



TOWN OF DURHAM
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NOTICE OF DECISION

Project Name: 15 Main Street – Conditional Use for expansion and dormer
Action Taken: APPROVAL
Project Description: Installation of rear dormer and addition of bedroom and 2-1/2 bathrooms on the interior
Address: 15 Main Street
Applicant: Pete Murphy
Property Owner: Peter Murphy
Architect: Nick Isaak
Map and Lot: Map 5, Lot 2-2
Zoning: Church Hill
Date of approval: March 22, 2017

The application is approved as submitted subject to the following terms:

- 1) Height of dormer. This approval includes an approval to exceed the 30 foot height limit, but not the 35 foot limit (allowed at the discretion of the Planning Board).
- 2) Occupancy. The building is approved for 7 bedrooms and 10 occupants. There shall be no additional bedrooms created and no occupants beyond 10 (unless approved as a subsequent conditional use in accordance with the Zoning Ordinance). Bedrooms are located (or proposed to be located) on the basement, first, second, and attic levels.
- 3) Building permit. A building permit is required for the changes. The applicant is encouraged to coordinate with the Building Official at his earliest convenience, as there may be some strict code requirements.
- 4) Findings of fact:
 - a) The property is a “single family dwelling,” which is permitted in the Church Hill zone because it is one dwelling unit. Because there are 10 occupants where only 3 unrelated are allowed in this zone, the property is nonconforming in that regard.
 - b) As a single-family dwelling this is not subject to site plan review, only conditional use review. It is subject to a conditional use since the proposal is to enlarge/expand a nonconforming use.
 - c) Two and a half bathrooms are being added to the building.
 - d) The Historic District Commission approved the application for the rear dormer on March 2, 2017 subject to approval of the conditional use.