



PLANNING DEPARTMENT
 Town of Durham
 8 Newmarket Road
 Durham, NH 03824-2898
 Phone (603) 868-8064
www.ci.durham.nh.us

RECEIVED
 Town of Durham
 JAN 18 2022
 Planning, Assessing
 and Zoning

CONDITIONAL USE APPLICATION

\$605 pd. 1/18
 Check # 6718

Date: 1/6/22

Property information

Property address/location: 4 Old Landing Rd

Tax map #: 5; lot #'s): 6-1; Zoning District: COURTHOUSE

Property owner

Name (include name of individual): MARK HENDERSON

Mailing address: 12 PENDexter Rd, MABURY, NH 03823

Telephone #: 603-966-6820 Email: MARENDEHSON68@GMAIL.COM

Engineer, Surveyor, or Other Professional

Name (include name of individual): NICK ISAAC - ARCHITECT / TIM NOONAN - G.C.

Mailing address: 28 MAIN ST. DURHAM, NH

Telephone #: TI 603-765-4501 Email address: TJNINE@METROCAST.NET

Proposed project

Activity within the WCOD ___; Activity within the SPOD ___; Other proposal or activity ___

What is the proposed project? ADDING 2 ADDITIONAL APARTMENTS IN THE EXISTING ATTIC SPACE. EACH APARTMENT WILL HAVE 4 BEDROOMS.

Which provision in the zoning ordinance calls for this conditional use? CURRENT ZONING, ALLOWS EXPANSION OF A NON-CONFORMING CONDITIONAL USE UP TO 50% OF EXISTING.

Justification for granting the conditional use: IT IS PERMITTED UNDER CURRENT ZONING

Have you completed the conditional use checklist? _____

January 18, 2022

Audrey -

As we have discussed on the phone, I have a plan to renovate 4 Old Landing Rd, adding an additional two 4 bedroom apartments in the existing attic space of the property. Along with the new apartments I am also in the process of installing a fire sprinkler and alarm system in the entire building. I would like it noted that by Code I am not required to install the alarm system but the Durham FD thought it would just add another layer of protection and the timing is good for me to do it.

The current building has eight 2 bedroom apartments and with the additional 8 bedrooms I would be staying with the current zoning of the allowable 50% expansion of an existing property.

As you can see from the attached renderings, the exterior of the building will be staying within the current footprint, and the attic space already exists, so the square footage of the building will not change. To accommodate the two new apartments we do plan to add dormers to the front and back of the building, but as you can see from the renderings, it will only enhance and improve the building. We also have plans to upgrade most of the existing exterior which the building definitely needs.

This property is located next to one of our existing properties, 28 Dover Rd. and will be a good edition to our existing portfolio. 4 Old Landing is currently owned by absentee Owners (Cape Cod, MA) and managed by a real estate broker out of Portsmouth, NH who is not in Durham regularly so the property is not managed 24/7 as it would be when we become the owners.

I have attached the renderings and am available to meet in your office or on site whenever it is convenient for you.

Sincerely,

Mark Henderson, owner
Henderson Family Properties, LLC
603-966-6820



CONCEPTUAL FLOOR PLAN



EXISTING BUILDING

NEW
WINDOWS
AT
LIVING
AREAS

1X8
CORNER
BOARDS

REPLACE
SIDING
(TBD)



SHED
DORMERS
AT BEDROOMS

SHED ROOF
ENTRY

EXISTING BUILDING