

**Public Notice  
Barrington Board of Adjustment Decision**

**Case # ZB 10/683 – John and Maureen Genakos  
170 Beauty Hill Road  
Barrington, NH 03825**

**Location: 170 Beauty Hill Road, Barrington, NH  
Map 249, Lot 4**

**Date: July 22, 2010**

**You are hereby notified that a hearing was held on Wednesday, July 21, 2010 for a request by John and Maureen Genakos, 170 Beauty Hill Road, Barrington, NH for an variance to replace a set of stairs and landing on an existing house to access the existing house. The stairs and landing would not meet the front and side setbacks. The variance was granted from the terms of the Barrington Zoning Ordinance 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, July 21, 2010 it is the decision of the Board that the unique facts in the specific Case # ZB 10/683 do do not authorize an area variance from the terms of the Ordinance.**

**It is the decision of the Board that owing to the special conditions of the request by John & Maureen Genakos # ZB 10/683 that a literal enforcement of the Ordinance will will not result in unnecessary hardship and by so GRANTING the variance for the front and side setbacks is in the spirit of the Ordinance and substantial justice is done.**

**It is the decision of the Zoning Board that the finding of facts for a variance has been proven in the Case # ZB 10/683.**

**Finding of facts:**

**Granting the variance would not diminish the value of the abutting lots as the existing use would remain the same.**

**The granting of the variance is not contrary to the Ordinance as the new stars and landing would add value to the structure.**

**The new stairs and landing would replace existing ones that were deteriorating and add safety to the entrance of the dwelling.**

**The residential use was in the spirit of the Ordinance.**

**Chair - Zoning Board of Adjustment  
41 Province Lane  
Barrington, NH 03825**

*Karyn Forbes (S)*

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.