



**TOWN OF DURHAM
ZONING BOARD OF ADJUSTMENT**

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

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Town of Durham

MAR - 8 2019

Planning, Assessing
and Zoning

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 Diane Ellis Manocchia

Address: 286 Mast Road Durham NH 03824

Phone # 603 834 0113 Email: diane@ellisdogtraining.com

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

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

Location of Property: 286 Mast Road Durham NH 03824
(Street & Number)

Tax Map & Lot number 09-23

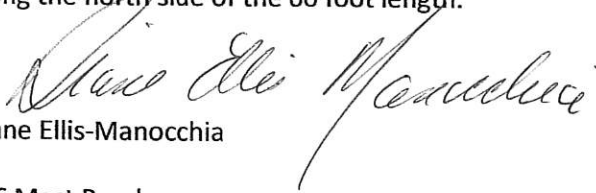
A Variance is requested from Article(s) II Section(s) 175.7 of the Zoning Ordinance to permit: Definition of Home Occupation

dog training in existing barn

This parcel is not a typical residential lot in the town of Durham. It is in an agricultural area of UNH. Parcel is surrounded by UNH PARKING lot, Equine Paddock and Barns and UNH Machine Shop. One residence across the street is Elizabeth Watts 285 Mast Rd.

Attached please find a scale drawing of the barn I am requesting a permit to have an indoor area for my dog training business known as Ellisdogtraining. This is located at my residence of 286 Mast Road, Durham, NH. This barn was built by my parents over 50 years ago where they ran a riding stable/sale barn/lease barn with horses. When my dad died in the early 1980's I took over the business as a boarding/ riding/training stable. I also used the property for my personal breeding and training of my Pembroke Welsh Corgis in Agility, Tracking and Obedience. With the passing of my mom I purchased the property and had Diamond Hill Builders update the frame and electric in the barn in hopes of using this as an indoor space for dog training. The barn is an open 30X60 foot space with rubber matting laid down for footing and a small office/crating space in the front corner as shown on the attached drawing. I have also indicated window and doors in the space.

The barn has a concrete base with concrete walls partially in ground. Floor to floor space in the basement is 7.5 feet. I have indicated the stair well, stalls, storage areas and doorways. The above ground area of the concrete wall is 2 feet across the 30 foot front area with a gradient of 2 feet gradually increasing to 4.5 feet along the 60 foot length. On the back side it is a gradient of 2 feet to four feet along the north side of the 60 foot length.



Diane Ellis-Manocchia

286 Mast Road

Durham, NH 03824

603-834-0113

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MAR 12 2019

Planning, Assessing
and Zoning

March 10, 2019

How This Request for Variance Conforms with the Five Variance Criteria:

- A. The variance will not be contrary to the public interest; this variance will actually benefit the public. My business will educate dog owners in training of their dogs, good dog manners and proper public etiquette when out with their dog. It will compliment the Elderpet Program held at the Thompson School for Applied Science which is within walking distance to 286 Mast Road.
- B. The spirit of the ordinance will most assuredly be observed. This is my residence and the home I grew up in as a child. With my parents running a business on the property I learned first hand the importance of division of the business and home life and neighbor relations. The noise that will be associated with this business at my home is minimal compared to the Kamatsu tractors and farm equipment traveling the road daily from the UNH Machine barn; the noise of breeding stallions in the early am in the spring as well as crowds for weekend shows; and the students partying and setting off car alarms at all hours of the day and night in the unh parking lot on the northwesterly edge of my property. I have talked with the one residence abutting my property across the street and she is fully onboard. I have also talked with UNH planning and they told me "our plans are to keep west of the gate for agricultural purposes."
- C. Substantial justice would be done in allowing me the use of my property without causing any hardship to others.
- D. The values of properties should be increased with the upgrade of the barn building.
- E. Literal enforcement of the provisions of the ordinance should be status quo. This piece of property has special conditions to the properties in that it is abutted on 3plus sides by UNH property as agricultural use and parking lot. I feel the proposed use is a very reasonable proposal due to the uniqueness of this property

