



Barrington Zoning Board of Adjustment Zoning Ordinance Variance and Special Exemption 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 8-31-22

Case No. 234-25.1-V-22-Spec Excep

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'd	Rec'd
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- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input checked="" type="checkbox"/>
\$ 75.00 Legal Notice <input type="checkbox"/>
\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form
<input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception <input type="checkbox"/> Appeal |
| <input type="checkbox"/> N/A | <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 type="checkbox"/> | 7. Project Narrative |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 8. HOA Approval (<i>if applicable</i>) |

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- 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
- N/A 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
- N/A 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 Arunie
Staff Signature

8-31-22
Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
planner.cbawders@barrington.nh.gov Phone: 603.664.5798

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 234-25, 1-V-22-Spec Excep

Project Name TSB Construction LLC

Location Address NH Route 9 / Franklin Pierce Highway

Map and Lot TAX MAP 234, LOT 25-1

Zoning District (Include Overlay District if Applicable) Village District

Property Details:

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

Use: PROPOSED SUBDIVISION

Number of Buildings: 3 Height: _____

Setbacks: Front 40 Back 30 Side 30 Side 30

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exemption 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 1.2 TO ALLOW A DRIVEWAY NOT ON THE PROPOSED FRONTAGE

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

THE APPLICANT IS PROPOSING A 3 LOT SUBDIVISION ON A LARGE PARCEL OF LAND. TO OBTAIN ACCESS FOR THREE OF THE LOTS, A SHARED DRIVEWAY IS NEEDED. PROPOSED LOT 25-1 WILL GAIN ACCESS FROM THE SHARED DRIVEWAY PROVIDED IN THE NECK OF THE TWO BACK LOTS.

Barrington Zoning Ordinance Requirements:

TO HAVE YOUR OWN DRIVEWAY IN A MUTAL BOUNDARY LINE EASEMENT, WITH NO DRIVEWAY FRONTAGE FOR TWO LOTS.

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

THE REQUEST IS TO HAVE A SHARED ACCESS POINT AND NO DRIVEWAY FRONTAGE FOR TWO LOTS.

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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 Exemption 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 REDUCTION IN PROPERTY VALUES WILL BE SEEN AS A RESULT OF A SHARED DRIVEWAY TO ACCESS THE THREE LOTS.

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

NO FURTHER RISK OF FIRE, EXPLOSION OR RELEASE OF TOXIC MATERIALS WILL OCCURE AS A RESULT OF THIS SHARED DRIVEWAY.

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

_____ There is no change in traffic in the area based on this request when compared to allowing additional units on a shared road or driveway in a larger setting. This project reduces units and therefore reduces traffic in the area. _____

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

NO ADDITIONAL DEMAND WILL BE PLACED ON THE TOWN AS A RESULT OF THIS SHARED DRIVEWAY. _____

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. _____

~~THE SHARED ACCESS WILL NOT HAVE AN DEGRADATION ON EXISTING SURFACE
OR GROUND WATER QUALITY STANDARDS AND WILL HAVE NO ADVERSE AFFECTS
ON NATURAL RESOURCES.~~ _____

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:

- 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



8-31-22
Date

Signature of Owner

8-31-22
Date

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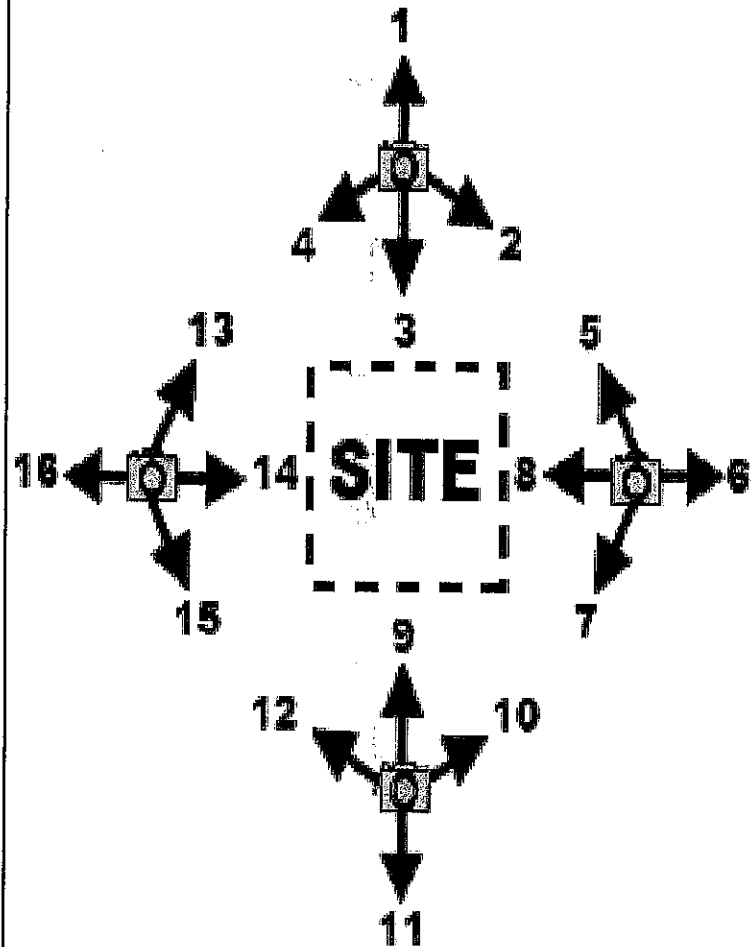
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SITE / CONTEXT PHOTOS

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.





BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

August 31, 2022

Barrington Planning Board
Attention: Vanessa Price, Town Planner
PO Box 660
333 Calef Highway
Barrington, NH 03825

RE: Proposed Subdivision
Special Exception
TSB Construction LLC
Tax Map 234, Lot 25-1

Madam Chair and Members of the Barrington Zoning Board of Adjustments,

On behalf of TSB Construction LLC, Berry Surveying & Engineering (BS&E) is applying for a special exception to Article 4, Section 1.2 to permit 3 subdivision lots to be created with a shared driveway entrance and easement on the neck of the two proposed back lots..

Encloses is the application for Special Exception to permit the three lots to share one driveway not located on the frontage of proposed Lot 25-1.

Thank you for your time and attention to this matter. We hope you look favorably upon these two requests.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President

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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.