



Planning & Land Use Department
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January 29, 2024

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Notice of Decision

Zoning Board of Adjustment Town of Barrington, New Hampshire

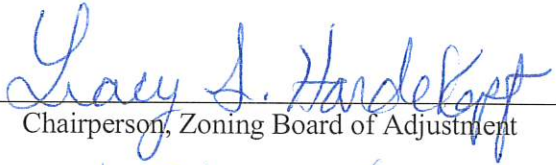
Case File Number: 239-88-V-23-Var

Location: 55 Cate Road
Map 239, Lot 88

At a regular scheduled and duly noticed meeting of the Barrington Zoning Board of Adjustment, on January 17, 2024, you are hereby notified that the appeal of Case File Number: 239-88-V-23-Var for two variances from Article 4, Section 4.1.1, Table 2, the front and side setback requirement. The Board **GRANTED** the two variances from Article 4, Section 4.1.1, Table 2, the front and side setback requirement in the Village District to allow a residential garage of 24.5' x 23.2' to be constructed. The proposed front setback of 5.7' where 40' is required and side setback of 16.2' where 30' is required. The board determined that all five criteria were met. Special conditions exist such that literal enforcement of the ordinance will result in unnecessary hardship to the applicant as defined under applicable law, because this is a non-conforming lot with a structure situated such that there is no way to comply and add this modest addition and granting the variance would be consistent with the spirit of the ordinance and not contrary to the public interest because there's no imposition and the garage is in keeping with this cluster of nonconforming lots and homes. There are no present objections that have been presented to this board of granting this variance will not result in a diminution of surrounding property values, because good structure support, good property values, and there's no indication from what's been presented today that this would cause any negative impact on the applicable property or the

surrounding properties. But probably would result in a positive impact and granting this variance would do substantial justice because it allows a modest improvement on a structure which is non-conforming and to which the zoning ordinances cannot apply without prejudice for the owners.

The location is at 55 Cate Road (Map 239, Lot 88) on a total of 0.65-acre lot in the Village District.


Chairperson, Zoning Board of Adjustment
1-31-2024
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.