



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824
PHONE: 603/868-8064
www.ci.durham.nh.us

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Town of Durham
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Planning, Assessing
and Zoning

ZONING BOARD OF ADJUSTMENT REQUEST PROCEDURE

\$235 pd.
11/20
Check #
2519

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.

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: Michael C Mullins + Alex Builders

Address: PO Box 1361 Portsmouth NH 03801 Phone # 207-451-0874

Email: Alexbuilders@comcast.net

Owner of Property Concerned: Michael C Mullins

(If same as above, write "Same")

Address: 6230 Hyderabad Place, Dulles VA 20189

(If same as above, write "Same")

Location of Property: 3 CEDAR POINT RD MAP 12 LOT 2-7
(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 2-7

FRONTAGE ON CEDAR POINT - 246.27' Side - 178

FRONTAGE ON US RT 4 - 300' ± TRIANGULAR LOT

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

Any Special Exceptions granted shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance.

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

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: 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.

Any Variances granted shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance.

A Variance is requested from Article _____ Section _____ of the Zoning Ordinance to permit Second story addition, Additional square footage to first floor
SEE ATTACHED LISTING

The New Hampshire Legislature has declared that each of the following conditions must be found in order for a variance to be legally granted. Please answer the following questions in support of the variance request either on this form or on a separate sheet of paper.

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

THERE WILL BE NO SUBSTANTIAL DIMINUTION
IN SURROUNDING PROPERTY VALUES AS THE NEW HOME WILL INCREASE
VALUES OF SURROUNDING PROPERTIES

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

GRANTING THE VARIANCES WILL NOT SUBSTANTIALLY
ALTER THE CHARACTERISTICS OF THE NEIGHBORHOOD

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:

THE SIZE AND SHAPE OF THE LOT CREATE SPECIAL
CONDITIONS DIFFERENTIATING THIS LOT FROM OTHERS
SUCH THAT APPLICATION OF THE CONVENT ORDINANCE
RESULTS IN AN UNNECESSARY HARDSHIP.
and

- b. the proposed use is a reasonable one because:

A SINGLE FAMILY USE IS A PERMITTED USE

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.

GIVEN THE LOCATION OF THE HOME ON
THE LOT AND THE TRIANGULAR SHAPE OF
THE LOT, VARIANCES ARE NECESSARY

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

THE HARSHNESS UPON THE OWNER SHOULD THE VARIANCES
BE DENIED IS NOT OUTWEIGHED BY A BENEFIT TO THE PUBLIC

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

THE ESSENTIAL CHARACTERISTICS OF THE NEIGHBORHOOD
WILL NOT BE SUBSTANTIALLY ALTERED

LIST OF VARIANCES REQUESTED

1. Section 175-29-D for expansion of a conforming structure on a non-conforming lot;
2. Section 175-30-A for continuance of a nonconforming building or structure;
3. Section 175-30-D.3 for addition to a nonconforming structure increasing the usable building volume by more than 30%;
4. Section 175-54 to allow a front yard setback of 20' where a minimum of 30' is required, rear yard setback of 3' where 50' is required;
5. Section 175-74 to allow a structure within 75' of Great Bay where 125' is required;
6. Section 175-59 to allow a structure to be located 75' in tidal wetlands where 100' is required;
7. Section 175-40-E to allow alteration of a structure in the Residence Coastal District to be not in accordance with the dimensional standards of 175-54.

