



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898

**AUDREY CLINE**  
Zoning Administrator  
Code Enforcement Officer  
Health Officer

TEL: (603) 868-8064  
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**Decision or Order of the Building Inspector/Code Enforcement Officer**

*175-12. Administrative Appeals.*

*Any person who believes that the Zoning Administrator has made an error in the interpretation or application of the provisions of this Ordinance, may appeal such determination to the Zoning Board of Adjustment as an administrative appeal under the provisions of Section 175-19. If the Board finds that the Zoning Administrator erred in his/her interpretation of the Ordinance, it shall modify or reverse the decision accordingly.*

*175.19. Powers and Duties*

*B. In exercising the above-mentioned powers, the Board may, in conformity with the provisions hereof, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from and may make such order or decision as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken.*

**Applicant:** Aaron & Jill Grueter, 22 Cedar Point Road, Durham

**Date of order:** March 3, 2021

**Deadline for application for appeal:** April 3, 2021

**Decision or Order of the Building Inspector/Code Enforcement Officer:**

Building Permit Application number \_\_\_\_\_, for property located at 22 Cedar Point Road, is DENIED as the proposal does not meet the requirements of the Durham Zoning Ordinances below:

ARTICLE XIV SHORELAND PROTECTION OVERLAY DISTRICT

**175-72. Conditional Uses** in the SPOD. A.#4 Accessory buildings and structures other than those allowed as permitted uses;

**175-73. Prohibited Uses** in the SPOD.

Any use that is not identified as a permitted use in 175-71 or a conditional use in 175-72 shall be a prohibited use.

**175-74. Dimensional Requirements.**

A. Shoreland Setback of Buildings and Structures

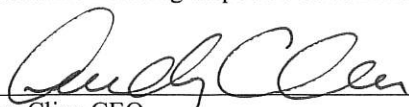
Any new building or structure or any enlargement or modification of an existing building or structure shall be set back from the reference line of the waterbody as follows:

1. Great and Little Bays, the Oyster River: 125 feet

ARTICLE XII.1 USE AND DIMENSIONAL STANDARDS

**175-54. Table of Dimensions;** 50 feet sideline setback, 30 feet front setback.

By Durham's Building Inspector/Code Enforcement Officer:

  
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Audrey Cline CEO