



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

RECEIVED
Town of Durham

APR 29 2013

Planning, Assessing,
Zoning & Code Enforcement

ZONING BOARD OF ADJUSTMENT REQUEST PROCEDURE

MEETINGS: The Zoning Board of Adjustment (ZBA) will meet on the second Tuesday of each month in the Council Meeting Room at the Town Hall.

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4/28
C...
175

FILING OF APPLICATION: Applications for ZBA are available at the Town Office. The application must be filed at the Town Office at least 15 days prior to a meeting, along with an application fee. A notice of the meeting will be published in the Foster's Daily Democrat and a similar notice will be sent, by certified mail, to abutters and nearby property owners. The filing fee will be used to meet these expenses. If the expenses exceed the filing fee, the applicant will be billed for the difference.

LIST OF ABUTTERS: You must prepare a list of all abutting property owners, have it verified at the Town Office, and attach it to your application. If you have any difficulty, consult the Assessor's Office, but **THE ACCURACY OF THE LIST IS YOUR RESPONSIBILITY**. An "abutter" means any person whose property adjoins or is directly across the street or stream from the land under consideration. The list of abutters must also include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4 (I) (a) of the New Hampshire Planning and Land Use Regulations.

PLOT PLAN: Applications must be accompanied by plot plans in order to be considered by the ZBA. Plans should show the location and shape of the subject structure in relation to lot lines and required setbacks, in addition to location and identification of abutters. Neither the review of any applications or plans by officials of the Town of Durham, nor any subsequent inspection of the premises, should be relied upon as an assurance of conformity to legal requirements. The applicant shall remain fully responsible for complying with all applicable United States, New Hampshire or Durham laws, ordinances, regulations or conditions.

PRESENTATION AT MEETING: The Petitioner should bring all documentation, which will assist the Board in understanding the proposal. Do not assume that anything submitted to a different Town Board will find its way to the ZBA file.

NOTE: Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality affected by any decision of the administrative officer. An appeal of Administrative Decision must be filed with the Board no later than 30 days from the date of the original decision as per the Zoning Board Rules of Procedure Section D(1)(b).

It is necessary that the applicant or his legal representative attend the meeting held for the review and consideration of this petition.

Please send this form with Plot Plan and List of Abutters to the Town of Durham, 15 Newmarket Rd., Durham, NH 03824, Attn: Zoning Board of Adjustment.

Appeal for Applicant

State of New Hampshire

Strafford, SS

To: Zoning Board of Adjustment, Town of Durham NH 03824

Name of Applicant: Chris Dennen

Address: 29 Cedar Point Rd. Phone # 534-3402

Email: Dennendesign@Comcast.net

Owner of Property Concerned: Same
(If same as above, write "Same")

Address: Same
(If same as above, write "Same")

Location of Property: _____
(Street & Number, Subdivision and Lot number)

Description of Property (Give Tax Map number, length of frontage, side and rear lines and other pertinent descriptive information) Map 12, lot 1-13 (2C)

F/B - 105' Sides 115' -

Fill in Section 1, 2, 3 or 4 below as appropriate. Do not fill in more than one section. This application is not acceptable unless all required statements have been made. Additional information may be supplied on separate sheets if the space provided is inadequate.

SECTION 1: APPEAL FROM AN ADMINISTRATIVE DECISION

Appeal must be filed no later than 30 days from the date of the original decision.

Relating to the interpretation and enforcement of the provision of the Zoning Ordinance.

Decision of the enforcement officer to be reviewed: _____
Number _____ Date _____

Article _____ Section _____ of the Zoning Ordinance in question.

SECTION 2: APPLICATION FOR SPECIAL EXCEPTION

Description of proposed use showing justification for a Special Exception as specified in the Zoning Ordinance Article _____ Section _____

Note - Application for Variance does not fall within 125' Shoreland setback, nor is there wetlands associated with application's.

SECTION 3: APPLICATION FOR EQUITABLE WAIVER

The undersigned hereby requests an Equitable Waiver of Dimensional Requirements as provided in RSA 674:33-A of the New Hampshire Planning and Land Use Regulations.

Please give a brief description of the situation: _____

SECTION 4: APPLICATION FOR A VARIANCE

STANDARD OF REVIEW: The New Hampshire Legislature has declared that each of the following conditions must be found in order for a variance to be legally granted. Prior to seeking a variance, the property owner must have been DENIED a building permit by the Building Inspector or approval by the Planning Board.

1. No decrease in value of surrounding properties would be suffered;
2. Granting the variance would not be contrary to the public interest;
3. Denial of the variance would result in unnecessary hardship to the owner seeking it;
4. By granting the variance substantial justice would be done;
5. The use must not be contrary to the spirit and intent of the ordinance.

A Variance is requested from Article XII Section 17S-54 of the Zoning Ordinance to permit construction of single story detached garage.

Facts supporting this request:

1. No decrease in value of surrounding properties would be suffered because:

Personal Property could now be stored in secure building. Other surrounding properties contain Garages too!

2. Granting the variance would not be contrary to the public interest because:

A dilapidated existing shed could be removed and replaced by modern building.

Current law requires the existence of unnecessary hardship for the granting of any variance, whether that is for a use not allowed in a particular zone or a deviation from a dimensional requirement.

3(A). Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

a. no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because:

Existing lot size is non conforming and does allow enough allowable space for any structure!

Abutting lots all contain multiple accessory structures

and

b. the proposed use is a reasonable one because:

The proposed garage helps increase property value and keeps in character with other properties on road.

Or

3(B). Owing to special conditions of the property that distinguishes it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

4. By granting the variance substantial justice would be done because:

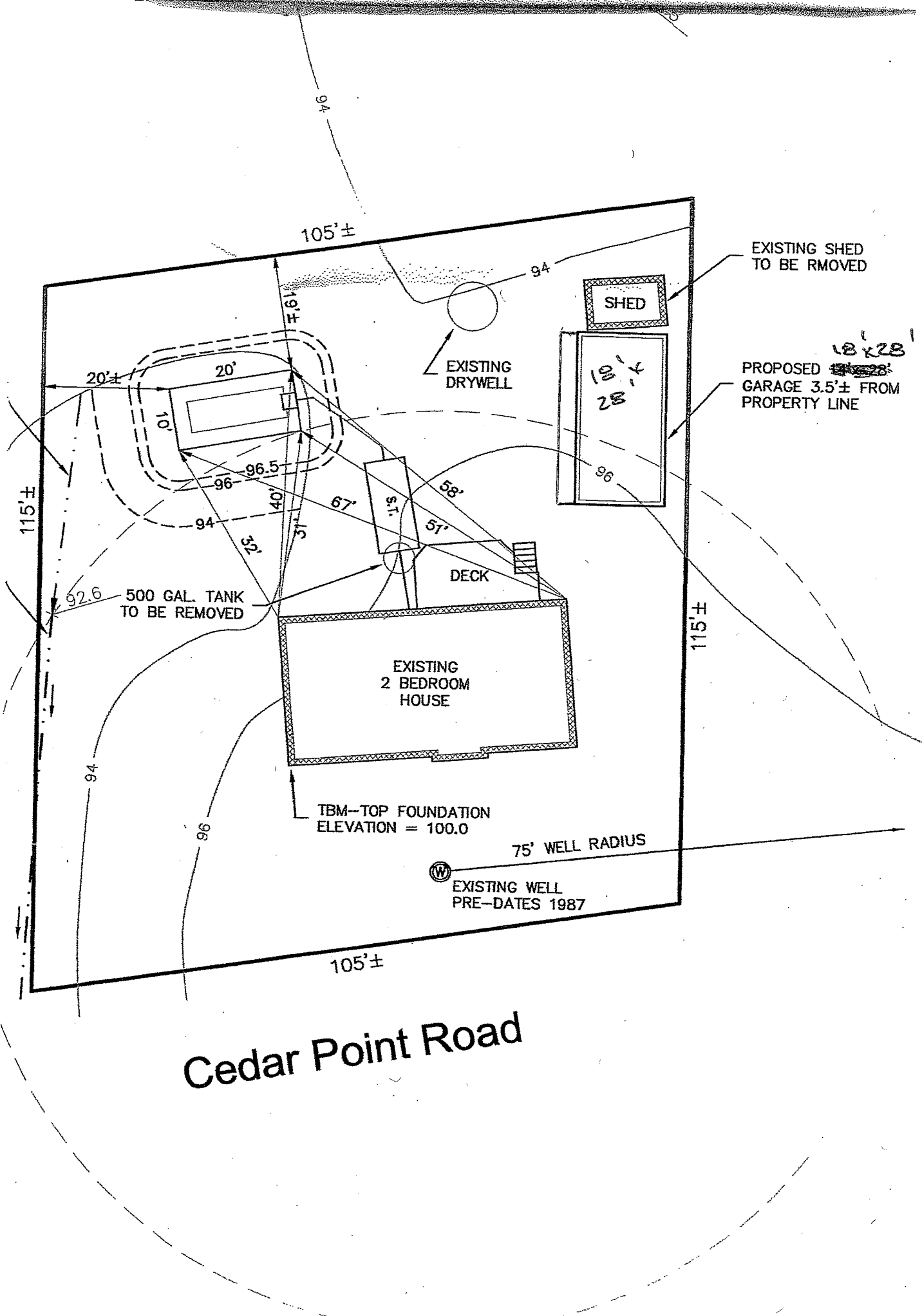
The proposed structure is in keeping with the feel

of neighborhood. It serves to protect Great Bay from pollution.
Other neighbors have been approved for similar variances

5. The use will not be contrary to the spirit and intent of the ordinance because:

It is an allowable structure that serves to protect

belongings, improve property values, and is in
keeping with the architecture of Cedar Point properties.



Cedar Point Road



TOWN OF DURHAM
15 NEWMARKET ROAD
DURHAM, NH 03824-2898

THOMAS F. JOHNSON

Zoning Administrator
Code Enforcement Officer
Health Officer

TEL: 603/868/8064

FAX: 603/868-8033

tjohnson@ci.durham.nh.us

April 24, 2013


Chris Dennen
29 Cedar Point Road
Durham, NH 03824

Dear Mr. Dennen:

In reviewing your application for a building permit, dated April 23, 2013, to construct a single-story detached garage, I find I must deny your application at this time based on the following: The proposed construction is within the 50-foot sideyard and rearyard setbacks as defined in Article XII, Section 175-54 of the Durham Zoning Ordinance. It may also be within the 100-foot wetland setback as defined in Article XIII, Section 175-59(A)(2) and the 125-foot shoreland setback as defined in Article XIV, Section 175-74(A). You will need to apply for variances to the Zoning Board of Adjustment. The application deadline for the next Zoning Board meeting is Monday, April 29, 2013.

If you have any questions, please contact me at 868-8064.

Sincerely,

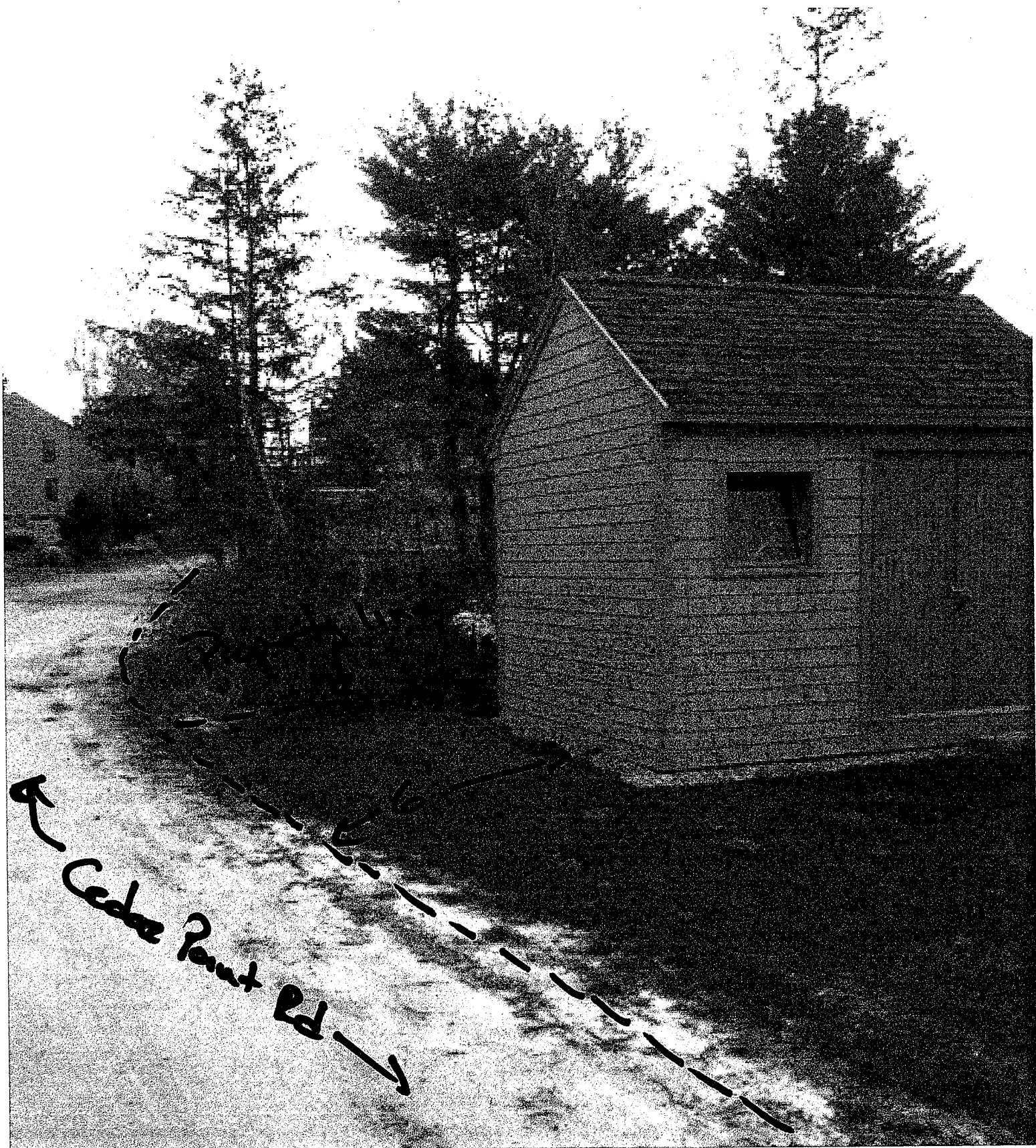


Thomas F. Johnson
Zoning Administrator/CEO

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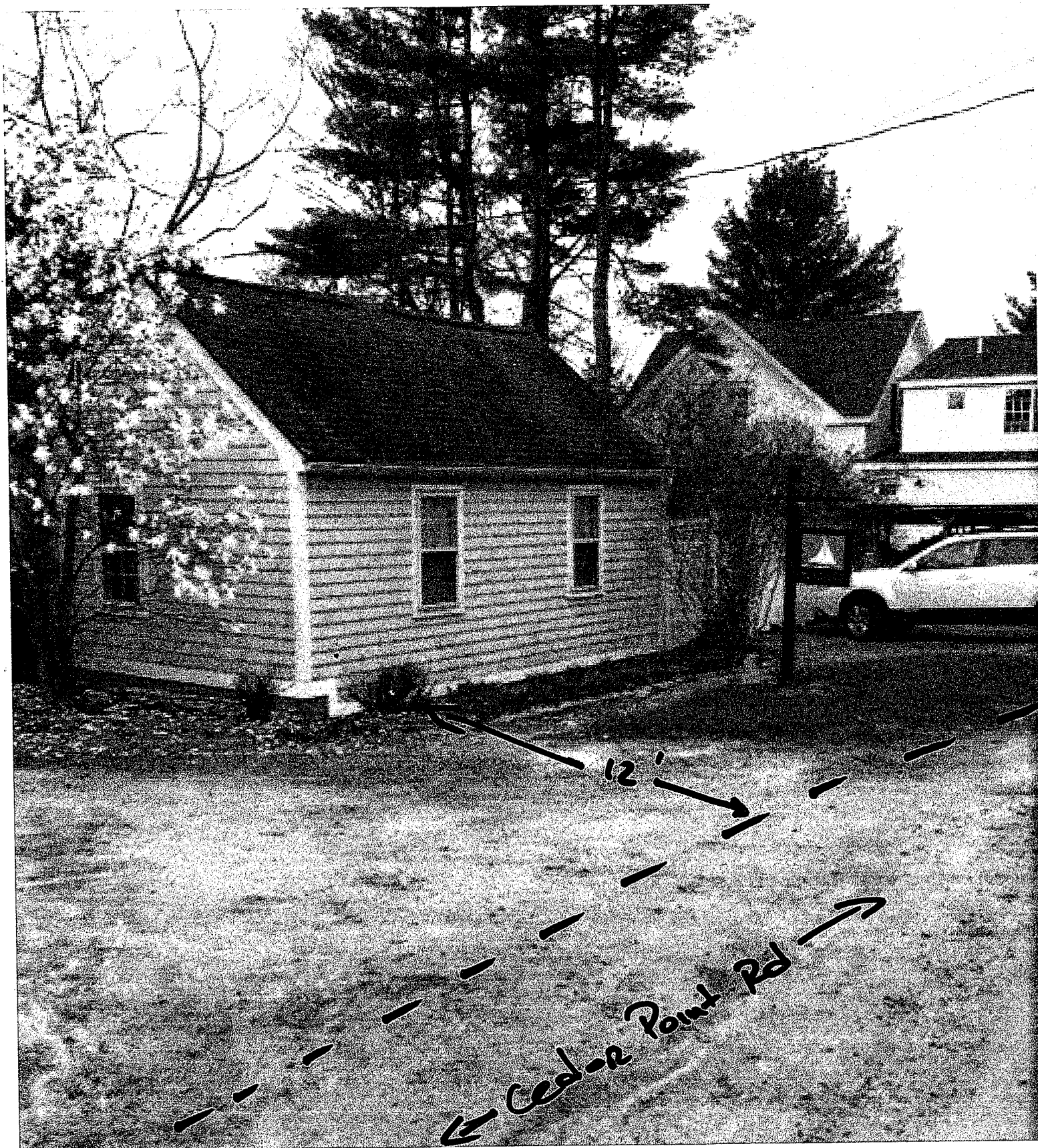
Cedar Point Rd



Cedar Point Rd



Cape 2007





Shed to be removed

Neighbors shed

Property side line

Proposed location of garage @ 29 Cedar Road