



APR 28 2021

LAND USE OFFICE

# 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 April 27, 2021

Case No. 118-90-GR-21-ZBA/Var

Owner Alicia M. Beaulieu

Mailing Address 12 Brook Street, Methuen, MA 01844

Phone 978-609-7173

Email jimbeaulieu68@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
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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

- 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 Orvine  
Staff Signature

5/10/2021  
Date

**Land Use Department**  
**Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825**  
[barrplan@metrocast.net](mailto:barrplan@metrocast.net) Phone: 603.664.5798

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

Case No. 118-90-GR-21-ZBA Va

Project Name Alicia M. Beaulieu

Location Address 350 Mica Point Road

Map and Lot Map 18 Lot 90

Zoning District (Include Overlay District if Applicable) General Residential; Shoreland District (SDO)

**Property Details:**

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

Use: Residential Dwelling

Number of Buildings: 1      Height: 23'

Setbacks: Front 37.7'      Back 30.0'      Side 10.3'      Side 41.8'

**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 Section 4.1.1 - Minimum Standards

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

**Barrington Zoning Ordinance Requirements:**

Setbacks: Front - 40ft; Side - 30ft; Rear - 30ft

**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.

The proposed dwelling would need to be reshaped to fit the minimum standards and would be unaesthetic.

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

The proposed dwelling meets or exceeds the setbacks of the existing dwelling

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

The dwelling is being upgraded along with the septic system

4. Granting of the variance would do substantial justice.

The owners would be able to update and modernize the dwelling for year round occupancy

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

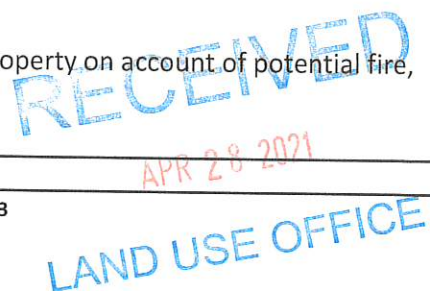
A house, well and septic system already exist on this lot. The house and septic system are being upgraded and should improve the public interest.

**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.



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

4/27/21  
Date

  
Signature of Owner

4/27/21  
Date

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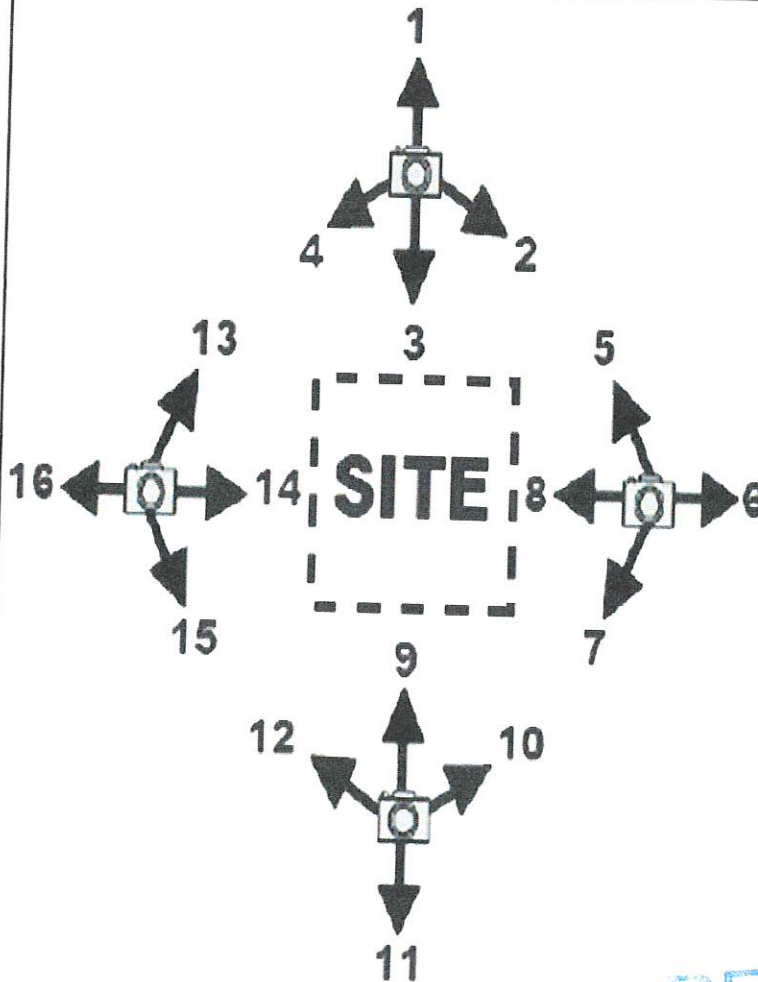
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## SITE / CONTEXT PHOTOS

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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## Abutters List

Owner:

Tax Map 118 Lots 90 & 34  
Alicia M. Beaulieu  
12 Brook Street  
Methuen, MA 01844

Tax Map 118 Lots 91 & 32  
Victor L. & Linda D. Goulet  
24 Brad Court  
Manchester, NH 03103

Tax Map 118 Lot 96  
Christopher & Beth Peterman  
260 Mica Point Road  
Barrington, NH 03825

Tax Map 118 Lot 89  
Elizabeth Farish Rev. Trust  
362 Mica Point Road  
Barrington, NH 03825

Tax Map 118 Lot 35  
Russell A. Allyson Rev. Trust  
193 Durham Point Road  
Durham, NH 03824

Tax Map 118 Lot 33  
Malisa L. & Matthew S. Heiman  
343 Mica Point Road  
Barrington, NH 03825

Surveyor:

Scott Boudreau  
Boudreau Land Surveying  
2 Beatrice Ln  
Newmarket, NH 03857

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