



Planning & Land Use Department
Town of Barrington
PO Box 660
4 Signature Drive
Barrington, NH 03825
603.664.0195
VPrice@barrington.nh.gov

March 28, 2024

Brendon and Debra Meattay
41 Woodhaven Drive
Barrington, NH 03825

Notice of Decision

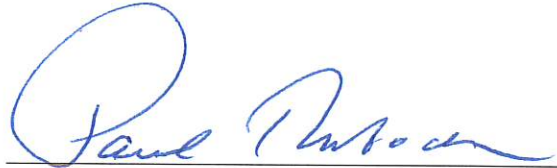
Zoning Board of Adjustment Town of Barrington, New Hampshire

Case File Number: 119-8-GR-24Var

Location: Woodhaven Drive
Map 119, Lot 8

At a regular scheduled and duly noticed meeting of the Barrington Zoning Board of Adjustment, on March 20, 2024, you are hereby notified that the appeal of Case File Number: 119-8-GR-24Var for a variance from from Article 4, Section 4.1.1, Table 2, the front setback requirement. The Board **GRANTED** the variance from Article 4, Section 4.1.1, Table 2, the front setback requirement in the General Residential Zoning District to allow a residential attached garage of 24' x 24' to be constructed where front setback is 33' where 40' is required. The location is at 41 Woodhaven Drive (Map 119, Lot 8) on a 1.38-acre lot in the General Residential Zoning District. The board determined that all five criteria were met, by the affirmation vote of at least three members of the Zoning Board of Adjustment.

Special conditions exist exist such that literal enforcement of this ordinance will result in unnecessary hardship to the applicant as defined under applicable law. This is a uniquely situated and shaped properties such that the the zoning ordinance would uniquely apply to this property such that they couldn't do the construction that's proposed and would prevent them from being able to have a garage in the buildable portion of the lot. Granting the variance would be consistent with the spirit of the ordinance and not contrary to the public interest, because again, this is a non-conforming lot in shape and size that abuts two roads which results in longer setbacks than we would normally see on the side of a house. Granting this variance will not result in diminution of surrounding property values, because a well-constructed, constructed and placed garage actually will increase the property value and thus contribute to positive increases in the area granting of the variance would do substantial justice because this is a unique lot, and the way that the zoning ordinances were designed were not intended to have this kind of impact, and these applicants should have the right to be able to do what they need to with their property to inhabit it.



Vice Chair, Zoning Board of Adjustment

4/1/24

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.