



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: 08-29-23

Case No. 250-39-NR-23-Van

Owners: Loren Valliere and Zachary Tucker

Mailing Address: 190 Beauty Hill Road, Barrington, NH 03825

Phone: 603-583-0087

Email: onestoptrailershop@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' |
|------|------|

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
\$ 250.00 Legal Notice
\$ 8.00 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

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 250-39-NR-23-Van

Project Name: Subdivision of Land for Loren Valliere and Zachary Tucker

Location Address: 190 Beauty Hill Road

Tax Map 250, Lot 39

Zoning District: Neighborhood Residential & Wetland Overlay Districts

Property Details: Single Family & Commercial Mix

Number of Buildings: Height:

Setbacks: Front= 40', Rear= 30', Side= 30'

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 Dimensional Requirements

4.1.1 Minimum Standards

Table 2 Table of Dimensional Standards

Neighborhood Residential Minimum Yard Setbacks / Front = 40'

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

Barrington Zoning Ordinance Requirements:

Neighborhood Residential Minimum Yard Setbacks / Front = 40'

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

We are requesting a variance to the front setback from a proposed common driveway easement that is part of a proposed subdivision. Code enforcement has stated that buildings setbacks shall apply to the easement. We are asking for a variance to allow 19' to the existing foundation of 190 Beauty Hill Road and if possible to have the front back of 40' to be only from the frontage along Beauty Hill Road.

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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.

Several conditions exist that restrain any alternative location of the proposed common driveway easement.

Wetlands were delineated and located at the southwestern section of the subject parcel, Lot 39. We have designed the common driveway easement so that it is outside of the 50' wetland buffer.

The dwelling, 190 Beauty Hill Road is existing. The location of the wetlands and the dwelling limits any other location of the proposed easement.

Lot 39 has an existing driveway and parking lot. The existing site developments on Lot 39 also restricts any other locations or would create similar setback issues.

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

We believe that back in 1972, when the Town first adopted zoning ordinances, that the front setback of 40' was from the frontage of said lot. The frontage of the lot being defined as "the length of a lot line abutting a Class V highway or other road upon which buildings may be built lawfully." This proposal maintains the 40' building setback from the frontage along Beauty Hill Road.

4. Granting of the variance would do substantial justice.

This proposed is for a two-lot subdivision of our property, which contains 12.08 acres. Being able to create two lots out of the twelve acres is a very modest request and seems to be a very reasonable proposal. Without this variance in would not be possible.

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

Granting this variance would not affect any abutting landowners. The lots that will be affected are also the ones that will benefit as well. The setback relief is to our own house, and we see not detrimental effects.

Signature of Owner

Date

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

Project Narrative:

Project Name: Subdivision for Loren Valliere and Zachary Tucker

Case File # _____

Project Location: 190-192 Beauty Hill Road

Date of Application: August 29, 2023

Property Details:

Existing Single Family Residential & Mixed Commercial

Current Zoning: Neighborhood Residential District

Proposed Lot Area Size: see narrative below

Setbacks; Front= 40' Side= 30' Rear= 30'

Description of the project, it's purpose and intent:

Loren Valliere and Zachary Tucker are proposing to subdivide their property located on Beauty Hill Road which is identified on the Barrington Tax Map 250 as Lot 39, and to create one additional Lot 39-1.

Currently, Lot 39 is occupied with a residential house and commercial business, "One Stop Trailer Shop." This application is to create one new Lot 39-1. The commercial activities associated with the business will be confined to the proposed boundaries of Lot 39.

Lot 39 has the existing buildings, driveways, well, and septic system. The existing lot area is 12.8 acres and will become 2.05 acres.

Proposed Lot 39-1 is a "back lot" with a frontage of 60.76' and will be 10.29 acres. Wetlands were delineated at the southwestern corner of the property which is at the frontage of the proposed Lot 39-1. Access to both lots is being proposed will be shared with a common driveway easement that will use the existing driveway entrance on Beauty Hill Road.

The wetlands were delineated as part of the subdivision requirement and an area was mapped that is located where Lot 39-1 frontage will be. Existing site development on Lot 39 limited the placement of the neck of the proposed back lot. A shared driveway entrance is being proposed with a 30' wide easement that will service both Lot 39 and the future Lot 39-1.

Review of the proposed subdivision by Code Enforcement has determined that the proposed common driveway easement will need a variance to the front setback ordinance.

Thank you for your time and consideration.

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LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, including persons whose property is separated from the concerned property by a street(s), public land(s) or stream(s). It is the responsibility of the applicant to determine the completeness and accuracy of the list of abutters.

| <u>MAP/LOT #:</u> | <u>APPLICANT(S):</u> | <u>DEED REF:</u> |
|--------------------------|--|-------------------------|
| 250/39 | Loren Valliere & Zachary Tucker 190 Beauty Hill Road Barrington, NH 03825 | 4373/469 |
| <u>MAP/LOT #:</u> | <u>ABUTTERS:</u> | <u>DEED REF:</u> |
| 250/18 | Michael & Kaethe Houst 48 Serenity Way Barrington, NH 03825 | |
| 250/19 | Matthew Lane 40 Serenity Way Barrington, NH 03825 | |
| 250/20 | William & Lynda Duvall 24 Serenity Way Barrington, NH 03825 | |
| 250/21 | Patrick Gannon 7 Hall Road Barrington, NH 03825 | |
| 250/30 | Kyle & Patricia Bilodeau 16 Hall Road Barrington, NH 03825-3213 | |
| 250/38 | Joseph & Sheila Marquette 208 Beauty Hill Road Barrington, NH 03825 | 989/844 |
| 250/40 | Curtis & Kayla Ouellette 182 Beauty Hill Road Barrington, NH 03825 | 4244/708 |
| 250/113 | Matthew & Moira Taylor 256 Mallego Road Barrington, NH 03825 | 1774/508 |
| 250/117 | Casey & Amy Fritter 84 Stone Farm Road Barrington, NH 03825 | 2337/022 |
| 250/118 | Thomas & Carolyn Mareck, Trustees Thomas & Carolyn Mareck Rev. Living Trust 74 Stone Farm Road Barrington, NH 03825 | 4485/245 |

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EASEMENT HOLDER CONTACT(S):

Public Service Company of NH
PO Box 270
Hartford, CT 06141-0270

PROFESSIONAL CONTACT(S):

Joel D. Runnals, LLS
Norway Plains Associates, Inc.
P. O. Box 249
Rochester, NH 03866-0249

Joseph W. Noel, CWS
PO Box 174
South Berwick, Maine 03908

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NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com

August 16, 2023

John Driscoll, Chairman
Town of Barrington Planning Board
P.O. Box 660
4 Signature Drive
Barrington, NH 03825

RE: Letter of Authorization.
Proposed Subdivision Application:
190 Beauty Hill Road, Barrington, Strafford County, New Hampshire
Tax Map 250, Lot 39
Owners: Loren Valliere and Zachary Tucker

Dear Mr. Driscoll,

We, Loren Valliere and Zachary Tucker, owners of Tax Map 250, Lot 39, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced application. I additionally authorize Norway Plains Associates, Inc. to represent us before the Boards &/or Committees affiliated with the Town of Barrington in this approval process.

By: _____

Date: 08-16-23

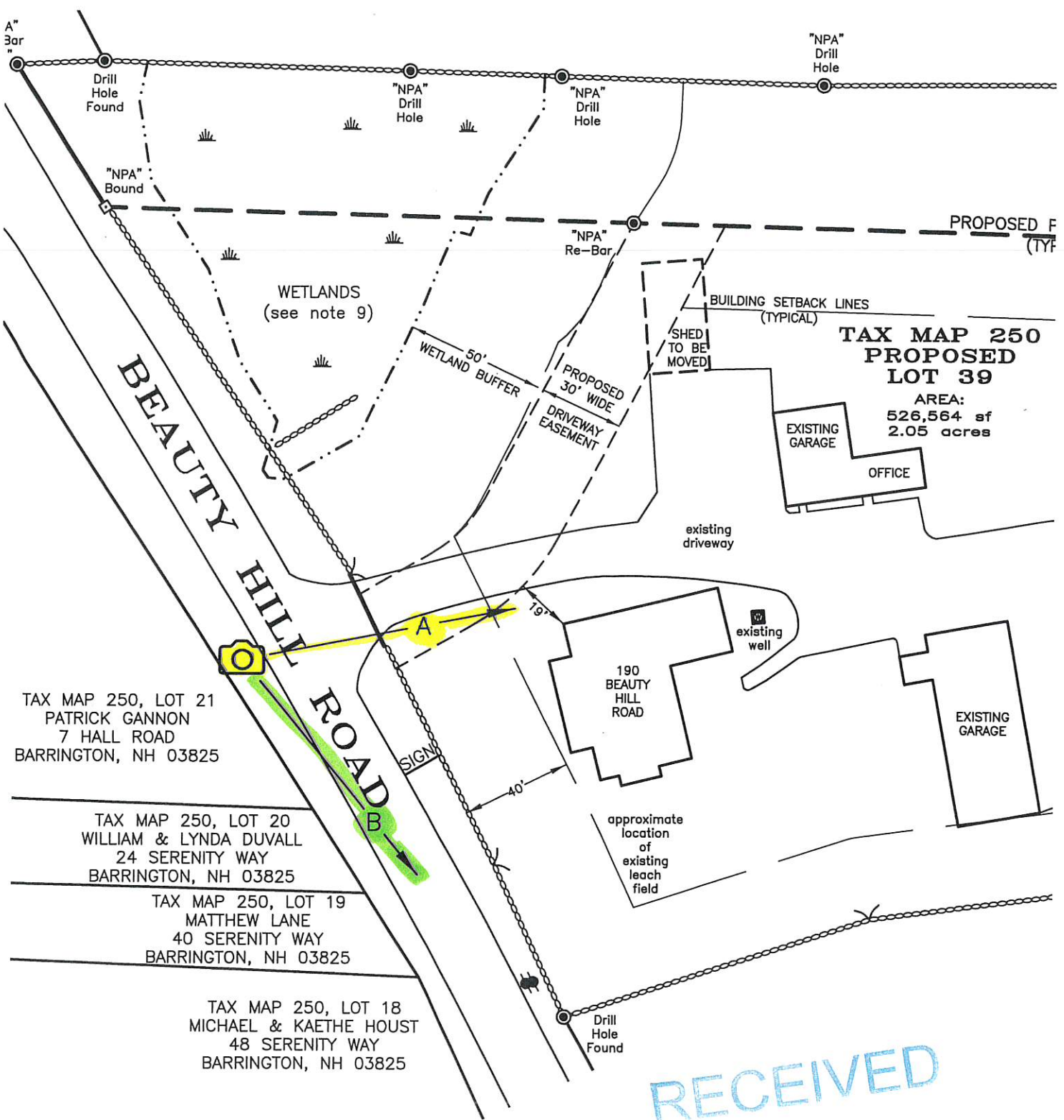
Loren Valliere

By: _____

Date: 08-16-23

Zachary Tucker

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**TAX MAP 250
PROPOSED
LOT 39**
AREA:
526,564 sf
2.05 acres

TAX MAP 250, LOT 21
PATRICK GANNON
7 HALL ROAD
BARRINGTON, NH 03825

TAX MAP 250, LOT 20
WILLIAM & LYNDA DUVALL
24 SERENITY WAY
BARRINGTON, NH 03825

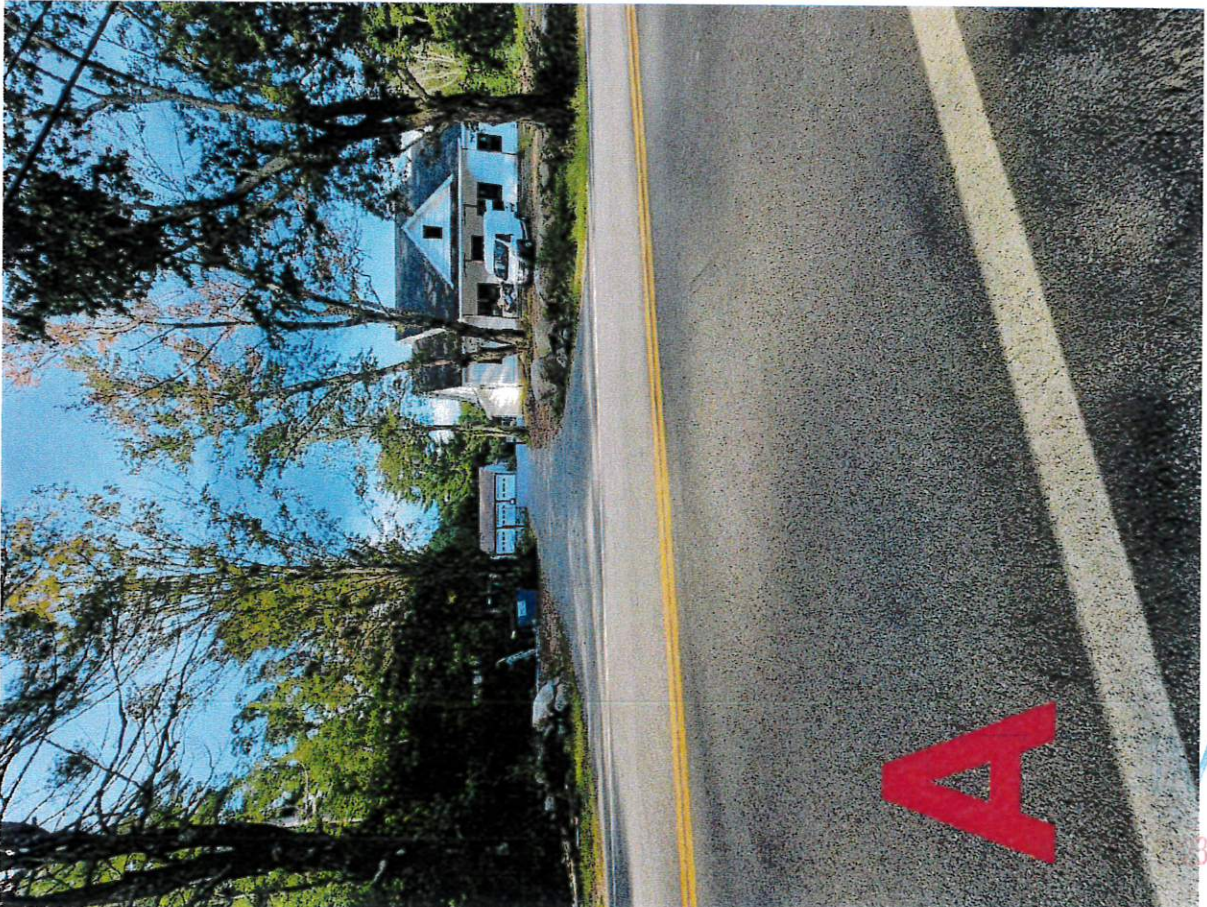
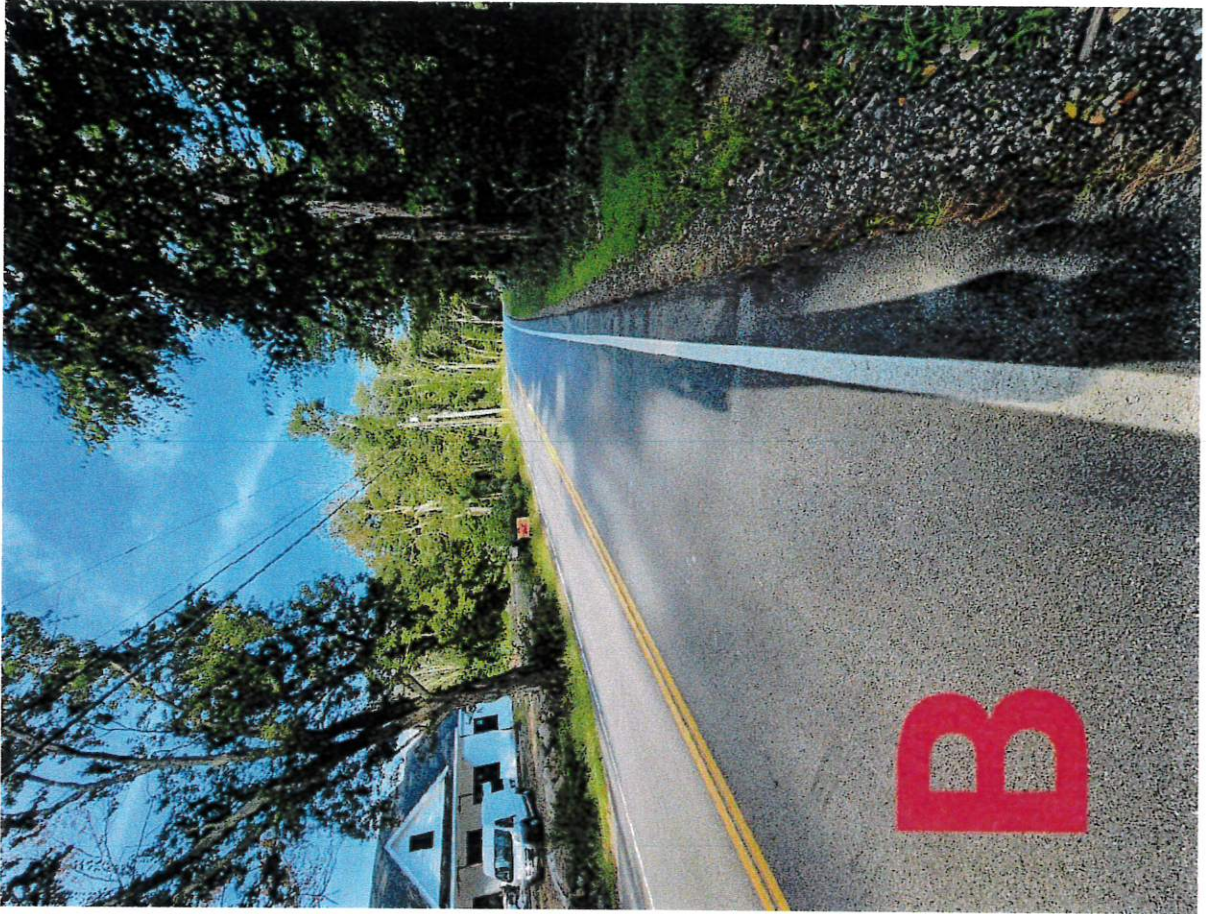
TAX MAP 250, LOT 19
MATTHEW LANE
40 SERENITY WAY
BARRINGTON, NH 03825

TAX MAP 250, LOT 18
MICHAEL & KAETHE HOUST
48 SERENITY WAY
BARRINGTON, NH 03825

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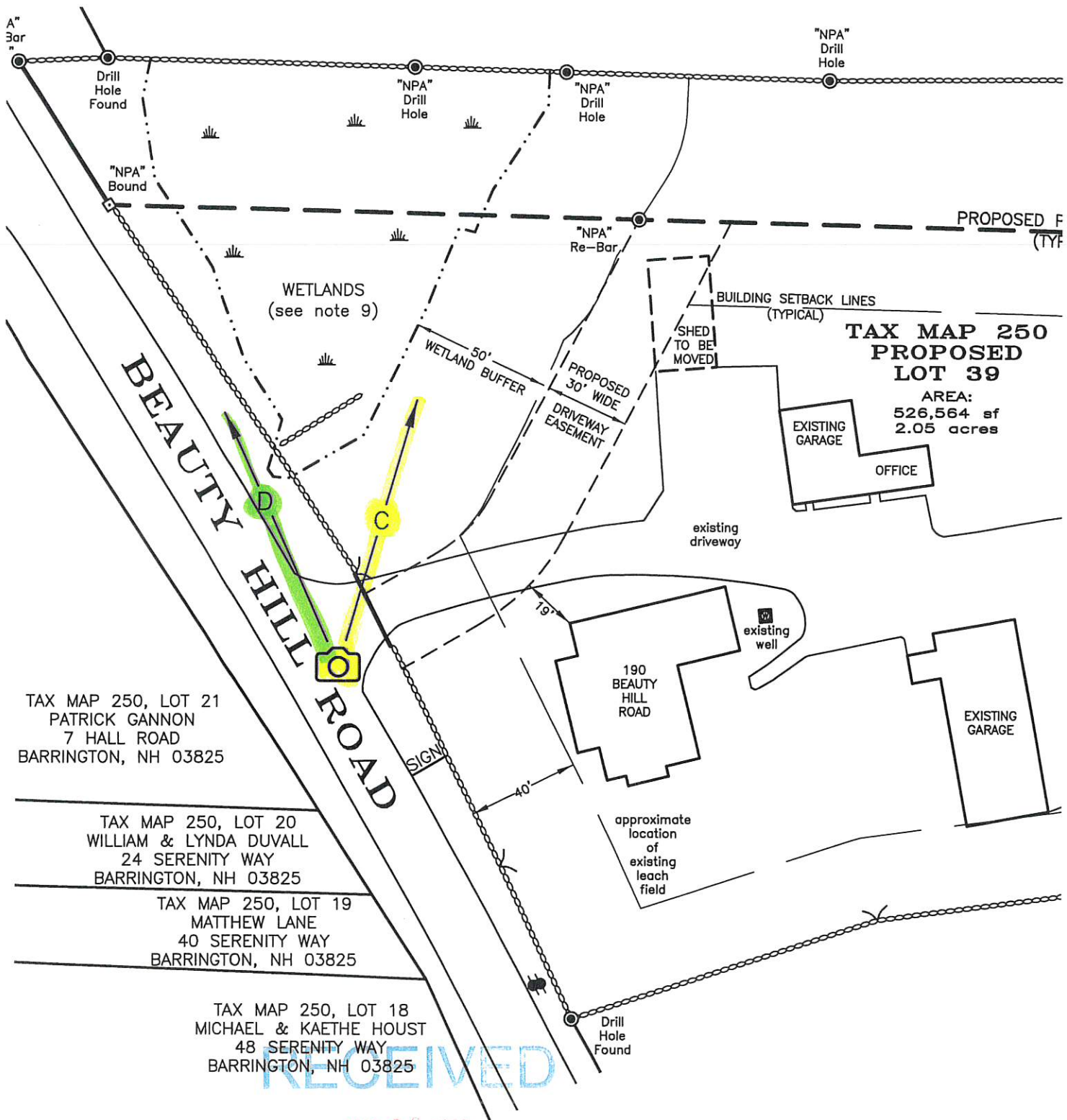
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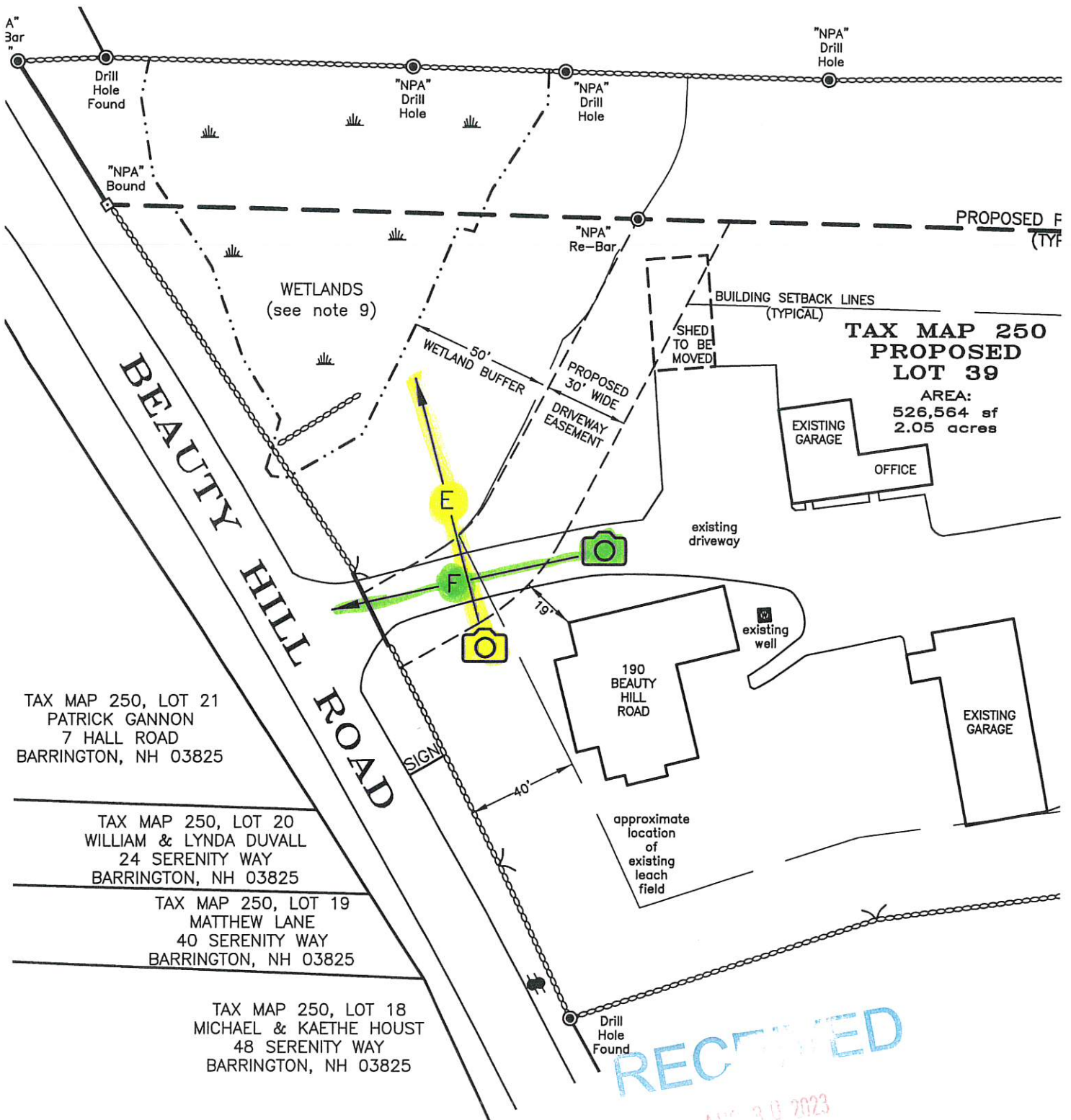
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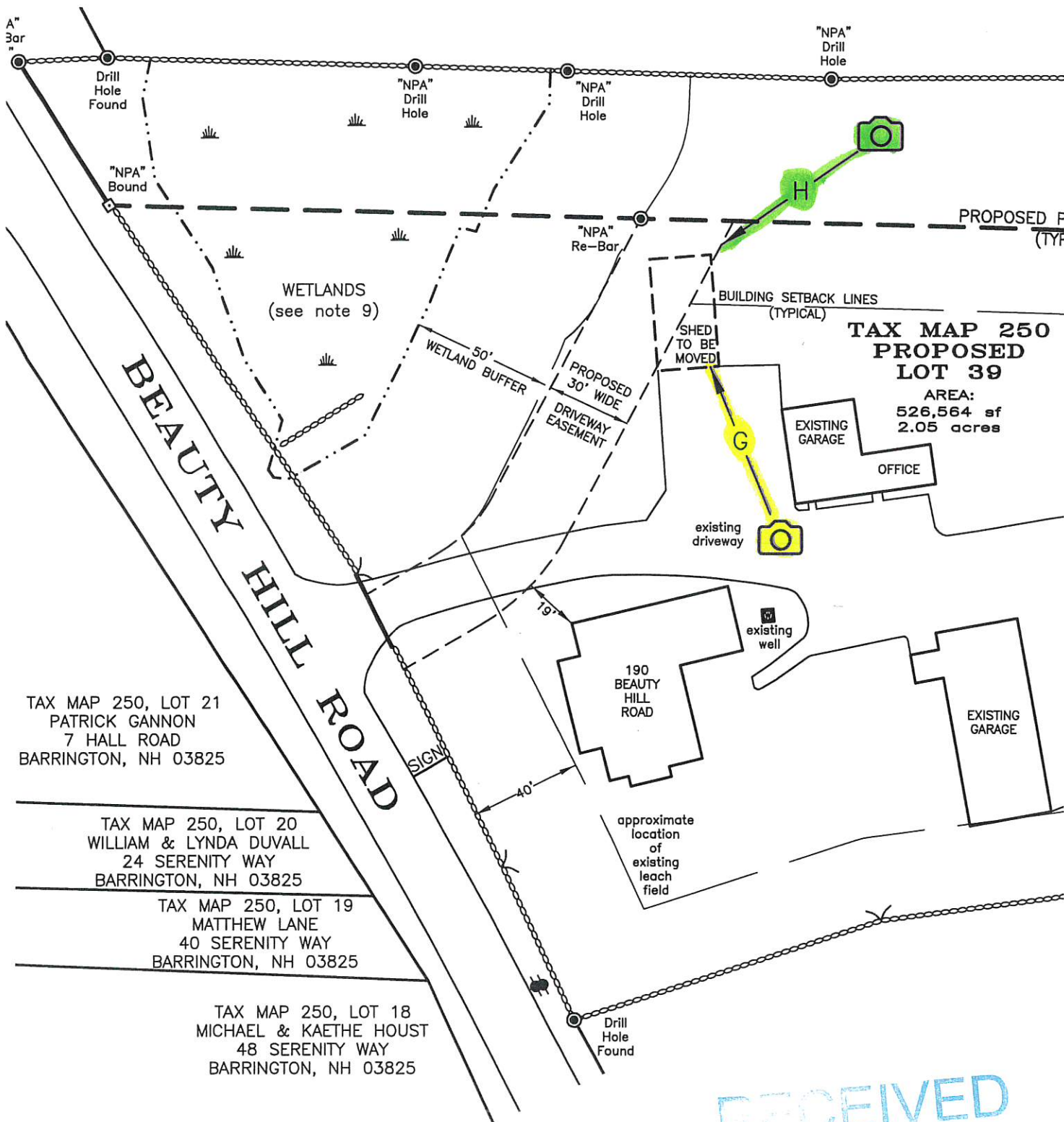
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