



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

388 pd.
 Y23/19
 RECEIVED
 Town of Durham
 JAN 23 2019
 Planning, Assessing
 and Zoning
 Check # 1230

VARIANCE

Prior to seeking a variance, the property owner must have been DENIED a building permit by the Building Inspector or an approval by the Planning Board.

Name of Applicant Emery and Elizabeth Johnston

Address: 14 Girard Way Newbury, MA 01951

Phone # (603) 504-2011 Email: eegrjohnston@gmail.com

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

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

Location of Property: 1 Hoitt Drive, Durham, NH 03824
 (Street & Number)

Tax Map & Lot number Tax Map 6 Lot 4-12

A Variance is requested from Article(s) XII.1 Section(s) 175-54 of the Zoning Ordinance to permit:

We are requesting a variance for a covered front porch, in the size of 9' x 17', to be centered at the existing front door of 1 Hoitt Drive. The special conditions of the property that distinguish it from other properties in the area are the lack of any substantial updates since construction in 1957, including never having a covered porch. When we purchased the home in November of 2018, the assessed value was \$205,000 which is approximately \$150,00 less than the median home value in the neighborhood. In spirit of the ordinance, the covered porch will allow for an increased esthetically pleasing curb appeal and will be 21.5' from the road, still allowing for substantial green space, as well as contributing to bringing the home in line with value of the surrounding properties. The variance will not be contrary to public interest and will likely increase the values of the surrounding homes. The purpose of the porch is to help protect us and visitors from the elements and provide us, as home owners, a street facing area in which to feel more a part of the neighborhood.