



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

JAN 13 2020

Planning, Assessing
 and Zoning

379.00 pa. 1/13
 check # 2767

VARIANCE

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

Name of Applicant Bob Caldicott

Address: 20 Edgewood Road

Phone # 508-525-0574 Email: bcaldicott@gmail.com

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

Address: 21 Shearwater St Durham NH 03824
 (If same as above, write "Same")

Location of Property: 20 Edgewood Road, Durham, NH 03824
 (Street & Number)

Tax Map & Lot number Map 1, lot 3-7

A Variance is requested from Article(s) XX Section(s) 175-109(F)(6) of the Zoning Ordinance to permit:

a small 8x10 shed forward of the front facade of the house

All applications must include a statement explaining how the applicant meets each of the five (5) statutory requirements for granting a variance, (A) through (E), which are found on page 2. The Zoning Board of Adjustment may consider the variance application incomplete if these five statements have not been addressed. In addition all applications must be accompanied by adequate plans and exhibits.

The 5 Statutory Requirements are Met

- A) The variance will not be contrary to the Public interest because it will:
- a. Not threaten the public welfare or character of the neighborhood but rather Improve the value of the property and surround properties
 - i. The structure will be a small 8x10, neat and handsome shed comprising: window boxes, stained a neutral color, lattice on bottom.
 - ii. The shed will actually be nicer looking than the house itself and improve the appeal compared to the current structures on the property
 - iii. The shed will provide easier maintenance and neatness of the property
 - b. It will not threaten the public health or safety but rather improve the public health/safety
 - i. The shed will be out of the way of any passage or walkways
 - ii. Will provide improved maintenance of the property, driveway, parking in the winter and all year round.
- B) The spirit of the ordinance is observed because:
- a. The shed will serve the public interest by adding value to the neighborhood and public by way of improved aesthetic appeal and safety.
- C) Substantial justice is done because it's a win for all.
- a. This is the ideal place for a small handsome storage shed near the house and driveway with close proximity to recreational and maintenance areas of the property.
 - i. A storage shed on either side of the house would be close to the house and may look out of place with conflicting roof lines.
 - ii. A shed in the upper back yard already exists and has proven useful only for that upper back tier of the property but not for the house and front portions of the property.
- D) Values of the surrounding properties are not diminished because it will improve the property and value of surrounding properties:
- a. Provide a necessary location to store maintenance tools and recreational items
 - b. Allow the front portico to be clear/cleaned more often, rather than a messy catch all
 - c. Provide necessary storage for shovels, rakes, leaf blowers, pressure washers, other tools, sand/salt that at times clutter the portico
 - d. Promote easier maintenance of the property by providing a holding place for maintenance items
 - e. Provide a localized barrier to sound and visual nuisances from car doors, lights in the parking area proximal of the shed.
 - f. Improve the appeal of the property
 - i. A small 8x10 shed. Neat and handsome shed comprising: window boxes, stained a neutral color, lattice on bottom.

- E) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because the property is burdened by the zoning restriction in a manner that is distinct from other land in the area.
- a. Distinct from many of the surrounding properties, this property has no garage for storage of items near the front side of the house and grounds.
 - b. Special conditions of this property make a shed in the proposed location ideal.
 - i. The backyard of this property is tiered. There is no appropriate room in the lower tiers of the back yard for a shed. A shed in the upper tier is too far away and has not proven helpful in the proper, efficient and effective maintenance of the house and front portion of the property.
 - ii. Distinct from most properties in the area, there is not a suitable large area directly behind or to the sides of the house for a shed/garage.
 - iii. The layout and lots lines of the side yards would force the shed close to the existing house structure ...likely conflicting with the architecture of the ranch.
 - c. Many houses in the area have garages near front of the house. Accordingly, a shed in the proposed area will not alter the essential character of the neighborhood.
 - d. Considering the special conditions of the property, the proposed use is reasonable. The shed location will provide improved:
 - i. Aesthetic appeal of the property
 - ii. Improve maintenance of property
 - iii. Improve tidiness' of the property

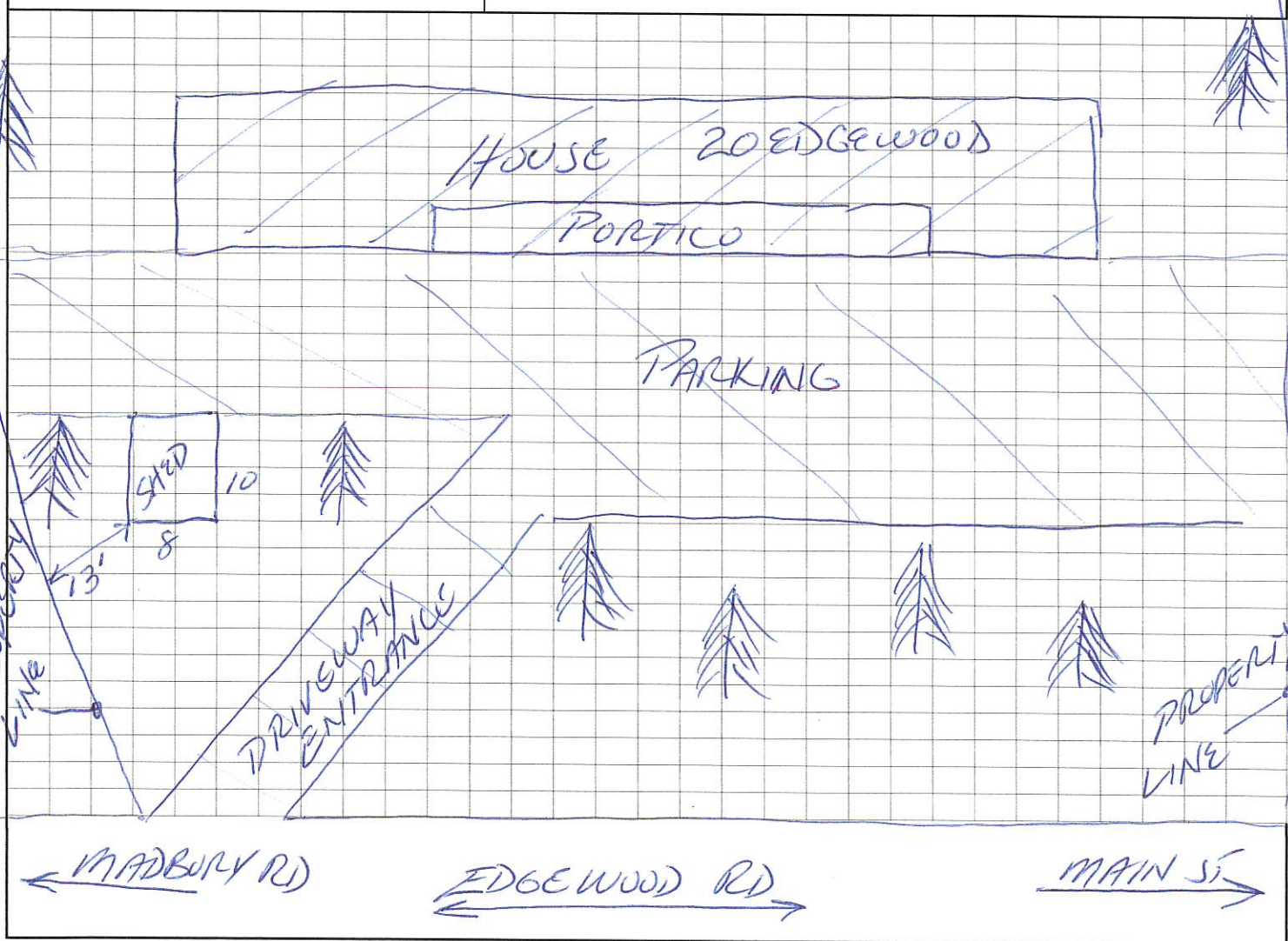
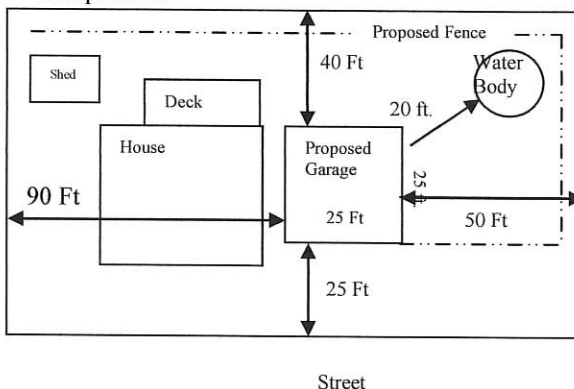
Plot Plan

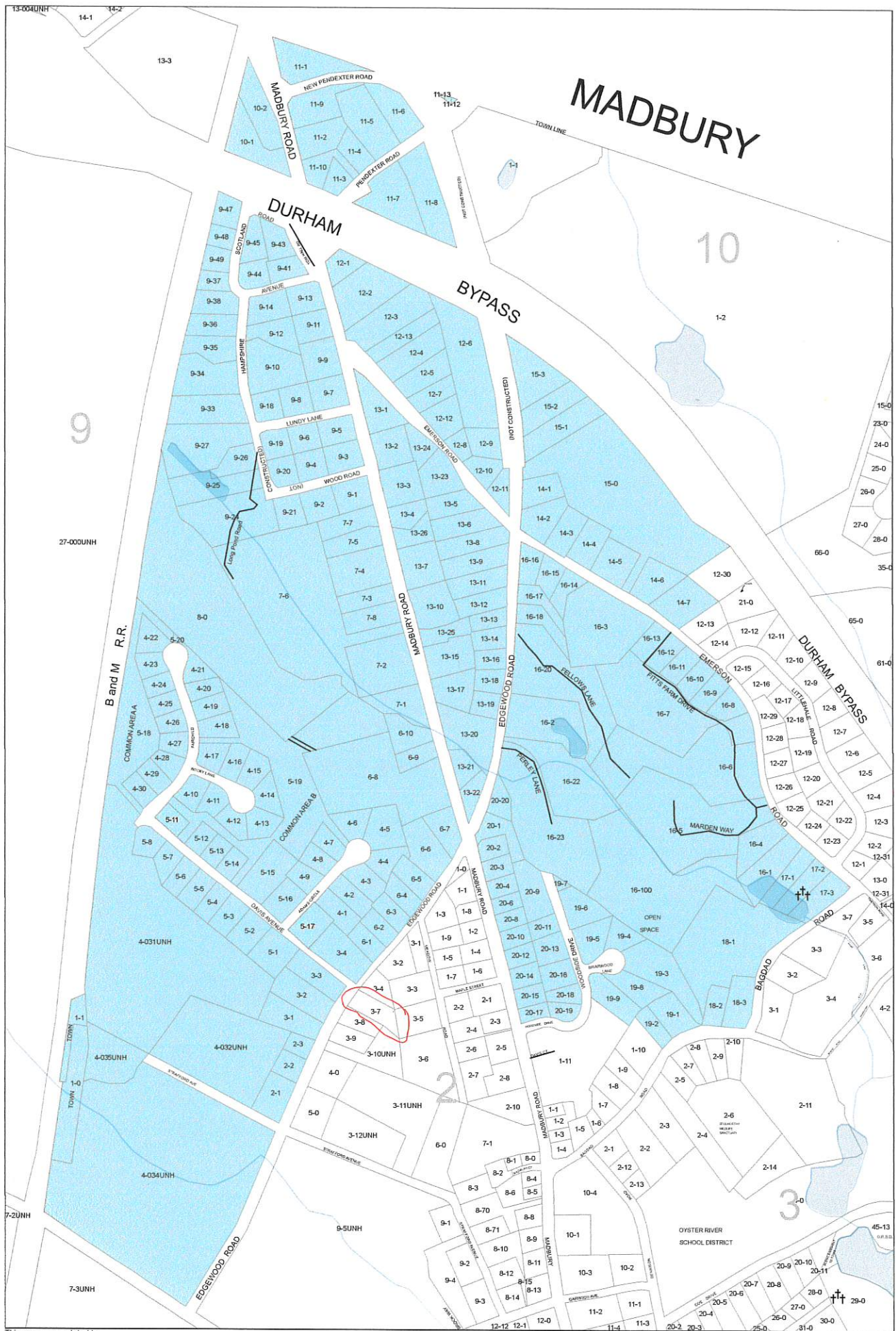
Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, wetlands and/or shorelands. Measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.

See Zoning Dimensional Table for setbacks.

Sample Plan:






This map was updated by
 Strafford Regional Planning
 and the Town of Durham
 February 2018.

THIS MAP IS FOR
 ASSESSMENT PURPOSES.
 IT IS NOT INTENDED
 FOR LEGAL DESCRIPTION
 OR CONVEYANCE.

- Legend**
- Adjacent Map Sheets
 - Current Map Sheet
 - †† Cemetery

PROPERTY MAP
DURHAM
 NEW HAMPSHIRE

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 1 inch = 435 feet

Map 1