



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

Town Planner's Recommendation

Project Name

Wednesday, June 12, 2013

VII. Application to **Construct a Deck** per Article XIII, Section 175-60(B)(8) of the Durham Zoning Ordinance, at **10 Denbow Road**. Submitted by **Robert Carty**. Tax Map 8, Lot 1-42. Residence B Zoning District. Recommended action: Final action

➤ I recommend approval as shown below

Please note the following:

- The deck will encroach into the wetland conservation overlay district. It will be located 39 feet +/- from the wetland where 75 foot distance is required.
- Section 175-60 B. 8. of the zoning ordinance allows decks under 200 square feet within the buffer subject to approval by the Planning Board with the advice of the Conservation Commission.
- John Parry, chair of the Conservation Commission sent me this email:
"I had met with the home owner, Rob Carty, to view the site, and also received the two attached documents from him. The project involves a deck added to the back of the house. The deck will be in the wetland setback, but some distance from the actual wetland (see picture - stakes show end of proposed deck - wetland area is below the stone wall). The deck will be under 200 sq. ft. The only disturbance will be the installation of 3 - 4"x4" posts in the yard. This will be done without any equipment, so disturbance will be minimal. We have no concerns about the project causing any significant disturbance to the wetland area." - John Parry, DCC Chair
- There are no fees, no notices, and no public hearing required as part of this review.

Draft

NOTICE OF DECISION

Address: 10 Denbow Road
Project Description: Deck construction
Applicant: Robert Carty
Property Owner: Robert Carty
Map and Lot: 8, 1-42
Zoning: Residence B
Date of approval: June 12, 2013

The application is approved with the following conditions:

- 1) It is approved as shown in the written application materials submitted by the applicant
- 2) As stated in the Zoning Ordinance, the deck must be less than 200 square feet in area; raised above the ground to permit the natural flow of any surface water; appropriate erosion control device measures, if any, shall be taken (as reasonably determined by the Building Official as part of the building permit process); the disturbed area shall be restored;
- 3) A building permit must be obtained prior to commencing construction