



Planning & Land Use Department
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July 24, 2023

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Notice of Decision

Zoning Board of Adjustment Town of Barrington, New Hampshire

Case File Number: 112-09-GR/HCO-23-Var

Location: Franklin Pierce Hwy (aka Route 9) and Washington Street (aka Route 202)

At a regular scheduled and duly noticed meeting of the Barrington Zoning Board of Adjustment, on July 19 2023, you are hereby notified that the appeal of Case File Number: 112-09-GR/HCO-23-Var for a Variance from Article 4, Section 4.1.1 Table 2, the Board **GRANTED**, a variance from Article 4, Section 4.1.1 Table 2 to allow a residential home to be constructed with the front setback being 15' where 40's required and back setback of 16' and side setback of 23' where 30' is required. The justification as literal enforcement would result in unnecessary hardship to the applicant; the special conditions is the size of the lot that it's too small to do anything else, modest foundation on there and the one car garage being on a slab. With the 50-foot set back, to include that we we add the waiver for the wetlands set back and 9.5(1) from the wetland for the garage as well. Special conditions exist such that literal enforcement of the ordinance will result in unnecessary hardship to the applicant as defined under application law, because state facts that support this conclusion and granting the variance would be consistent with the spirit of the ordinance, not contrary to the public interest, because of the stated fact because of the stated facts from the applicant provided to the board. Granting the variance will result it does not result in diminution of and it would complement the neighborhood and granting of the variance would do substantial justice because of the lot is too small and it's grandfathered. The location is on Franklin Pierce Highway (aka Route 9) and Washington Street (aka Route 202) on a .23-acre lot in the General Residential (GR) and Highway Commercial Overlay (HC) Zoning District, by the affirmation vote of at least three members of the Zoning Board of Adjustment.


Chairperson, Zoning Board of Adjustment

7-24-2023

Date

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. *Reference RSA 677:2*

This approval shall be valid if exercised within 2 years from the date of the final- approval and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

Note: The selectman, any party to the action, or any person directly affected has the right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, ZBA, Board of Selectmen, Town Clerk, Property Tax Assessor and the Town of Barrington website.