

November 17, 2022

To the Town of Durham Planning Board

This concerns the Housing Commission proposed changes to the Zoning Ordinance to encourage more affordable housing in Durham.

I have great concern about the proposed change to the RA zone making a duplex a CU versus not permitted. Some of us have spent many years trying to protect the character of the RA zone residents. These protections include not permitted duplex construction and the 3 unrelated rule. Unfortunately, many changes to the Zoning Ordinance might seem appropriate in some towns, but the uniqueness of Durham as a University town requires a different approach.

A dense neighborhood with a duplex may result in situations like the buildings (grandfathered) along Edgewood road near Strafford Avenue. Every nearby single family resident (with or without accessory apartment) can describe the problems with these duplex properties given the uniqueness of Durham as a college community.

I urge the Planning Board to remove the proposed CU designation for duplex in the RA zone.

Sincerely,

A handwritten signature in blue ink that reads "Jay B. Gooze". The signature is written in a cursive, flowing style.

Jay B. Gooze, M.D.