



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 11/29/22 Case No. 251-9-GR-22-Spec Except
 Owner Tyler Rand
 Mailing Address 132 Han Rd
 Phone (603) 978-7474 Email KTyRand@netrocst.NET Tylerhrand@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 | Rec | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" 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 <i>Table of Uses for Mixed Use Development in GR</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input type="checkbox"/>
250 \$ 75.00 Legal Notice <input type="checkbox"/>
8 \$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> <i>ck# 12/16</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form
<input type="checkbox"/> Variance <input checked="" 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) <i>N/A</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative |

RECEIVED

NOV 29 2022

- 8. HOA Approval (*if applicable*) -
- 9. Context or Locus Map (Show Surrounding Zoning Districts) *STG C*
- 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 *N/A*
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- 3. Floor Plans *N/A*
 - 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 Prvine
Staff Signature

11-29-2022
Date

Land Use Department
Town of Barrington; 333 Calef Highway; Barrington, NH 03825
Phone: 603.664.5798

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 251-9-GR-22-SpecExcept

Project Name Tyler + Karie Rand

Location Address Next to 132 Ham Rd

Map and Lot 251 Lot 9

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: _____

Number of Buildings: 1 Height: 32 feet

Setbacks: Front 80' Back 35' + 250 Side 35' Side 200 ft

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:

Special Exception for function hall and Dwelling. see narrative.

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

Separate page

Barrington Zoning Ordinance Requirements:

table uses to allow mixed use in GR - Article 19 Table 1

Table of Uses

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

Requesting approval to change zoning from general residential to mixed use. see narrative.

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.

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

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

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

- 5. Granting of the variance would not be 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.

Separate page

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

Separate page

- 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

Separate page

Zoning Board

Project Narrative:

We are requesting approval from the Zoning Board to have the zoning of our property changed from General Residential to Mixed Use. The property is Moon Shine Barn on Tax Map 251, Lot 9 located next to 132 Ham Road in Barrington NH. Currently, this barn is having an addition added which will include 1 bedroom. This is the only building on this lot. We are currently seeking approval from the Planning Board to have Moon Shine Barn be a function hall (meeting date 12/6/22). If / when the Planning Board approves a function hall, to allow for anyone to be able to sleep in the bedroom, the property needs to have a Special Exception to be zoned for Mixed Use. The conflict is a function hall and a dwelling on the same property requires Zoning Board approval for Mixed Use. Our primary design for the living space is intended for a bridal suite and the barn to be a wedding venue. While this is the intended use, we are not sure what the future holds. Our parents are older and one is battling Alzheimer's and may need a place near us. We also have three (3) teenage children which may need a place to stay in the future. There are a number of scenarios that we can foresee where the living space may be used other than a bridal suite. The plans for the addition have been approved by Town of Barrington Building Code Enforcement on permit 2022-0509. The addition is outside of the property set back. The addition is on the side of the barn that is away from the road and is smaller in size than the barn which will limit visibility of the addition from the road. The living space in the addition is about 750 Square feet with one bedroom and one bath. This would be intended for 1 couple to stay, but may accommodate children as well. This addition will be a fully functional four (4) season and meet or exceed all codes. The existing driveway is in good condition and does not need to be modified in any aspect to accommodate the anticipated one or two cars by having people stay in the addition. The use of a dwelling will not have any impact on neighbors or the community. We will continue to work with the Town of Barrington to meet all codes and regulations.

Part V

1. There will not be any detrimental effects on the property value in the area. This will have no effect on any surrounding buildings or property. There are no modifications needed to any right of way, parking or access to the property. There will be no emissions of any hazardous items. There will not be any unsightly storage of equipment, vehicles or other such material.
2. There will not be any hazardous material or hazards which could harm people or property. There will be no impact or hazards to neighbors, passing cars or pedestrians.
3. There will be no traffic safety hazards. There will be no traffic congestion. Any/all vehicles have off street parking.
4. There will not be an excessive demand on municipal services and facilities.
5. There will not be any degradation of existing surface and groundwater quality standards. The site is in a field and not in a wetland protected area. It will not affect the natural functions of water flow on the property or surrounding property. It will not affect habitat for animals. It will not affect flood control protection.

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

Separate Page

- 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.

Separate Page

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

11/29/22

Date



Signature of Owner

11/29/22

Date

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.

