



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
 MAY 19 2021
 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 denied an approval by the Planning Board.

\$ 361 pd.
 5/19
 Check #
 762

Name of Applicant Nicole Pak

Address: 74 Bagdad Rd Durham

Phone # 6039701506 Email: NPak@antioch.edu

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

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

Location of Property: 74 Bagdad Rd
 (Street & Number)

Tax Map & Lot number Map 10, 10-1

A Variance is requested from Article(s) 12.1 Section(s) 175-54 of the Zoning Ordinance to permit:

Building a 16 x 20 above ground pool in the backyard of our home, ideally 15 feet from the property line but can go as far as 20 feet.
T fc

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.

We, the homeowners of 74 Bagdad road are looking to put in a small 16x 20 oval pool using a professional pool company. This pool will go in our backyard and can be 15-20 feet from our property line. It will have a deck, a locking pool fence around the pool, as well as a pool cover so it presents no threat to the health, safety, or change to the character of our neighborhood. Our property one has one directly abutting home at the back as our side borders woods and canney road and the location chosen will not be very visible from the roads and there is an existing fence between the properties which will be upgraded when the pool is complete.

Adding a pool to our home will not diminish the value of our surrounding homes in any way. It will add some value to our home.

We are asking for this variance as our yard has no other location to install the pool in a location that will allow for a pool. Upon applying for the permit, we discovered that the initial builder of our home wrote that our property is on the edge of a wetland. This was not something disclosed to us when we purchased the home so when we set out to build this pool we thought we had many choices of location for the pool. Upon learning that somewhere in our side yard is wetlands, there is now a minimum of 75ft set back there but it is unclear where that line is and it would be a large burden to hire the appropriate experts to prove or disprove something we were unaware of until this month. In addition, we do not want to negatively impact any wetlands that are on our land. We feel allowing a small pool at a smaller set back will allow a reasonable use of our yard and will not be a burden or problem to any of the surrounding neighbors.

We are a larger family of 6, we bought a home with a fair amount of space in order to make this our forever home and learning that a significant portion of our land is now not usable has presented a challenge for many of our plans for our home. We feel that allowing the variance will actually provide us to use the better location in our yard where it will not be visible to the neighbors, safer for our kids as it will allow for a larger path to walk in the yard, and a distance from the potential wetlands above and beyond the required 75ft setback.

Abutters:

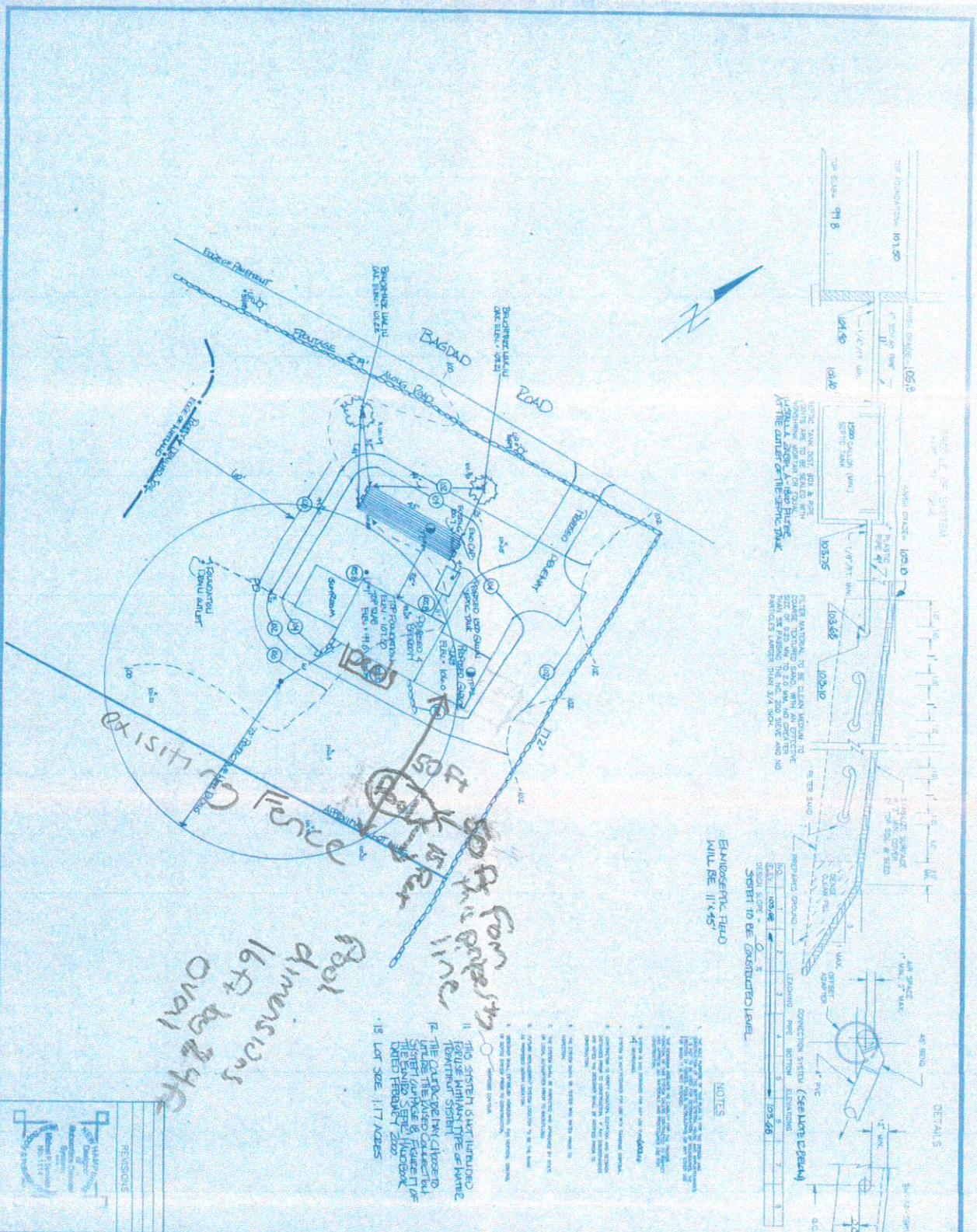
24 Canney Rd: Christian Hull

66 Bagdad Rd: Miller family rev trust, peter and heather

3 Sophie Lane: David Ramsay, Hadassah Ramsay

7 Canney Rd: KEENER 2012 REV TRUST, WILLIAM F & SUSAN

P.O. BOX 79
DURHAM, NH 03824



Pool dimensions 16ft by 24ft

15 Lot size 1.17 acres

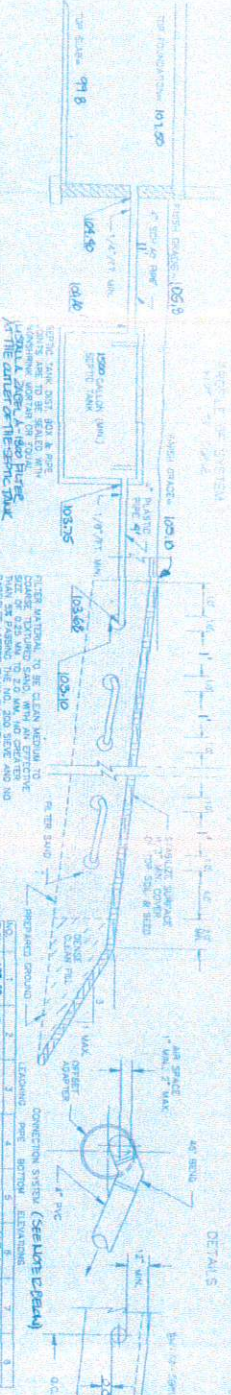
For sewer line

Pool dimensions 16ft by 24ft

- NOTES**
1. THE SEWER SYSTEM SHALL BE DESIGNED TO SERVE THE ENTIRE LOT AREA.
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 10. THE SEWER SYSTEM SHALL BE DESIGNED TO SERVE THE ENTIRE LOT AREA.

EMERGENCY HEAD
WILL BE 11'45"

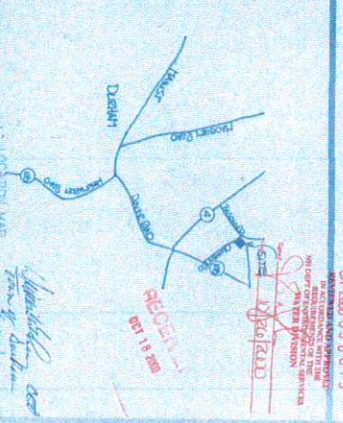
DETAILS



SEWAGE DISPOSAL SYSTEM

LOT: 16-1, TRAP 10, BAGDAD ROAD, DEARTH
OWNER: THOMAS GEORGE CARROLL
LES, NEW ILLINOIS 05894
SCALE: 1" = 20'
DATE: 05/20/00

DESIGNER: BRAYBROOK ENGINEERING CONSULTANTS, INC.
1100 N. WASHINGTON ST., DEARTH, IL 62415
PH: 618-233-1234



DESIGN INTENT:

BOTTOM OF SEWER HEAD TO BE 2.4' ABOVE ORIGINAL GRADE (100.7) AT THE POINT OF ENTRY TO THE SEWER SYSTEM. THE SEWER SYSTEM SHALL BE DESIGNED TO SERVE THE ENTIRE LOT AREA.

DESIGNER'S NOTES:

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10. THE SEWER SYSTEM SHALL BE DESIGNED TO SERVE THE ENTIRE LOT AREA.

DATE: 10-2-2000

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LP #1

Sheet #1 of 1
Date 10-2-2000
10' X 14" COVERED

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10-2-2000
2	ISSUED FOR PERMITS	10-2-2000
3	ISSUED FOR PERMITS	10-2-2000
4	ISSUED FOR PERMITS	10-2-2000
5	ISSUED FOR PERMITS	10-2-2000
6	ISSUED FOR PERMITS	10-2-2000
7	ISSUED FOR PERMITS	10-2-2000
8	ISSUED FOR PERMITS	10-2-2000
9	ISSUED FOR PERMITS	10-2-2000
10	ISSUED FOR PERMITS	10-2-2000



Original location, variance will shift 5ft fwd



