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April 29, 2024

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## Notice of Decision

### Zoning Board of Adjustment Town of Barrington, New Hampshire

Case File Number: 116-22-GR-24Var  
Location: 414 Young Road (Map 116, Lot 22)

At a regular scheduled and duly noticed meeting of the Barrington Zoning Board of Adjustment, on April 17, 2024, you are hereby notified that the appeal of Case File Number: 116-22-GR-24Var for a Variance from Article 4, Section 4.1.1, Table 2, the side setback requirement in the General Residential Zoning District. The Board **GRANTED** a variance from Article 4, Section 4.1.1, Table 2, the side setback requirement in the General Residential Zoning District to allow a detached garage of 26' x 32' to be constructed. The proposed side setback is 28.2' and 14.5' where 30' is required. The location is at 414 Young Road (Map 116, Lot 22) on a 3.15-acre lot in the General Residential Zoning District. The board determined that all criteria were met by the affirmation vote of at least three members of the Zoning Board of Adjustment.

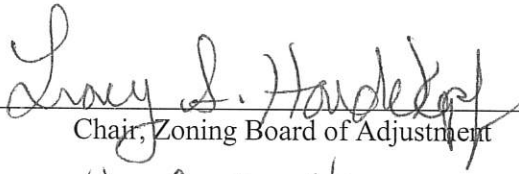
#### Findings of Fact:

*Granting the variance will not be contrary to the public interest, because this allows them to build in an area that's already been built on on a lot that has, a lot going on, including internal roads and other structures.*

*Granting the variance would be consistent with the spirit of the ordinance, because this is actually allowing for an upgrade and to become more conforming than the existing structures in the area.*

*Granting the variance would do substantial justice because it allows the property owners to utilize an area that is already containing a structure rather than impeding other areas of the property.*

*Granting the variance will not result in diminution of the surrounding property values, because it's actually going to be removing some blighted structures and providing a newer building that will increase the property value and literal enforcement of the provisions of the ordinance would result in an unnecessary hardship due to the unique way that this property is situated on Swains Lake with the setbacks and the internal roads that are being used by other properties. There's not a lot of other options for them, which means that if they take these structures down, that area would become not useful.*

  
Chair, Zoning Board of Adjustment  
4-29-2024  
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.