# Barrington Zoning Board of Adjustment

## Zoning Ordinance Variance and Special Exception

### Application Checklist

**Please schedule a meeting with staff before submitting your application.**

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

***This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.***

Date 5/29/13 Case No. 114-30-GR-13-ZBA

**PART I – GENERAL REQUIREMENTS**

***All Graphics shall be to Scale and Dimensioned***

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

| Req'd | Rec'd | |
|---|---|---|
| ☑ | ☐ | 1. Zoning Board of Adjustment Application Checklist *(this form)* |
| ☑ | ☐ | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| ~~☐~~ | ~~☐~~ | 3. Appeal and Decision |
| ☑ | ☐ | 4. Fees - $150.00 Application ☐<br>$ 75.00 Legal Notice ☐<br>$ 7.00 per US Post Office Certified Letter ☐ |
| ☑ | ☐ | 5. Completed Project Application Form<br>☑ Variance ☐ Special Exception ☐ Appeal |
| ~~☐~~ | ~~☐~~ | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| ☑ | ☐ | 7. Project Narrative |
| ~~☐~~ | ~~☐~~ | 8. HOA Approval *(if applicable)* Applicant states not necessary. |

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☑ ☑ 9. Context or Locus Map (Show Surrounding Zoning Districts)

☑ ☐ 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).

☑ ☑ 11. Existing Conditions Photo Exhibit *(See instruction page for submitting photos)*
Up to four photos may be shown per 8 ½" X 11" page size
a. Show all existing structures on site

☐ ☐ 12. List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement)

☐ ☐ 13. Mailing Labels (4 sets)

## PART II – REQUIRED PLANS AND RELATED DATA

***All Graphics and Plans Shall be to Scale and Dimensioned***

☑ ☐ 1. Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

☑ ☐ 2. Elevations: Show all sides of building and indicate building heights
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

☑ ☐ 3. Floor Plans
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

☐ ☐ 4. All drawings and any revised drawings must be submitted in PDF format

☐ ☐ 5. OTHER: _____

☐ ☐ 6. Your Appointment Date and Time for Submitting the Complete Application is:

_____

_____
Staff Signature Date

**Land Use Department**
**Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825**
barrplan@metrocast.net **Phone: 603.664.5798**

## PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

**Case No.** 114-30-GR-13-ZBA

**Project Name** Jenny + Mark Wilson

**Location Address** 34 EDGEWATER DRIVE

**Map and Lot** TAX MAP 114 LOT 30

**Zoning District (Include Overlay District if Applicable)** _____

**Property Details:**

☒ Single Family Residential ☐ Multifamily Residential ☐ Manufactured Housing
☐ Commercial ☐ Mixed Use ☐ Agricultural ☐ Other

Use: STORAGE / GARAGE

Number of Buildings: 1 Height: 10'

Setbacks: Front 22+ Back 40+ Side 30+ Side 6± *

**Description of Request**

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exception for.
If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

* Side set back due to narrow property Line
Article 4, Table 2

**Project Narrative:** *(Please type and attach a separate sheet of paper)* Attach

**Barrington Zoning Ordinance Requirements:**

40' Front 30' Sides + Back

**Request:** *(You may type and attach a separate sheet of paper)*

See Attached

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## PART IV – If this is a JUSTIFICATION FOR VARIANCE

**The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.**

☒ 1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

Legally nonconforming Lot does allow meeting all set back requirements

☒ 2. Granting the variance would be consistent with the spirit of the Ordinance.

Main goal of avoiding Shoreline Protection

☒ 3. Granting the variance will not result in diminution of surrounding property values.

The structure would be Largely invisible

☒ 4. Granting of the variance would do substantial justice.

Requested location is the minimal impact for Swain's Lake and community

☒ 5. Granting of the variance would not be contrary to the public interest.

Building essentially invisible
other properties in community have Larger detached garages.

## PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

**Please provide evidence that the requested Special Exception complies by addressing the issues below.**

☒ 1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

☒ 2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

☒ 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

☒ 4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

☒ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

**In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:**

☐ 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.

☐ 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.

☐ 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.

☐ 4. Limitations on the number of occupants and methods and times of operation.

☐ 5. Regulation of the design and location of access drives, sidewalks, and other traffic features.

☐ 6. Location and amount of parking and loading spaces in excess of existing standards.

☐ 7. Regulation of the number, size, and lighting of signs in excess of existing standards.

Mark G Wilson 5/29/13

Signature of Applicant Date

Mark G Wilson 5/29/13

Signature of Owner Date

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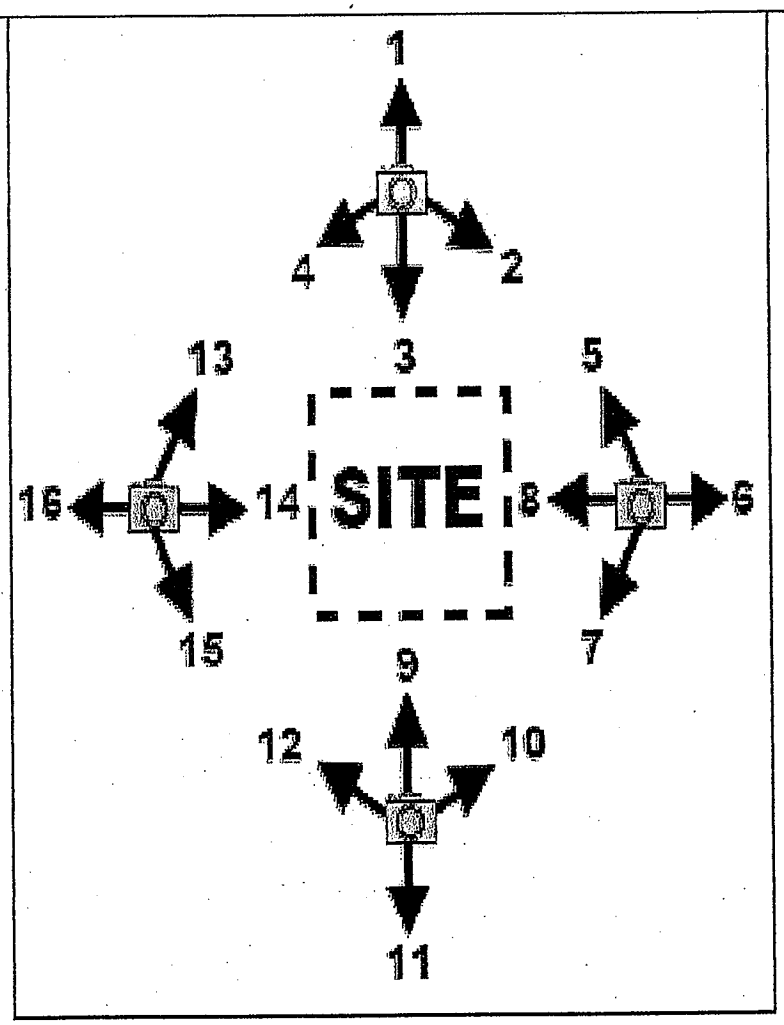
## SITE / CONTEXT PHOTOS

Using Guidelines Below

Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.