



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

RECEIVED  
 Town of Durham

JAN 23 2019

Planning, Assessing  
 and Zoning

**SPECIAL EXCEPTION**

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  
 (Street & Number)

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

Description of proposed use showing justification for a Special Exception as specified in  
 the Zoning Ordinance: Article: XIII Section: 175-59B 62

The house at 1 Hoitt Drive was built in 1957 and has had very few updates, limited to a new roof, new boiler and deck. Its main use for many years has been as a college rental property. In our opinion, it is an architecturally significant mid-century Techbuilt home, in the historic faculty neighborhood. Our intention is for this to become our primary family home, making both esthetically and functional improvements that will both increase the property value as well as the neighborhood appeal, brining it more in line with value of surrounding properties. When the home was built, it was before the wetland building restrictions and sits within the 75' boundary buffer. The existing deck is within 17' of the wetland boundary and our proposed master bedroom is only slightly closer, at 14'. Although the proposed new deck is close to the wetland , at a distance of 8', it will not change the impervious nature of the land below. This is not a high functioning wetland and we intend to utilize Best Management Practice (gutters, down spouts, rain garden, dry well, or irrigation drip line as needed) to insure that the water is controlled and directed back into the ground. Our proposal to build over the existing deck does not change the current footprint of the structure nor its current impervious nature due to the existing asphalt driveway below.

**EXPIRATION PERIOD FOR SPECIAL EXCEPTIONS:**

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 special exception shall expire within 6 months after the resolution of a planning application filed in reliance upon the special exception.