



AGENDA
Zoning Board of Adjustment (ZBA)
June 17, 2026, at 7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A. Attendance of Members, Staff Support

ACTION ITEMS:

A. **124-37-GR-26-Var (Owner: Hope Kenefick)** Request by applicant for a variance from Article 4.1.1 Minimum Standards and (Table 2) to replace a deck and add a screen in porch with a shed roof to part of the new deck located at 305 Hemlock Lane (Map 124, Lot 37) in the General Residential Zoning District. BY: Josiah Zoller; 64 Sparrow Drive; Barrington, NH 03825.

B. **124-23-GR-26-Var (Owners: Frederick G Hochgraf, Trust of the Hochgraf Living Rev. Trust)** Request by applicant for a variance from Article 4.1.1 Minimum Standards and (Table 2) for a proposal to develop a 2-bedroom home where the setback would be 26.9' where 40' is required and a garage where the setback would be 3.7' where 40' is required (Map 124, Lot 23) in the General Residential Zoning District. Located on McDaniel Shore Drive. BY: Christopher R. Berry, LLS, PLS, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

C. **126-20-GR-26-Var (Owners: Peter Phillips & Paula Kozlowski)** Request by applicant for a variance from Article 4.1.1 Minimum Standards and (Table 2) to replace an existing house at 80 River Road where the front setback would be 30' where 40' is required and a side setback of 22' where 30' is required (Map 126, Lot 20) in the General Residential Zoning District.

4. ACTION ITEMS CONTINUED FROM May 20, 2026:

A. **261-85-GR-26Var (Owners: Michael & Oriatha Duff)** Request by applicant for a variance from Article 4.1.1 Minimum Standards and (Table 2) for the following setbacks ****Front setback:** 5.0 feet to the roof overhang and 1.9 feet to the edge of stairs where 40' is required. ****Left setback:** to allow a setback of 9.7 feet to the roof overhand where 30' is required with the proposed

deck located 6.8' and the retaining wall be 5' where 30' is required. ****Right Setback:** to allow a setback of 8.4' to the roof overhanging and retaining wall being 5' where 30' is required. Article 5.1.1 (3) Nonconforming lots a requirement that renders this pre-existing nonconforming lot non-buildable without zoning relief. Located on Holiday Lake Shore Road (Map 261, Lot 85) on a .16-acre lot in the General Residential Zoning District.

REVIEW AND APPROVAL OF MINUTES

A. Review and approve the meeting minutes of May 20, 2026.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

ADJOURN

A. Adjourn the Zoning Board of Adjustment (ZBA) Meeting. The next ZBA meeting date is July 15, 2026, at 7:00 P.M.

**** Please note that all votes that are taken during this meeting shall be done by Roll Call vote. ****

Visitor Orientation to the Zoning Board of Adjustment Meeting

Welcome to this evening's Zoning Board of Adjustment meeting.

Copies of agendas are available for visitors.

Meeting Access

Zoning Board of Adjustment Board Meeting Virtual Access

Microsoft Teams meeting

www.barrington.nh.gov/zbmeetings

In Person

Town Hall, Main Meeting Room

4 Signature Drive

Barrington, NH 03825

Meeting Materials

Additional details regarding each agenda item and all supporting documentation can be found online at <https://www.barrington.nh.gov/zoning-board-adjustment>. Please contact the Land Use department with any questions via phone at (603) 664-5798 or email at planning@barrington.nh.gov. Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Land Use Department Office, Monday through Thursday from 8:00 a.m. to 3:00 p.m.

Special Accommodations

The Town of Barrington requires 48 hours' notice if the meeting must be modified for your participation or if special communication aides are needed. Please submit requests to the Land Use Department office via phone at (603) 664-5798 or email at planning@barrington.nh.gov.