



# 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 3-29-2021 Case No. 238-45-TC-21-001  
Owner Stonewood Cinema LLC (DBA) Barozzi's Barrington cinema  
Mailing Address 586 Cole Highway Barrington NH 03825  
Phone (603) 781-1776 Email AnthonyLiberto@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   
  - \$267.00 \$ 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
  - 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 Aruise  
Staff Signature

3/30/2021  
Date

Land Use Department  
Town of Barrington; 333 Calef Highway; Barrington, NH 03825  
[barrplan@metrocast.net](mailto:barrplan@metrocast.net) Phone: 603.664.5798

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No 238-45-TC-21-VAR

Project Name BONZI'S BARRINGTON DRIVE-IN

Location Address 586 CALEF HIGHWAY

Map and Lot 238-45

Zoning District (Include Overlay District if Applicable) Town Center

Property Details:

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

Use: out side Drive-In movies

Number of Buildings: 1 Height: Storage Container Height 27' <sup>Screen</sup>

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:

Zoning Article 3.1.6

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

Attached

Barrington Zoning Ordinance Requirements:

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

Attached Same as Project Narrative

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## Project Narrative:

Stonewood Cinema LLC DBA ( Barnz'z Barrington cinema )

586 Calef Highway suite# 1

Barrington NH 03825

Stonewood Cinema LLC would like to continue operating a temporary drive-in movie theater throughout the duration of calendar year 2021. Barnz's intends to operate both inside and outside showing first run movies. Our screen is at the south end of the parking lot constructed of 3, 40' storage containers stack 3 high 27'. Our projection booth will be more or less in the middle of the parking lot a 28' tractor trailer box. Small temporary wooden stairs will be constructed to access the projector. Our electrical supply will be the same as last year coming from the main marquee sign out front by the road to a wooden pole closer to the projection trailer box. The only changes we have made from last year are the projection booth will be a tractor trailer container instead of a box truck. The wooden pole electrical hook up was moved to the road side lawn for purposes of not being in the way of the snow plow during the winter.

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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.

Covid 19 has Negatively Impacted our business  
Outside movies are a safe option

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

yes! this would allow us to bring in more  
business and meet the growing demand of an outside option.

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

It would not impact other properties of  
Business. There will be no sound issues / sound is  
broadcast through FM Radio

4. Granting of the variance would do substantial justice.

yes it would allow us to survive  
through this pandemic

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

It would not. -there has been much demand over  
the winter to continue the Drive-In in 2021

**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.

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May 18, 2020

To Whom It May Concern:

Madeline A. Lockhardt of Rose Realty Trust, owner of the property at 586 Calef Hwy, Barrington, NH, hereby gives permission to tenant Stonewall Cinema LLC to temporarily operate an outdoor movie theater during the current COVID-19 pandemic.

*Madeline A. Lockhardt*

Madeline A. Lockhardt

Rose Realty Trust

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**ARTICLE 3 ..... PERMITTED USES**

**3.1 ....General Provisions**

Except as herein provided, no building or land shall be used or occupied except for the purposes permitted in the district as described in this Article.

**3.1(1)..**A permit for the construction, installation, development, alteration, enlargement, moving, demolition, or use of a building or structure shall not be issued by the Building Inspector, or other town official, unless it complies with the provisions of this Article and/or has been granted a variance or special exception by the Zoning Board of Adjustment.

**3.1.1.....Permitted Structures**

Unless otherwise specified within this Ordinance, only one principal structure may be placed on any legally developable lot.

**3.1.2.....Prohibited Uses**

Any persistent uses that may be obnoxious or injurious by reason of the production or emission of odor, dust, smoke, refuse, fumes, noise, vibration, or similar conditions or that are dangerous to the comfort, peace, enjoyment, health, or safety of the community are prohibited. The limitations placed on these types of activities are more fully described in Section 7.1 of this Ordinance, Performance Standards.

**3.1.3.....Building Codes**

All structures shall be constructed in accordance with the building codes adopted by the town that pertain to the proposed construction.

**3.1.4.....Impact Fees for Public Capital Facilities**

**3.1.4(1).....**No building permit shall be issued for any development which can be lawfully conducted under the terms of this Ordinance unless the required impact fee(s) has been assessed and/or collected, as prescribed in Article 14.

**3.1.4(2).....**No certificate of occupancy shall be issued for any development which can be lawfully conducted under the terms of this Ordinance unless the required impact fee(s) has been assessed and/or collected, as prescribed in Article 14.

**3.1.5.....Water Supply and Wastewater Treatment Systems**

All water supply and wastewater treatment systems, whether they are intended for use as a single user system, a community system, or any other type of user or usage, shall be constructed and maintained in accordance with the standards established by the New Hampshire Department of Environmental Services (NHDES).

**3.1.6.....Site Plan Review Regulations**

All multifamily dwelling units and non-residential development shall comply with the Site Plan Review Regulations of the Town of Barrington.

**3.1.7.....Parking**

All development constructed under the provisions of this Ordinance shall comply with the appropriate parking standards contained in the Site Plan Review and/or Subdivision Regulations of the Town of Barrington.

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