



Planning & Land Use Department
Town of Barrington
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Barrington Zoning Board of Adjustment Notice of Decision

Case Number: 203-7-GR-14-ZBA

Location: 282 Second Crown Point Road

Date: April 24, 2014

Re: 203-7-GR-14-ZBA (Joseph & Virginia Carbaugh) Request by applicant for a Special Exception under Article 4.1.2 Lot Frontage to allow access from a different side of the property because of site constraints on a 10.52 acre lot, to be subdivided, (future lot 203-7-1) located at 282 Second Crown Point Road in the General Residential (GR) Zoning District. By Kenneth Berry, P.E., LLS, Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825

You are hereby notified that the request of Case# 203-7-GR-14-ZBA, for a Special Exception from the terms of Article 4.1.2 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, April 16, 2014, it is the decision of the Board that the unique facts in the specific case # 203-7-GR-14-ZBA authorize a Special Exception under the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that under the Ordinance the Zoning Board of Adjustment grant a Special Exception, that a different side of the property be used for access because site constraints make using the otherwise required frontage inconsistent with protecting the safety, health, and welfare of the public. The Special Exception was granted on the plan set dated January 23, 2014, with a revision date of April 8, 2014 and stamped April 8, 2014. For additional information, please reference the Zoning Board of Adjustment meeting minutes of April 16, 2014.

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Chair – Zoning Board of Adjustment

Date: April 24, 2014

333 Calef Highway (Route 125)

Map: 203 Lot 7

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.

Special Exceptions shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such Special Exception shall expire within 6 months after the resolution of a planning application filed in reliance upon the special exception. RSA 674:33 IV