



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 Aug. 31, 22 Case No. 118-4-GR-22-Uan
Owner Joe Wilson
Mailing Address P.O. 479 Barrington, N.H. 03825
Phone 603-235-8025 Email Joe.Wilson.Const@yahoo.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'	Rec'
------	------

- 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 (6 Abutters)
- 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) 1.2(1)
- 7. Project Narrative

RECEIVED

AUG 31 2022

LAND USE OFFICE

- 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 Arvine
Staff Signature

8/31/2022
Date

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

RECEIVED
AUG 31 2022
LAND USE OFFICE

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. _____

Project Name Joe Wilson

Location Address 79 Phinney way Barrington N.H.

Map and Lot 118-4

Zoning District (Include Overlay District if Applicable) _____

Property Details:

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

Use: Addition

Number of Buildings: 1 Height: @22'

Setbacks: Front 53.7' Back _____ Side 35'+ 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:

11.2(1)

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

Existing house is within set Back ^{New} addition to be 53.7' Back from water. (This is the only way to attach addition to house.

Barrington Zoning Ordinance Requirements: 75' From water

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

Existing house is within set Back New Addition to be 53.7' Back from water. (This is the only way to attach to house.

RECEIVED

AUG 31 2022

PLANNING USE OFFICE

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.

only spot to put addition on house.

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

Yes trying for best spot to add addition

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

No it won't (upgrading property)

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

Yes I will be able to put addition on house

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

on private rd. No 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.

RECEIVED

AUG 31 2022

LAND USE OFFICE

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

Date

Joseph W. A.

Aug. 31, 22

Signature of Owner

Date

RECEIVED

AUG 31 2022

LAND USE OFFICE

SITE / CONTEXT PHOTOS

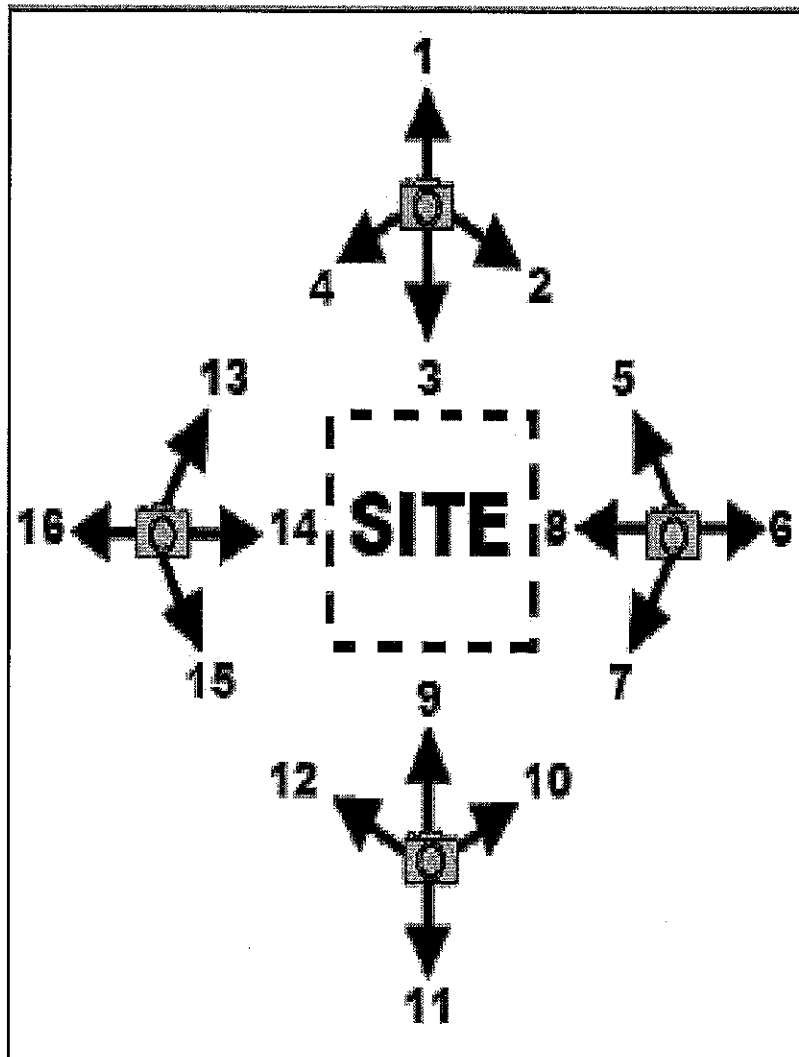
Using Guidelines Below

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.

(photos Sept. 10, OUT OF TOWN)

RECEIVED
AUG 31 2022
LAND USE OFFICE



S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

Joseph & Cheryl Wilson
Tax Map 118 Lot 4
#79 Phinney Way, Barrington, NH

Site Photographs
(09-01-22)

Photo #1 Existing House - Northwest View

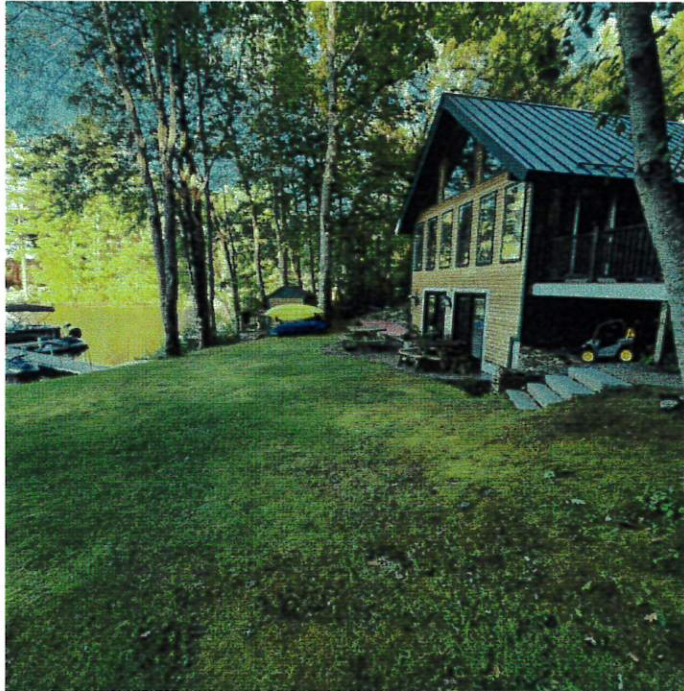
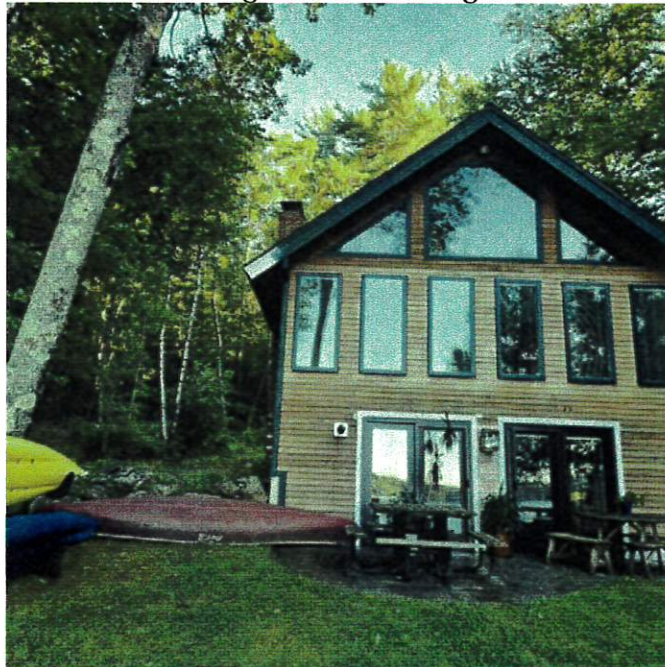


Photo #2 Existing House – Facing Swains Lake



P.O. Box 1337 * 185 Plaistow Road, Unit 2 * Plaistow, NH 03865
Tel: (603) 382-5065 E-Mail sec@secsurveying.com

S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

Photo #3 Existing House - Southwest View



Photo #4 Existing House - Southeast View



PLOT PLAN

S.E.C. & ASSOCIATES, INC.

≡ **SURVEYING & ENGINEERING CONSULTANTS** ≡
 P.O. BOX 1337 - PLAISTOW, NH 03865 ☎ PHONE: (603)-382-5065
 ~ SERVING N.H. & MA. ~ EMAIL: SEC@SECSURVEYING.COM

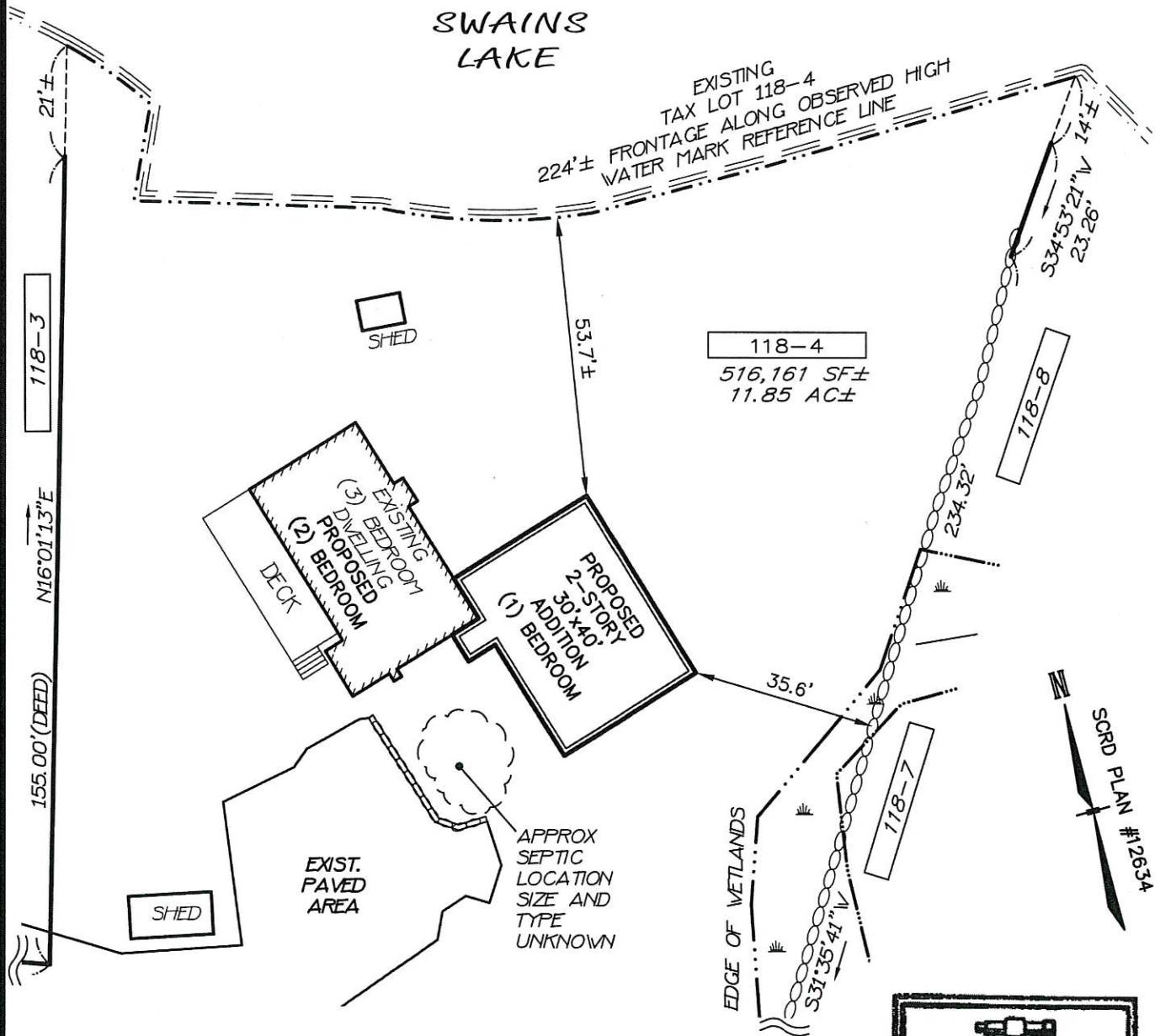


OWNER OF RECORD:

JOSEPH & CHERYL WILSON
 P.O. BOX 479
 #79 PHINNEY WAY
 BARRINGTON, NH 03825

REFERENCES:

S.C.R.D. DEED BK.5025 PG.1026
 S.C.R.D. PLAN # 12634
 NHDES SHORELAND IMPACT PERMIT
 # 2022-01224 [07-14-2022]



TAX MAP 118 LOT 4

#79 PHINNEY WAY
 BARRINGTON, NEW HAMPSHIRE
 DATE: AUGUST 31, 2022 - SCALE: 1"= 30'
 ZONED: GENERAL RESIDENTIAL
 FRONT SETBACK: 40'
 SIDE / REAR SETBACK: 30'

