

May 17, 2023

To the Planning Board -

I am the owner of two adjacent lots, 5 / 6-1 and 5 / 6-2, they both are currently occupied by two existing "non-conforming" uses in the Courthouse District. Lot 6-1 has an 8 unit apartment building on it with an address of 4 Old Landing Rd. Lot 6-2 has a 4 unit apartment building on it with an address of 28 Dover Rd. There is a large paved parking area that is joined across both lots and serves both buildings.

This is just a "conceptual" presentation as I am aware that I will need to go in front of the ZBA if there are variances I will need to develop the two lots as I am presenting it to you.

My goal is to pick up and move 28 Dover Rd from Lot 6-2 to Lot 6-1. This would mean the "non-conforming" uses would be located on one common lot, 6-1, and would allow a small retail development on lot 6-2, which would be permitted uses for this district.

As you can see from the attached plans I hope to build a 3 bay car wash and have an adjoining retail space with possible second floor commercial/office space.

Our engineer has studied the traffic patterns in and out of the property from 108, they have also designed adequate flow and parking within the site for these current and new uses.

We have also taken into consideration our abutters and have worked hard to create adequate buffers and greenscape into the design. This design will vastly improve the current visual effect of this property as you enter Durham from the East, as the present haphazard parking lot that dominates the lot today.

I look forward to your feedback and appreciate the time of the Planning Board.

Sincerely,

Mark Henderson, owner