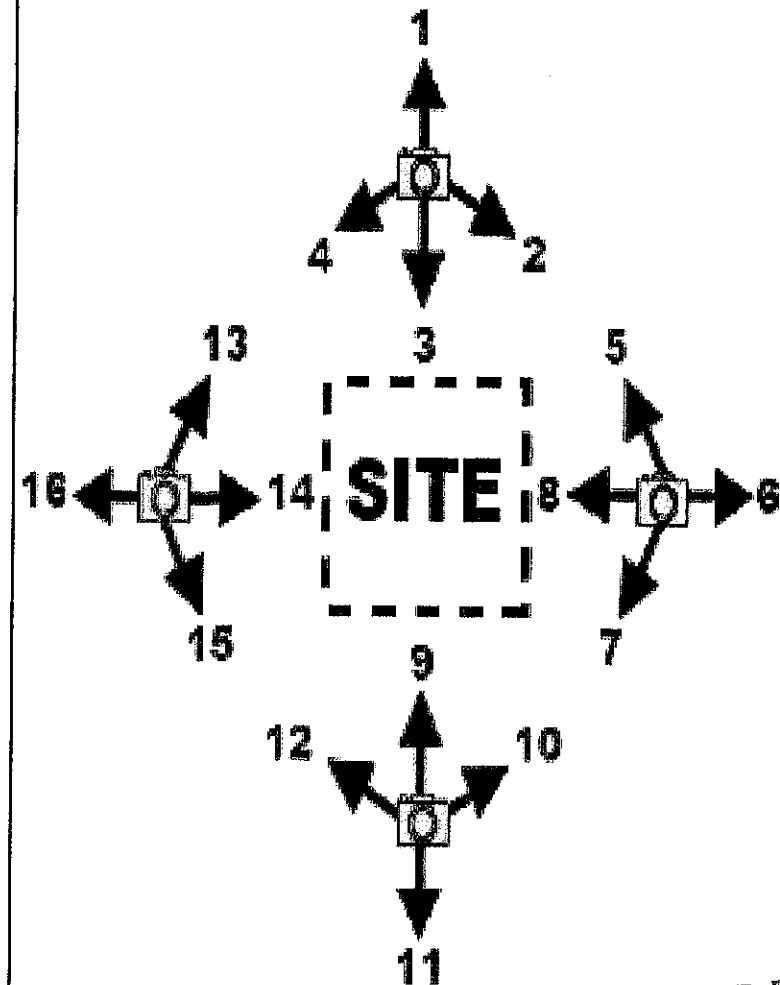
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SITE / CONTEXT PHOTOS

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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LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, including persons whose property is separated from the concerned property by a street(s), public land(s) or stream(s). It is the responsibility of the applicant to determine the completeness and accuracy of the list of abutters.

Date Prepared: August 7, 2021
Preparer: Jason B. Pohopek, LLS

Tax Map / Lot **Owner of Record &
Mailing Address**

LOCUS PARCEL

Map 216 Lot 20 Todd & Sara Calitri
#267 Parker Mountain Road ✓
Barrington, NH 03825

ABUTTING PROPERTY OWNERS

Map 214 Lot 1 Darin Hatch
#55 Parshley Lane ✓
Strafford, NH 03884

Map 215 Lot 6 Enrique Manuel Cortina
#208 New Bow Lake Road #46 Coral Drive
Key Largo, FL 33037 ✓

Map 215 Lot 7 Todd & Sara Calitri
#267 Parker Mountain Road
Barrington, NH 03825

Map 215 Lot 8 Todd & Sara Calitri
#267 Parker Mountain Road
Barrington, NH 03825

Map 215 Lot 9 Todd & Sara Calitri
#267 Parker Mountain Road
Barrington, NH 03825

Map 216 Lot 16 Kevin & Andrea Plona
#26 Wellington Way ✓
Barrington, NH 03825

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Map 216 Lot 17

Ronald & Diane Croteau ✓
#12 Wellington Way
Barrington, NH 03825

Map 216 Lot 18

~~Lindsey A. Mullaney &~~ Bryanna Leach &
~~Brendan Etourneau~~ Jared Leach ✓
#251 Parker Mountain Road
Barrington, NH 03825

Map 216 Lot 26

~~Lindsey A. Mullaney &~~ Bryanna Leach &
~~Brendan Etourneau~~ Jared Leach ✓
#251 Parker Mountain Road
Barrington, NH 03825

Map 216 Lot 25

Carl & Kathleen Waterhouse ✓
#284 Parker Mountain Road
Barrington, NH 03825

Map 216 Lot 20.4

Todd & Sara Calitri
#267 Parker Mountain Road
Barrington, NH 03825

PROFESSIONALS

Jason B. Pohopek, LLS ✓
269 Parker Mountain Road
Barrington, NH 03825