

15 Eagle Drive
Barrington, NH
03825

RE: Application for variance and 5 criteria

Per RSA 674:33 I (b)

1. The variance will not be contrary to the public interest.

Response: The variance we are seeking is pertains to a private seasonal cottage and will not affect the public. Golf Course Way is paved adjacent to the cottage at 15 Eagle Drive. In fact, proposed construction serves to increase surrounding property values.

2. The spirit of the ordinance is observed.

Response: The construction of the foundation to support the existing cottage is proposed to create additional living space and to stop further seasonal movement of the existing concrete block piers. However, no new bedrooms are created by this construction. Bedroom # 2 of 3 bedrooms will move down to the lower level the space vacated by the bedroom will become stairway.

3. Substantial justice is done.

Response: Substantial justice is done by not restricting the use of the property for the owners benefit and is not outweighed by the gain of the general public.

4. The values of surrounding properties are not diminished.

Response: The goal of this construction is to have no impact on the surrounding properties. Surrounding property values are sure to be increased by this construction project. Golf Course Way exists as a paved road for 340' and nearly meets the requirements for a town road with emergency vehicle access (see attached pictures below).

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(A) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

Response (A): Where Golf Course Way isn't wide enough as required by

ordinance is not adjacent to 15 Eagle Drive. Requiring me to upgrade the road that is not near my property would be a hardship and not in the spirit of the ordinance.

(B) The proposed use is a reasonable one.

Response (B): This request is reasonable as is allowed by building code to construct living space below the cottage.

Thank you

Edward Friedman Property Owner

Pictures of Golf Course Way (at Eagle Drive)



Figure 1 at Eagle Drive intersection to Golf Course Way



Figure 2 at intersection of Golf Course way and Eagle Drive. Width is approximately 21' with 2' shoulders.



Figure 3 Looking uphill. Width is 15'-0" with 2' shoulders.



Figure 4 Looking North. Width is 15'-0" with 2' shoulders.



Figure 5 Looking South. Width is 15'-0" with 2' shoulders.



Figure 6 Looking East along Eagle Drive. Width is 12'-0" with 2' shoulders.



Figure 7 Looking north Width is 15'-0" with 2' shoulders.



Figure 8 Looking south Width is 15'-0" with 2' shoulders.