

PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name: Richmond Property Group - ATO Fraternity

Property Address: 18 Garrison Avenue Map and Lot #: Map 2, Lot 12-12

Site Plan: ~~X~~ Subdivision: _____ Boundary line adjustment: _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations

from which the waiver is requested: SPR - Section 5.8.9 Foundation Plantings

Reason/justification(s) for the waiver request: This regulation is partially met, and in some areas the foundation strip is larger than 4 feet. This waiver is justified because by removing or reducing the size of the foundation planting strip - the distance between the parking area and edge of wetlands increases. Overall the average is larger than 4 feet and there is significantly more at the front of the building.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):
(1) _____ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) ~~X~~ Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Bruce Scamman of Emanuel Engineering

Applicant? _____ Agent? ~~X~~ Today's date March 24, 2020

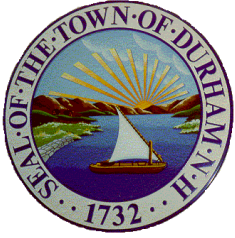
E-mail Address: bscamman@emanuelengineering.com Phone # 603 772 4400

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



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Property Address: 18 Garrison Avenue Map and Lot #: Map 2, Lot 12-12

Site Plan: ~~X~~ Subdivision: _____ Boundary line adjustment: _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations
 from which the waiver is requested: SPR-Section 10.4.1(b) parking in front of building

Reason/justification(s) for the waiver request: To meet parking requirements for institutional use per Durham's Zoning Ordinance. Current parking on the property is in front of the existing building, as well. The parking has been pushed back to a min. of 15'. Landscaping has been added. Porous pavement has been used

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) ~~X~~ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

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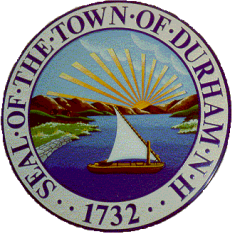
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Site Plan: ~~X~~ Subdivision: _____ Boundary line adjustment: _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations
 from which the waiver is requested: SPR: Section 10.1 Parking Required

Reason/justification(s) for the waiver request: 44 parking spots are required. 32 auto parking and 10 scooter parking spots. There are 15 bike spots at the rear of the addition. There are only 42 parking spaces. The potential impact to the wetlands buffer and the wetlands is the hardship and protecting them is a priority.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

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Site Plan: Subdivision: _____ Boundary line adjustment: _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations
 from which the waiver is requested: SPR - Section 5.7.2 Trees 30-50' along front

Reason/justification(s) for the waiver request: A landscaping plan provided
 illustrates the location of several trees close to the rights of way to accommodate
 this waiver. There are 3 trees to East of the parking lot that are large mature trees.
 There are 3 mature trees on the Pettee Brook side of the lot, 2 proposed trees in
 front of the building and 2 proposed trees in the islands in front of the parking.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

- (1) _____ Strict conformity would pose an unnecessary hardship to the applicant and
 the waiver would not be contrary to the spirit and intent of the regulations; or
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