

Scott Demyanovich 603 365 5827732  
Kevin Cole 603 365 0550



## 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.

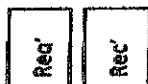
*This document constitutes a public disclosure under RSA Chapter 91 - A, Access to Governmental Records and Meetings.*

Date 7-5-2022 Case No. 103-64-6R-22-Van  
Owner FOR Realty Development LLC  
Mailing Address 123 Route 27 - Raymond NH 03077  
Phone 603-365-0550 Email KCole1912@hotmail.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.



- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist ( <i>this form</i> )  |
| <input 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  |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input checked="" type="checkbox"/><br>\$ 75.00 Legal Notice <input checked="" type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form<br><input type="checkbox"/> Variance <input 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)   |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative  |

abutters  
63.00  
7 x 8 - 560.00  
\$344.00

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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 Truini  
 Staff Signature

7/5/2022  
 Date

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

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**PART III - PROJECT DESCRIPTION/VARIANCE DETAILS**

Case No. 103-64-OR-22-Var  
Project Name Variance 2 story Colonial  
Location Address Long Shore Dr.  
Map and Lot 103/16A  
Zoning District (Include Overlay District if Applicable) General Residential

**Property Details:**

☒ Single Family Residential ☐ Multifamily Residential ☐ Manufactured Housing  
☐ Commercial ☐ Mixed Use ☐ Agricultural ☐ Other

Use: Residential

Number of Buildings: 1 Height: 2 Story

Setbacks: Front 70' +/- Back 77' +/- Side 12' +/- Side 23' +/-

**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:

Article 4, Section 4.1.6 Table 2  
Unable to meet Sideline/Setback Requirements

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

This is a pre-existing, non-conforming lot containing only a 20  
acres making it impossible to meet to type Sideline/Setback  
requirements

**Barrington Zoning Ordinance Requirements:**

Requirements are 40' Front - 30' Rear - 30' Sides

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

I am requesting to construct a 24x32 2 Story Colonial with  
an additional single story 10x12 Utility Room. Home will be  
constructed on Front Wall with a concrete slab.

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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.

Literal Enforcement would cause a hardship because I  
would have an unbuildable piece of land.

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

Granting the variance would be consistent with the spirit  
because I would be building a single family home which is  
consistent with the neighborhood.

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

The variance will not diminish the property values because  
I will be improving the property with a brand new home

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

The variance would do substantial justice because I could build  
a home on my land & improve the neighborhood with a new home

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

The variance would not be contrary to the public interest  
because it will improve neighborhood values & provide necessary  
additional housing.

**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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## 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.

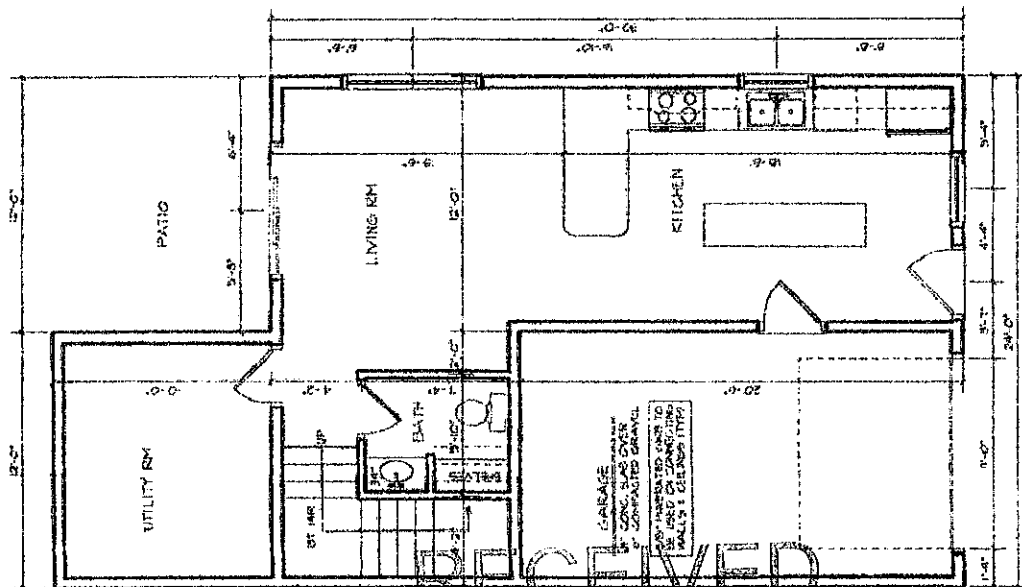
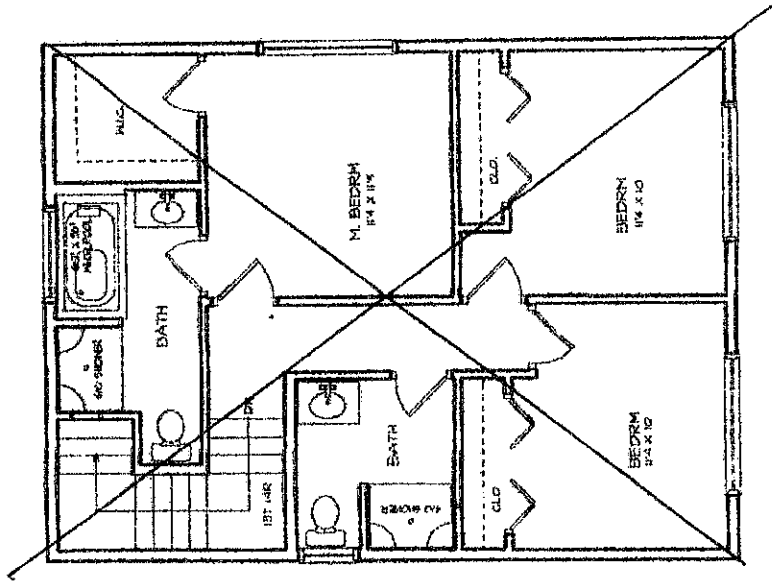
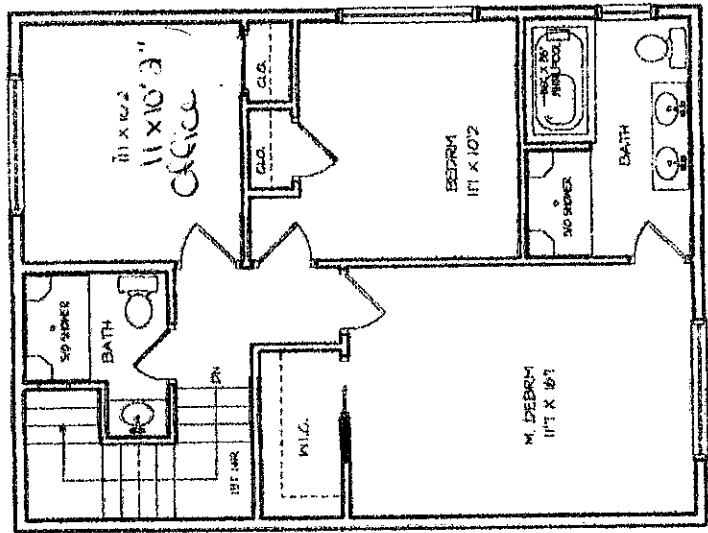
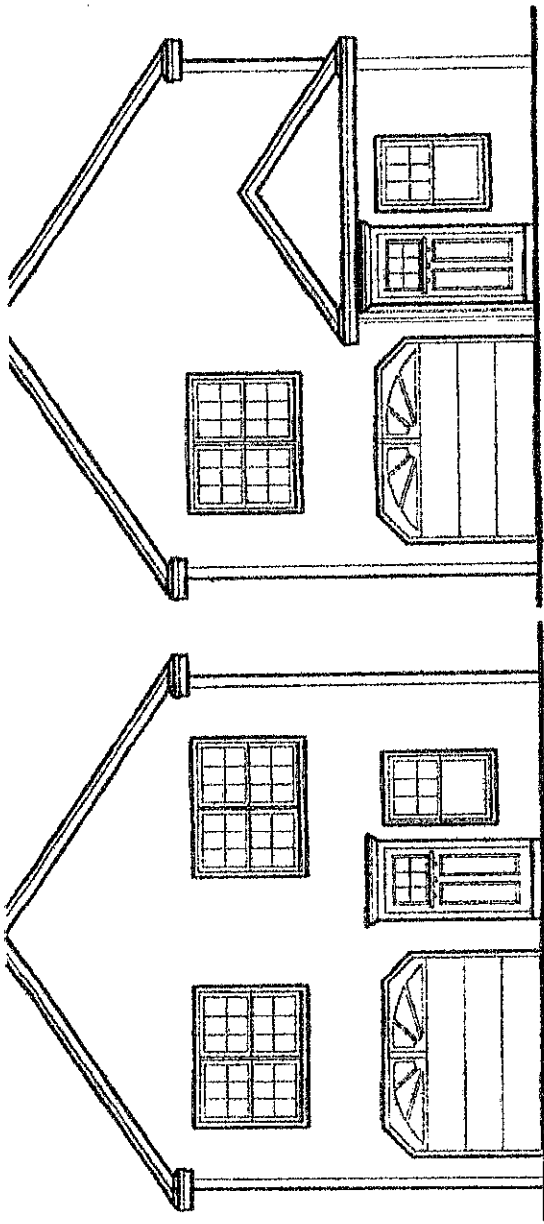
Vacant Land

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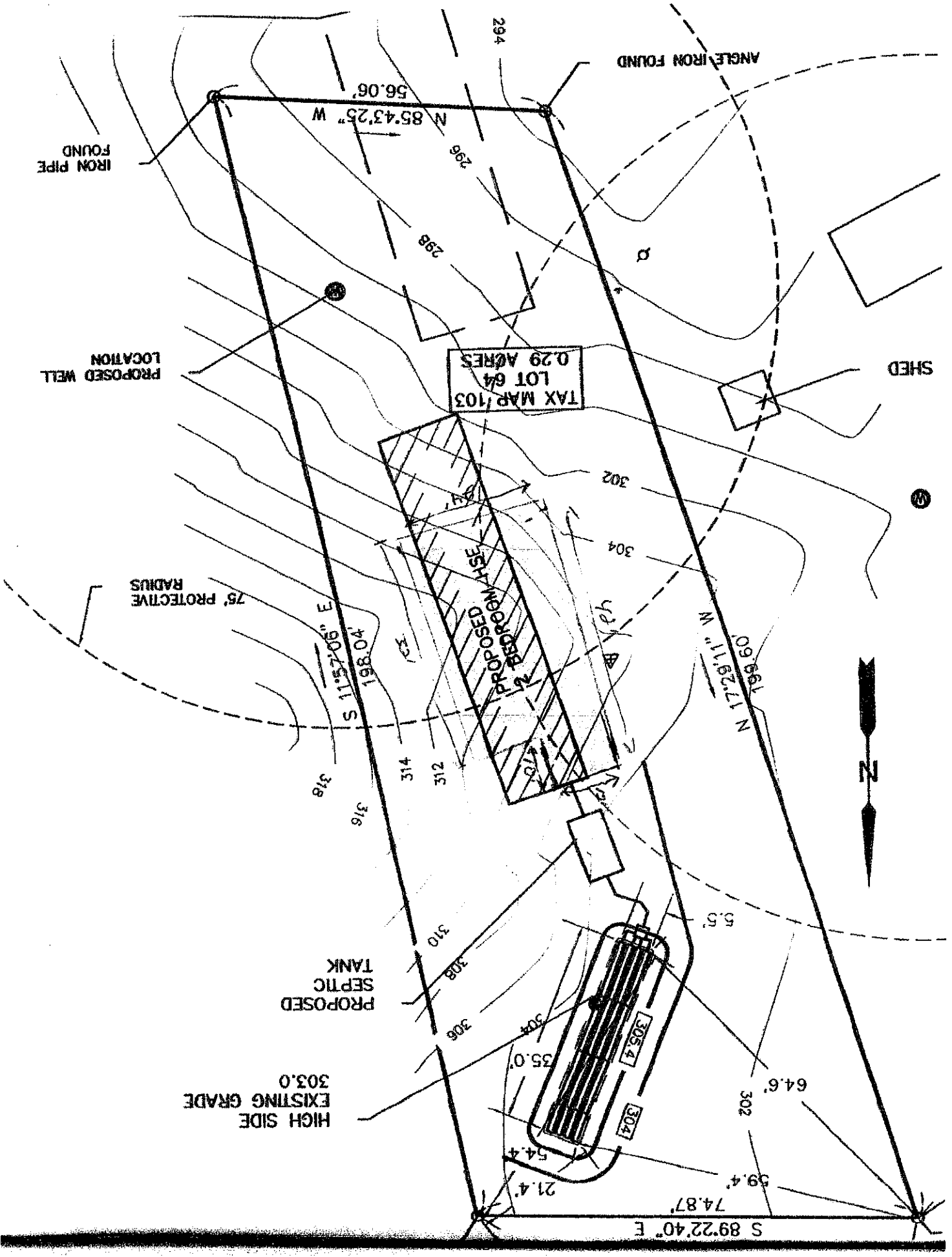
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Attached is a copy of the Current State Approved Septic Design. The design was prepared with a 2 bedroom manufactured home. I would like to replace the manufactured home a 2 Bedroom Colonial Style Home. Tim Lavelle of Lavelle Associates in Hampstead NH is currently recovering from a recent surgery but will provide a Certified Plot Plan prior to the Town's Meeting.

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# 100 foot Abutters List Report

Barrington, NH  
July 05, 2022

EOR Realty Development LLC  
63 Route 27  
Raymond, NH 03077

## Subject Property:

Parcel Number: 103-0064  
CAMA Number: 103-0064  
Property Address: LONG SHORES DR

Mailing Address: ADAMS LEO M & DOROTHY  
PO BOX 100000  
DANVILLE, NH 03825  
X

## Abutters:

Parcel Number: 103-0022  
CAMA Number: 103-0022  
Property Address: 7 VISTA WAY

Mailing Address: MERCIER JEREMY & AMY  
7 VISTA WAY  
BARRINGTON, NH 03825 ✓

Parcel Number: 103-0024  
CAMA Number: 103-0024  
Property Address: 13 VISTA WAY

Mailing Address: DEMBROWSKI PHILLIP H  
PO BOX 253  
MEDFIELD, MA 02052 ✓

Parcel Number: 103-0025  
CAMA Number: 103-0025  
Property Address: 17 VISTA WAY

Mailing Address: HEMSTREET SUSAN J SUSAN  
HEMSTREET REVOCABLE TRUS  
62 CALEF HWY  
LEE, NH 03861 ✓

Parcel Number: 103-0060  
CAMA Number: 103-0060  
Property Address: LONG SHORES DR

Mailing Address: LONG SHORES ASSOC  
491 BERRY RIVER RD  
BARRINGTON, NH 03825 ✓

Parcel Number: 103-0062  
CAMA Number: 103-0062  
Property Address: 470 LONG SHORES DR

Mailing Address: HUDKINS MOLLY DIVINCENZO  
JENNIFER  
470 LONG SHORES DR  
BARRINGTON, NH 03825 ✓

Parcel Number: 103-0069  
CAMA Number: 103-0069  
Property Address: 430 LONG SHORES DR

Mailing Address: HUTCHINSON BRITTNEY & DUNCAN  
430 LONG SHORES DR  
BARRINGTON, NH 03825 ✓

100s - not yet

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Long Shores  
Drifters  
Jeff Eakes  
Association  
Road

Tim Lavelle  
Lavelle Assoc  
1000  
Hampstead  
03811  
8 abutters

www.cai-tech.com

7/5/2022

The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

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Abutters List Report - Barrington, NH

Barbara Arvine 7/5/2022

DEMBROWSKI PHILLIP H  
PO BOX 253  
MEDFIELD, MA 02052

HEMSTREET SUSAN J  
SUSAN HEMSTREET REVOCABLE  
62 CALEF HWY  
LEE, NH 03861

HUDKINS MOLLY  
DIVINCENZO JENNIFER  
470 LONG SHORES DR  
BARRINGTON, NH 03825

HUTCHINSON BRITTNEY & DUN  
430 LONG SHORES DR  
BARRINGTON, NH 03825

LONG SHORES ASSOC  
491 BERRY RIVER RD  
BARRINGTON, NH 03825

MERCIER JEREMY & AMY  
7 VISTA WAY  
BARRINGTON, NH 03825

ECR Realty Dev.  
123 Route 27  
Dorchester NH 03827

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