



TOWN OF DURHAM
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Sean Starkey, *Chair*
Chris Sterndale, *Vice Chair*
Thomas Toye, *Secretary*
Joan Lawson
Micah Warnock
Peter Wolfe
Audrey Cline,
Zoning Administrator
Victoria Parmele,
Minutes Taker

ZONING BOARD OF ADJUSTMENT
Tuesday, May 8, 2018 at 7:00 p.m.
Town Council Chambers, Town Hall
8 Newmarket Road, Durham, NH
Agenda

- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Approval of Agenda
- V. Election of Officers
- VI. Public Hearings:

A. **CONTINUED PUBLIC HEARING** on a petition submitted by Thomas A. Toye IV, Durham, New Hampshire for an **APPLICATION FOR VARIANCES** from Article XII, Section 175-53 and Article XX, Section 175-109 of the Durham Zoning Ordinance to change the use of an existing barn, approved as a mixed-use building, to a multi-family structure with four dwelling units. The property involved is shown on Tax Map 6, Lot 9-8, is located at 9 Tavern Way, and is in the Residence B Zoning District.

B. **PUBLIC HEARING** on a petition submitted by Monica F. Kieser, Hoefle, Phoenix, Gormley & Roberts P.A., Portsmouth, New Hampshire, on behalf of Manisha P. Heiderscheidt Rev Trust, Durham, New Hampshire, for an **APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION** from a February 20, 2018 email from Zoning Administrator Audrey Cline on the denial of a building permit for a new single family home. The property involved is shown on Tax Map 12, Lot 1-8, is located at 32 Cedar Point Road, and is in the Residence C Zoning District.

C. **PUBLIC HEARING** on a petition submitted by Monica F. Kieser, Hoefle, Phoenix, Gormley & Roberts P.A., Portsmouth, New Hampshire, on behalf of Manisha P. Heiderscheidt Rev Trust, Durham, New Hampshire, for an **APPLICATION FOR VARIANCES** from Article IX, Section 175-30(D)(3)(c&d) and Article XII, Section 175-54 of the Durham Zoning Ordinance to demolish the current structure on a property and replace it with a new single family home of greater square footage and building footprint than allowed, and also within the front and side setbacks. The property involved is shown on Tax Map 12, Lot 1-8, is located at 32 Cedar Point Road, and is in the Residence C Zoning District.

(Over)

D. **PUBLIC HEARING** on a petition submitted by Mary Lohnes Ehrenworth & Richard Hallett, Durham, New Hampshire for an **APPLICATION FOR VARIANCE** from Article XII, Section 175-54 of the Durham Zoning Ordinance to reduce the non-conforming shoreline frontage for Lot 25-0, increase the non-conforming shoreline frontage for Lot 26-0 and create a new non-conforming side setback for Lot 25-0. The properties involved are shown on Tax Map 12, Lots 25-0 & 26-0, are located at 22 Colony Cove Road and 18 Colony Cove Road respectively, and are in the Residence C Zoning District.

E. **PUBLIC HEARING** on a petition submitted by JoAnne Tremaine, Durham, New Hampshire for an **APPLICATION FOR VARIANCE** from Article XII, Section 175-54 of the Durham Zoning Ordinance to install a generator within the sideyard setback. The property involved is shown on Tax Map 12, Lot 1-5, is located at 37 Cedar Point Road, and is in the Residence C Zoning District.

VII. **Approval of Minutes** - No Minutes

VIII. **Other Business**

IX. **Adjournment**

Please note:

- 1) Public hearings. The public is invited to attend all meetings of the Zoning Board of Adjustment. *The public is welcome to speak at all public hearings.* For other items the public may speak only at the discretion of the chair/board.
- 2) Other information. Files on the items above are available for review in the Planning Office from 8:00 a.m. to 4:30 p.m., Monday through Friday.
- 3) Contacting us. Contact the Planning and Building Department with questions or comments about the items above or any planning-related matters. Call (603) 868-8064 or email kedwards@ci.durham.nh.us (Karen Edwards, Administrative Assistant) or acline@ci.durham.nh.us (Audrey Cline, CEO/Zoning Administrator).
- 4) Communication aids. Please provide the Town 48-hours notice if special communication aids are needed.
- 5) Meeting dates. Meeting dates are subject to change. Contact the Planning and Zoning office about meetings. The next Zoning Board of Adjustment meeting is **June 12, 2018.**