

**Barrington Zoning Board of Adjustment  
Notice of Decision**

**Cases # ZB 09/678 – Tonia Mays  
22 Castle Rock Road, Barrington, NH**

**Location – Castle Rock Road, Barrington, NH  
Map 224, Lot(s) – 67 - General District**

**Date – September 20, 2010**

**You are hereby notified that the request of applicant Tonia Mays, 22 Castle Rock Road, Barrington, NH presented on September 15, 2010 for a Variance for a side setback for an addition to an existing barn has been GRANTED for the following reasons:**

**After a consideration of the Petitioner's application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, September 15, 2010 it is the decision of the Board that the unique facts in the specific case of do do not authorize a variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the applicant Tonia Mays, Case # 10/678 that a literal enforcement of the Ordinance would would not result in unnecessary hardship and by so GRANTING the variance the spirit of the Ordinance is observed and substantial justice done.**

**It is the decision of the Zoning Board of Adjustment that the findings of facts have been proven in the Tonia Mays Case # ZB 09/678 and that:**

- 1. There would not be a diminution in surrounding values because the lot line had been changed and agreed to.**
- 2. Denial would cause hardship as the lot was narrow and any further change would create a line that would have 2 jut-outs next to the building and along the boundary to swap the same amount of land with the abutter.**
- 3. Granting the variance would not injure the public or private rights of others as the applicant was making improvements to reduce the noise.**
- 4. The variance would allow the applicant to have use of the addition.**
- 5. Erosion control measures must be in place before, during construction, and until the area stabilizes if necessary.**
- 6. Substantial justice would be done as Mays had spent substantial money locating a boundary line that was agreed on with her abutter.**

**Conditions:**

**A fence would be installed along the length of the building at the property line, approximately 50 feet**

**The addition will be sound proofed with sound board and work completed based on the quote from Silversmith of \$6350.00.**

**Zoning Board of Adjustment**

**Chair**

**41 Province Lane  
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.**