



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 11/29/2021 ^{Y. Legarick} Case No. 106-14-GR-21-ZBAVAR
 Owner ANDREW PECK Mailing Address 50 CROSSLEY RD.
 Phone 603 980 5298 Email AWAY@AMAR-PIP-INSY.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.

Rec'd	Rec'd
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- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" 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"/>
\$ 75.00 Legal Notice <input type="checkbox"/>
\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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
 - 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: _____

 Staff Signature *Marcia J. Faires* Date *2/1/2021*

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. 106-14-GR-21-ZBA Van
~~106-14-GR-21-ZBA Van~~

Project Name Peck Garage Addition

Location Address 50 Crossley Rd.

Map and Lot Map 106 Lot 14

~~3.000000~~ Zoning District (Include Overlay District if Applicable) _____

Property Details:

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

Use: YEAR ROUND RESIDENCE.

Number of Buildings: GARAGE Height: _____

~~3.000000~~ Setbacks: Front 40 Back 75 Side 30 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:

~~3.000000~~ 1. Min. of Minimum Standards
11.3(1) Expansion closer to the water
Project Narrative: (Please type and attach a separate sheet of paper...)

See attached

Barrington Zoning Ordinance Requirements:

~~3.000000~~ 30' side setback
setback as much as possible from the water (11.3(1))

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

1. 30' side set backs where 30' is required
11.3(1) To expand 5' closer to the water

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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.

OUR DISCHARGE SEWER LINE IS IN FRONT OF THE GARAGE, OUR ELECTRICAL SERVICE LINE AS WELL. DUE TO OUR SMALL LOT SIZE WE CANNOT MOVE THE LOCATION OF THE SEPTIC OR ELECTRICAL SERVICE.

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

DUE TO OUR SMALL LOT SIZE WE CANNOT MOVE FURTHER FROM OUR PROPERTY LINE OR CHANGE LOCATION.

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

IMPROVING THIS OLD STRUCTURE WILL HELP ALL PROPERTY VALUES IN THE AREA.

4. Granting of the variance would do substantial justice.

IT WILL ALLOW US TO PROTECT OUR VEHICLES FROM THE ELEMENTS.

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

WILL NOT BE AT ALL.

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.

N/A

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

N/A

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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.

NA

4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

NA

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.

NA

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

Date



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01/29/2021

TO:
BARRINGTON ZONING BOARD OF ADJUSTMENT
TOWN OF BARRINGTON
137 RAMSDELL LANE
BARRINGTON, NH 03825

RE:
PECK GARAGE ADDITION
50 CROSSLEY RD.
BARRINGTON, NH 03825

CASE # 106-14-ZBA var.

NARRATIVE:

To whom it may concern,
I would like to expand the existing garage by approximately 10' in width allowing me to park two cars in the garage. The length will stay the same. The existing garage is original, has no concrete slab and needs a lot of work as it is. If I am going to make a substantial investment, I feel it will be far better spent on a new garage built to current codes and standards. My Contractor and I have looked at every way we can to conform to the current guidelines. Unfortunately we do not see a way we can move the garage from its current location.

You will notice the existing garage and the new garage have maintained the exact same length and are both shown in the same location about 2' from the property line. The reason for this is our sewage ejection pipe runs directly in front of the existing garage, moving our garage forward will force us to build on top of the sewage ejection line. In addition to the sewage ejection line, the power lines run in about the same critical path that would mean the power company would need to move their lines and change the way our house gets electricity.

You will notice our entire lot is .31 of an acre, our septic field must remain where it is. (According to our septic design engineer) Relocating the garage will put us in the same position of not being able to meet the set-back guidelines, just in a different location of the property and may impeded the only way in and out of the property.

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If we are granted a variance that will allow us to center the new garage in the same location as the existing garage and we WILL NOT be asking to build 10' closer to the water, instead we would be asking to build 5' closer to the water than the existing garage as the other 5' would be built away from the water.

REQUEST:

I request the Barrington Board of Adjustment to consider the following:

1. My wife and I are not investors, we LOVE this home and would like to see it remain in our family for generations to come as many homes on Ayers do.
2. Maintaining the same location for the new garage will not present an eye sore to any one on the lake as the existing house will block the views of the new garage.
3. Building the new garage to code will allow us to add the necessary electrical connections to our back-up generator for emergency conditions.
4. Our Contractor and myself really have looked at every way to be compliant and both understand we just do not have enough lot size to make this addition happen without requesting this variance.
5. I respectfully request the Barrington Board of Adjustment to grant this variance and allow us to build the new garage and improve our property with a new code compliant garage.

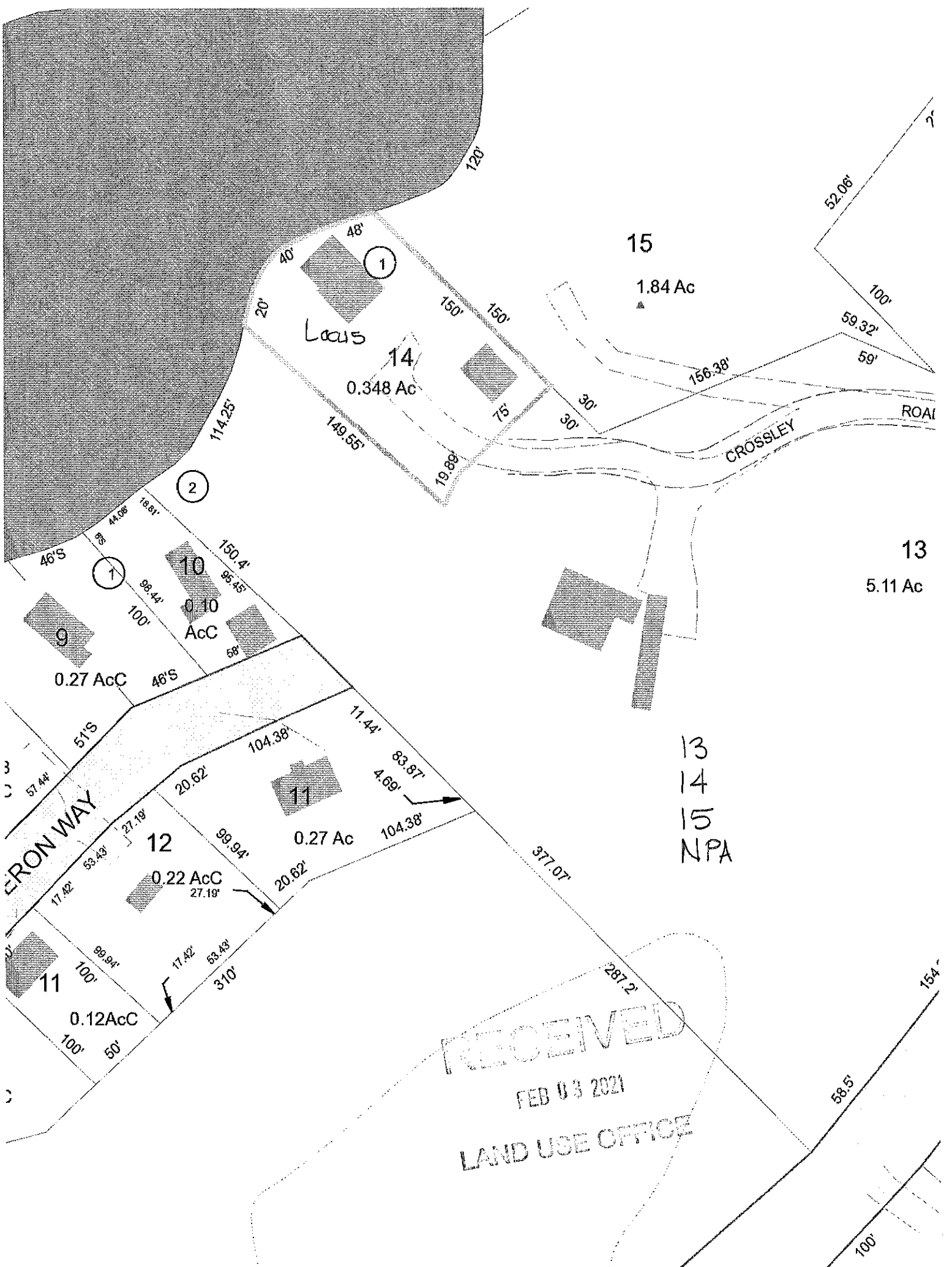
Respectfully,

Andrew Peck
50 Crossley Rd.
Barrington NH, 03825
480-980-5098
Andy@amarepiping.com

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ABUTTER LIST

~~XXXXXX~~ NH Town of Barrington
Please Print or Type

Applicant: Andrew Peck & Yelena Frederick

Project Address: 50 Crossley Road, Barrington, NH

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Owner Name	Mailing Address
106	14	Andrew Peck & Yelena Frederick	4848 S Romano, Mesa, AZ 85212

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
106	13	Duncan & Judy Davison	39 Crossley Road, Barrington, NH 03825
106	15	Kasey Landry & Scott Fillion	67 Batchelder Road, Loudon, NH 03307

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
Norway Plains Associates, Inc.; Joel D. Runnals, LLS	PO Box 249; Rochester, NH 03866-0249

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Barrington Assessing Office computer AxisGIS system on this date: 12/29/2020, This is page 1 of 1 pages.

Applicant or Agent: Norway Plains Associates, Inc.

Staff Verification: _____

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