



## Planning & Land Use Department

Town of Barrington

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Barrington, NH 03825

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### Barrington Zoning Board of Adjustment Notice of Decision

Case Number: 111-16-GR-13-ZBA

Donna Sabin

PO Box 334

Barrington, NH 03825

Sandra Maxham Carpenito

1062 Croquet Lane

Sebastian, FL 32958

Location: 252 Flower Drive

Date: March 5, 2013

Re: Request by Owner & Applicant for a variance from Article 4, Sections 4.1, 4.2 & 4.2.1 house nonconforming to setback, 5.1.1 Development on Nonconforming lots and Article 11.2 District Defined to construct a new 24' X 30' cottage with a 24' X 8'6" front deck with a 4' side landing and to move the structure approximately 51.9' away from the lake to make the structure conforming to the 50' state shoreland setback and more conforming to the town 75' setback on a .486 acre lot located in the General Residential (GR) Zoning District at 252 Flower Drive (Map 111, Lot 16). By Fenton Groen, Groen Builders; 75 Chapman Drive; Rochester, NH 03839

You are hereby notified that the request of Case# – 111-16-GR-13-ZBA, for a Variance from the terms of the Barrington Zoning Ordinance has been **GRANTED** for the following reasons:

After a consideration of the petitioners application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, February 20, 2013, it is the decision of the Board that the unique facts in the specific case # 111-16-GR-13-ZBA authorize a Variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the Sabin/Carpenito's case, that a literal enforcement of the Ordinance will result in unnecessary hardship and so by **GRANTING** a Variance in this specific case, the spirit of the ordinance is observed and substantial justice is done. The variance was granted based on revisions as shown on the plan set dated, January 2013 and received March 5, 2013. For additional information, please reference the Zoning Board of Adjustment meeting minutes of February 20, 2013.

Case Number: 116-16-GR-13-ZBA

Chair – Zoning Board of Adjustment

Date: March 5, 2013

333 Calef Highway (Route 125)

Map: 111 Lot 16

Barrington, NH 03825

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days after the decision is filed and first becomes available for public inspection in the Board's office.