



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 10/31/22 Case No. 227-22,1-AR-22-SpecExcept
Owner Dave Thomas / Laura Lane Properties Inc.
Mailing Address 37 Houston Way Hampstead NH 03841
Phone (603) 489-9854 Email dtreality603@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 checked="" type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) <u>4.1.2 LOT FRONTAGE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input type="checkbox"/> <u>\$250</u> \$75.00 Legal Notice <input type="checkbox"/> \$7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input checked="" 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) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Project Narrative |

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- 8. HOA Approval (if applicable) *N/A*
- 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: _____

[Handwritten Signature]
 Staff Signature

10/31/2022
 Date

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

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 227-22.1-GR-22-Spec Except

Project Name Lot Frontage Driveway

Location Address Stagecoach Road

Map and Lot 227-22.1

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: _____ Height: _____

Setbacks: Front _____ Back _____ Side _____ 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:

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

see attached sheet

Barrington Zoning Ordinance Requirements:

4.1.2 LOT FRONTAGE:

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

See Attached

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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.

- 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.

No detriment to ~~area~~ near by houses

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

N/A

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

will eliminate Potential Safety hazard.

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

N/A

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.

Will not have any adverse effects. There will be a culvert added at start of Driveway

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.

James Liff
Signature of Applicant

10/31/22
Date

Signature of Owner

Date

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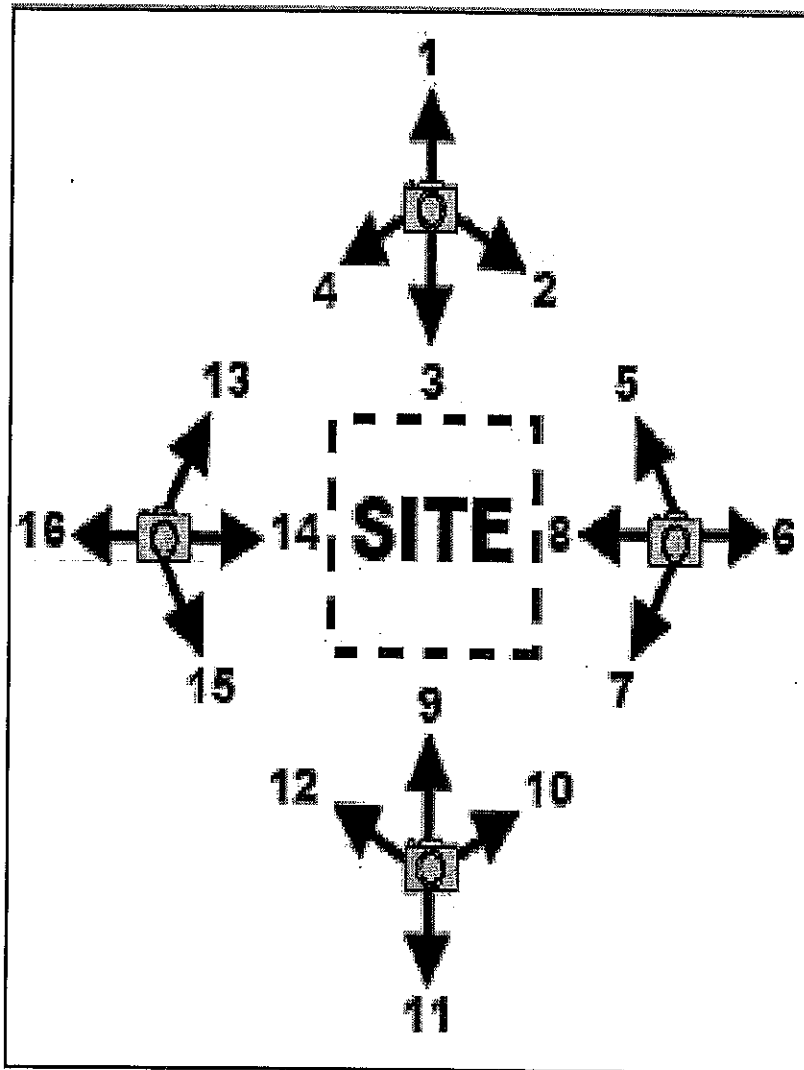
SITE / CONTEXT PHOTOS

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.

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I Dave Thompson, president of Laura Lane Properties authorize James Griffin to submit the application for new driveway access on stage coach road, located at map #227 lot 22-1. If you have any questions please call me at 603-489-9854

Dave Thompson president Laura Lane Properties

Dave 10/31/22

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4.1.2.....Lot Frontage

The side of a parcel used to satisfy the frontage requirement specified in the Table of Dimensional Standards, or other alternative standards, must be the side of the parcel used to provide vehicular access to the property. The Zoning Board of Adjustment may permit, by grant of a Special Exception, that a different side of the property be used for access because site constraints make using the otherwise required frontage inconsistent with protecting the safety, health and welfare of the public.

4.1.3.....Back Lots

For residential subdivisions, up to two (2) back lots may be allowed, notwithstanding the frontage requirements specified in the Table of dimensional Standards.

4.1.3(1).....The parcel must have at least fifty (50) feet of frontage on an existing Class V or better road.

4.1.3(2).....If there are two (2) back lots, the ownership of the neck and frontage shall be owned equally by both back lots.

4.1.3(3).....The area of the neck cannot be used in any way to calculate the minimum lot size.

4.1.3(4).....Back lots are not allowed off of cul-de- sacs.

4.1.3(5).....Driveways must be centered in this neck as much as possible and the neck kept clear and maintained for safety.

4.1.3(6).....A permanent road agreement will be executed, shown on the plan and recorded in the deed of each lot.

4.2..... Minimum Lot Size

The minimum dimensional standards for lots prescribed in Table 2, the Table of Dimensional Standards, shall be determined in accordance with the provisions of this Section. These dimensional standards may be reduced for either a Conservation Subdivision, approved by the Planning Board pursuant to Article 6 or a Planned Unit Development (PUD) approved by the Planning Board pursuant to Article 16.

4.2.1.....Standards for the GR and NR District

4.2.1(1).....In the GR and NR districts the minimum lot size for Dwelling, Single-Family is 80,000 sq. ft. which must include at least 60,000 sq. ft. free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge. Additionally, the 60,000 sq. ft. must contain at least 35,000 sq. ft. of contiguous upland soils.

4.2.1(2).....For each additional one (1) bedroom dwelling unit under a common roof, which does not qualify as an Accessory Dwelling Unit under this Ordinance, the minimum standards cited in Paragraph 1) above shall be increased in the following proportions. Minimum lot size shall be increased by 40,000 sq. ft., the area free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge shall be increased by 30,000 sq. ft. and the area of upland soils shall be increased by 15,000 sq. ft. Any dwelling unit created under this provision may contain a total of no more than two additional habitable rooms (such as a kitchen and living room), in addition to a bedroom. No additional habitable rooms may be created in said dwelling units at any time in the future.

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Project Narrative

The purpose of this Zoning Adjustment is to ask ~~for~~ permission for a new driveway access on stagecoach Rd. The original access is located on Rte 126. The issues with the ^{Rte} 126 access are:

- 1) Rate of speed ~~that~~ ^{that} Traffic drives 50+ MPH and there is not enough line of sight < 400' which makes it a safety concern.
- 2) The slope of the Driveway ^{access} is too steep which again makes it a safety concern when entering and especially during ~~the~~ winter months as the vehicle could slide down the incline into oncoming traffic.

Stagecoach Rd Access:

- 1) No slope flat.
- 2) Traffic speed is 30 MPH
- 3) Line of View meets the 400' Requirement.

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ABUTTER LIST

Town of Barrington, NH

Please Print or Type

Applicant: James Griffin / Laura Lane Properties, Inc. Phone 603-489-9854
Dave Thomas

Project Address: Stagecoach Road

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 |
|-----|-----|------|---------------------------|-----------------------------------|
| 227 | 22 | | Laura Lane Properties Inc | 37 Houstons Way Hamptead NH 03841 |

ABUTTING LOT OWNERS

| Map | Lot | Owner Name | Owner Mailing Address (NOT property location) |
|-----|------|------------------------------|---|
| 227 | 20.2 | Katkin Marcus + Nina | 38 Stagecoach Rd |
| 227 | 20 | Franklin Resources Group LLC | 88 Stagecoach Rd |
| 227 | 24 | Karkos Joshua M + Lisa C | 76 Parker Mtn Rd |
| 227 | 25 | Hartford, Ryan + Melanie | 74 Parker Mtn Rd |
| | | | |
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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 |
|---|---------------------------------|
| Stonewall Surveying | PO Box 458, 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.

Applicant or Agent: _____

Planning Staff Verification: Barbara Truine Date: 11/1/2022