



TOWN OF DURHAM  
8 NEWMARKET ROAD  
DURHAM, NH 03824  
Tel: 603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

July 21, 2015

Emily R. Hart  
14 Cedar Point Rd.  
Durham, NH 03824

Dear Ms. Hart:

After reviewing your application for a building permit dated July 20, 2015, for the construction of new single family home with attached garage, detached garage with accessory apartment and expanded septic system at 16 Cedar Point Road, I must deny this application for the following reasons: All of the proposed structures are within the property setbacks as per Article XII, Section 175-54 of the Zoning Ordinance, within the wetland setback as per Article XIII, Section 175-59(A) of the Zoning Ordinance and within the shoreland setback as per Article XIV, Section 175-74(A) of the Zoning Ordinance. In addition, the enlargement of the building footprint of more than 15 percent and the usable building volume of more than 30 percent is in violation of Article IX, Section 175-30(D)(3)(c&d). You may also be in violation of Article XX, Section 175-109(D)(3) that states that the accessory dwelling unit shall contain at least three hundred (300) square feet of floor space, but shall not contain more than twenty-five (25) percent of the total floor space of the single-family residence to which it is accessory.

You will need to seek variances from the Zoning Board of Adjustment for these issues. An application is enclosed. The next deadline for applications is Monday, July 27, 2015. If you have any questions, please contact me at 868-8064.

Sincerely,

Thomas F. Johnson  
Zoning Administrator/CEO

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cc. Christopher Levesque