

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

**Cases # ZB 10/687 – Lake Shore Barrington, LLC
5 Dick Tracy Drive, Pelham, NH 03076**

**Location – 22 Lake Shore Drive, Barrington, NH
Map 119, Lot(s) 25 - General Residential District**

Date – September 20, 2010

You are hereby notified that the request of applicant Lake Shore Barrington, LLC, presented on September 15, 2010 for a Variance to construct a multi-family dwelling on Lake Shore Drive to replace an existing one that would reduce the impervious surfaces over 600 square feet 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 [REDACTED] 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 Lake Shore Barrington LLC, Case # 10/687 that a literal enforcement of the Ordinance would [REDACTED] 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 Lake Shore Barrington, LLC Case # ZB 10/687 and that:

- 1. There would not be a diminution in surrounding values because use of the lot would remain the same.**
- 2. Denial would cause hardship as to improve the existing apartment house would not bring it up to Codes and the repairs would be expensive.**
- 3. Granting the variance would not injure the public or private rights of others as the new structure would add value to the neighborhood.**
- 4. The variance would allow the applicant to improve his structure to the proper standards and requirements.**
- 5. Substantial justice would be done as the Lake Shore Barrington LLC lot would remain residential as now exists.**
- 6. The load on the lot would be reduced as the new dwelling would decrease the number of bedrooms to 6 in 2 units. The existing one has 4 units.**

Conditions:

- 1. Erosion control measures must be in place before, during construction, and until the area stabilizes if necessary.**
- 2. The duplex must be placed within the footprint presented and approved on September 15, 2010.**

Chair *Karyn Forbes* or
Zoning Board of Adjustment
137 Ramsdell 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.