

**Property Referenced:
Tax Map 20, Lot 3-2**

ZONING BOARD OF ADJUSTMENT

RE: PUBLIC HEARING on a petition submitted by Firoze Katrak, Durham, New Hampshire, on behalf of Wooden Nutmeg Farm Condominium, Durham, New Hampshire, for an APPLICATION FOR VARIANCE from Article XII.1, Section 175-54 of the Durham Zoning Ordinance to allow the location of two existing residential condominium units on one 150,000 square foot lot. The property involved is shown on Tax Map 20, Lot 3-2, is located on Bay Road, and is in the Residence C Zoning District.

DECISION OF THE BOARD

After review of the pertinent sections of the Zoning Ordinance of the Town of Durham, and after full consideration of the evidence submitted by Firoze Katrak and testimony given at a Public Hearing on October 9, 2018 a motion was made and seconded:

that the Zoning Board of Adjustment approve a petition submitted by Firoze Katrak, Durham, New Hampshire, on behalf of Wooden Nutmeg Farm Condominium, Durham, New Hampshire, for an APPLICATION FOR VARIANCE from Article XII.1, Section 175-54 of the Durham Zoning Ordinance to allow the location of two existing residential condominium units on one 150,000 square foot lot as presented in the proposed lot configuration site plan by Doucet Survey dated September 2018.

The motion PASSED on a vote of 5-0-0 and the application for variance was granted.

Date

Chris Sterndale, Chair
Durham Zoning Board of Adjustment

NOTE: Any person affected by this decision has the right to appeal this decision. If you wish to appeal, you must act within thirty (30) calendar days from the date of the hearing. The necessary first step before any appeal may be taken to the courts is to apply to the Zoning Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds upon which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677, for details.

As per RSA 674:33 Variances and Special Exceptions 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.

Any questions should be directed to Audrey Cline, Zoning Administrator/Code Enforcement Officer.