



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 2/14/2022 Case No. 21-30-GR-22-Var
Owner Richard Townsend
Mailing Address 119 Hall Rd Barrington, NH 03825
Phone 603 498-0747 Email Richard@ACEnergysaver.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'
------	------

- 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
- 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

50
 75
 35

 260.-

RECEIVED

FEB 14 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 ½" 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 Irvine
Staff Signature

2/14/2022
Date

Land Use Department
Town of Barrington; 333 Calef Highway; Barrington, NH 03825
mgasses@barrington.nh.gov Phone: 603.664.5798

RECEIVED

FEB 14 2022

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 21-30-GR-22-Van

Project Name Townsend Variance, non conforming lot building permit

Location Address Hall Road

Map and Lot 121-30

Zoning District (Include Overlay District if Applicable) _____

Property Details:

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

Use: House

Number of Buildings: 1 Height: 30'

Setbacks: Front 18.7 Back 30.6 Side 23.2 Side 27.3

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:

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

Conducive to the area and surrounding buildings Angled for best privacy to abutters and this. Angled in the event adjacent private road needs a radius easement in the future and Solar direction.

Barrington Zoning Ordinance Requirements:

Setbacks

Front 40; Rear 30; Side 30

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

Per Berry Surveying plan, best all-around interest proposed.

RECEIVED

FEB 14 2022

PLANNING 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.

Limited to a very old, deficient misplaced architectural design, not conforming to the area

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

Conforming in size and angle that is conducive and protective in all aspects.

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

A conforming design will reduce values while proposed will increase values, and tax base.

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

As seen in my adjacent improvement, will enhance the visual and value to the town.

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

Conforming, enhancing and improving as well as providing future options cannot contradict the fair and logical minded 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.

In comparison, topography lends itself to confine articles requiring space, a basement access walk out/drive under that is similar to footprint area, a critical advantage.

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

None

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

None

RECEIVED

FEB 14 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.

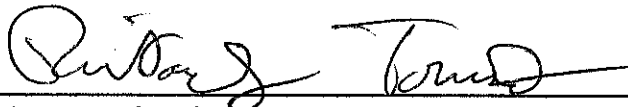
None

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.

None

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:

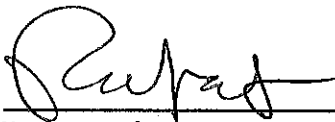
- 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements 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

2-14-22

Date



Signature of Owner

2-14-22

Date

RECEIVED

FEB 14 2022

SITE / CONTEXT PHOTOS

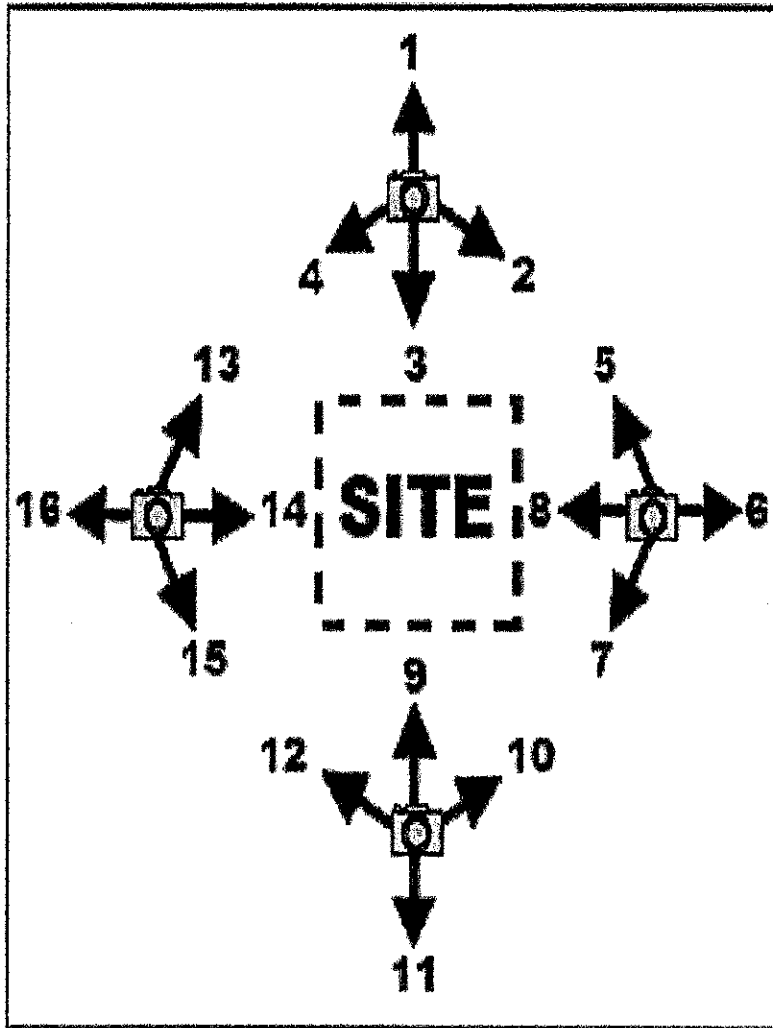
Using Guidelines Below

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.

RECEIVED

FEB 14 2022



RECEIVED

FEB 14 2022

LAND USE OFFICE

ABUTTER LIST

Town of Barrington, NH
Please Print or Type

Applicant: Richard Townsend Phone 603-498-0747

Project Address: Hall Road / Rosemary Lane

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	Zone	Owner Name	Mailing Address
121	30		Townsend, Richard	119 Hall Road

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
121	31	Newhall David TRS	54 Rosemary Lane
121	29	Pantano, Luzi	168 Hall Road
121	3	Barrett, James	10 Timber Lane
121	45	Stibbard's Terrance P + Stacy L	160 Hall Road

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
Berry Surveying & Engineering	335 Second Crown Pt Rd Barrington NH 03825

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. 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 Town of Barrington Assessing Office

on this date: _____, This is page _____ of _____ pages.

FEB 14 2022

Applicant or Agent: _____

Planning Staff Verification: Barbara Amine Date: 2/14/2022

OFFICE