



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898

AUDREY CLINE
Zoning Administrator
Code Enforcement Officer
Health Officer

TEL: (603) 868-8064
acline@ci.durham.nh.us

Decision or Order of the Building Inspector/Code Enforcement Officer

175-12. Administrative Appeals.

Any person who believes that the Zoning Administrator has made an error in the interpretation or application of the provisions of this Ordinance, may appeal such determination to the Zoning Board of Adjustment as an administrative appeal under the provisions of Section 175-19. If the Board finds that the Zoning Administrator erred in his/her interpretation of the Ordinance, it shall modify or reverse the decision accordingly.

175.19. Powers and Duties

B. In exercising the above-mentioned powers, the Board may, in conformity with the provisions hereof, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from and may make such order or decision as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken.

Applicant: Young Drive, LLC c/o Francis Chase

Date of order: February 28, 2017

Deadline for application for appeal: March 30, 2017

Decision or Order of the Building Inspector/Code Enforcement Officer:

A Building Permit for Multi-Unit Elderly Housing in the Coe's Corner District is **DENIED**. Proposed buildings exceed the maximum building height. Portions of the proposed structures encroach upon the wetland buffer. Parking is proposed between the front of the buildings and the property line, and Street.

ARTICLE XII

175-54. Dimensional Standards

Maximum permitted building height in feet in Coe's Corner is 30'

Article XIII

175-59. Applicability

- A. The provisions of the WCO District shall apply to the following areas of the Town of Durham:**
- 2. An upland buffer strip adjacent to each wetland subject to the provisions of this district as identified in 1. above. The width of the upland buffer strip from the reference line of the wetland shall vary with the type of wetland as follows:**
 - d. all other non-tidal wetlands**
- in all other zones: **75 feet**

175-61 & 175-62

To permit Elderly Housing Multi Unit in the Wetland Conservation Overlay (WCO) District and allow for structures within the 75 foot buffer.

ARTICLE IX

175-46.

F. Development Standards in the Coe's Corner District

1. Parking – Parking shall be located to the side or rear of the building. No parking shall be located on the portion of the lot between the front wall of the principal building and the front property line except on driveways in accordance with Article XXI. This restriction shall apply to the full width of the lot.

2. Front Yard Area – The area between the front wall of the principal building and the front property line shall be maintained as a naturally vegetated area or lawn and shall not be used for vehicular facilities or parking except for driveways.

By Durham's Building Inspector/Code Enforcement Officer:

Audrey Cline CEO