

Appeal for Applicant

State of New Hampshire

Strafford, SS

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

Name of Applicant: Lori and Stephen Lamb

Address: 64 Bennett Rd, Durham Phone #: 617-834-6852

Email: llamb30@hotmail.com

Owner of Property Concerned: Same

Address: Same

Location of Property: 90 Bennett Rd Durham, Lot 34-1

Description of Property (Give Tax Map number, length of frontage, side and rear lines and other pertinent descriptive information): Tax Map 14, 492 frontage on Bennett Road containing 2 structures including an historic 10 room inn formally called "the Highland House" and barn," the ciderhouse", overlooking the Lamprey River, UNH Thompson Farm fields, with raised forested area owned by UNH on western boundary.

SECTION 4: APPLICATION FOR A VARIANCE

Facts supporting : A variance is requested from Article XXII, Section 175-53 of the Zoning Ordinance to expand the approved function hall and its approved use to more than 100 people.

1. No decrease in value of surrounding properties would be suffered because onsite parking will not increase and remain concealed in wooded area of property. The barn addition and existing barn renovation will be designed in keeping with the historic nature of the property.

2. Granting the variance would not be contrary to the public interest because use of offsite parking has already been approved with use of shuttles to minimize traffic on Bennett Rd.

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:** Rather than set up a temporary permitted tent for functions in conjunction with the inn, the existing barn and addition would provide a permanent structure in keeping with the historic

nature of the property. Parking and traffic would be minimally impacted as the additional guests would be traveling by shuttle to offsite parking and hotels.

b. the proposed use is a reasonable one because: the use of the existing barn as a function hall and use of offsite parking for overflow parking have already been approved, as well as the seasonal use of a tent for up to 18 events annually. The grounds at the inn are well suited for outdoor daytime events for this size group, surrounded by UNH's Thompson Farm fields and woodlot and the Lamprey River. The impact of having these additional guests would be minimal as their cars will be parked offsite.

4. By granting the variance substantial justice would be done because: it would not change use of the property but would expand opportunities for year round income without impacting the surrounding neighborhood.

5. The use will not be contrary to the spirit and intent of the ordinance because: this site had been home to the "Highland House" since the late 1890's when Sarah Woodman purchased the 1790's colonial home built by Captain James Chesley, added the porch and expanded the back ell . Later the Thompson family fed guests three farm fresh meals a day, had a multitude of outdoor gatherings, barn dances, weddings and family reunions over the years. We are attempting to carry on the tradition!