



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

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May 24, 2017

Durham Zoning Board of Adjustment
8 Newmarket Road
Durham, NH 03824

RECEIVED
Town of Durham

MAY 31 2017

Planning, Assessing
and Zoning

Re: ZBA Application for Eric & Amber Sirles 12 Mathes Cove Road Map 12 Lot 9 – 12 Special Exception request from Article XIII Section 175-62 in accordance with the provisions of Art. IX Section 175-29B

Dear Chairman:

MJS Engineering is representing Eric and Amber Sirles to request a special exception for the construction of a septic system within the 125' Wetland Overlay Setback. The configuration of the existing vacant lot of record, when applying the current setbacks, limits the buildable area on the lot. The total lot area is 1.86 acres and the buildable area is 0.18 acres. The buildable area is reduced to only 10% of the total lot. Due to these restrictions, the applicant cannot fit both the house and septic system within the buildable area and therefore the development on this lot requires a special exception in accordance with the above listed zoning article.

If you require additional information or have any questions or comments, please call (603) 659-4979 x302.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Sievert".

Michael J. Sievert PE
President

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.

RECEIVED
Town of Durham
MAY 24 2017
Planning, Assessing
and Zoning
Strafford, SS

Appeal for Applicant

State of New Hampshire

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

Name of Applicant: Eric & Amber Sirles

Address: 10 Pierce Drive Rochester, NH 03867 Phone #

Email: eriams08@yahoo.com

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

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

Location of Property: 12 Mathes Cove Road
(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 9-12 vacant lot with 200.0' frontage.
North side 373', South side 538' and Rear 177'
Irregular shape with a total lot area of 1.9 acres. The entire width along the lot frontage is a large wetland. There is only 20' of the 200' of frontage that is not wetland. The wetland extends the full width of the lot further in from the frontage.*

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.

388
277 paid
5/24
Check #
15617
111 pd.
5/25
Check #
15618

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 IX & XIII Sections 175-29B & 62

Request a special exception to construct a septic system on an existing lot of record within the WCO district. See attached addendum for compliance with applicable requirements.

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 _____
