



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
 JUL 13 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.

Name of Applicant Kevin Campbell

Address: 12 Faculty Rd. Durham NH 03261

Phone # 603-502-2255 Email: Kevinbobb@yahoo.com

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

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

Location of Property: Same.
 (Street & Number)

Tax Map & Lot number map 6 Lot 15

A Variance is requested from Article(s) 175-56 Section(s) D. 1 of the Zoning Ordinance to permit:

A storage building to be placed within 10 feet of a property line.

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.

Our existing storage shed was placed in the same spot years before we purchased the property (2003), with out requesting and being granted a variance from the Zoning Board. We feel that by applying for the variance to replace the old storge shed with a new storage shed of the same size is in public interest.

The spirit of the ordnance is being observed with all of the other setbacks and conditions of the location of the shed with the one exception of being within 10 feet of my neighbor's property. The Shared property line is defined by a series of Spruce Trees that obscure the view of the shed.

Substantial justice is being done by coming into compliance with the planning board.

The values of the surrounding propertied are not diminished. I am replacing a 30-year-old storage shed with a new one that will look better. If any thing it would increase values.

If the variance is not granted, it would cause unnecessary hardship. I would have to move the storage shed to another location on my property.

12 FACULTY ROAD

Location 12 FACULTY ROAD

Mblu 06/ 6/ 15/ /

Owner CAMPBELL, KEVIN

Assessment \$352,800

Appraisal \$352,800

PID 674

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$204,500	\$148,300	\$352,800

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$204,500	\$148,300	\$352,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	CAMPBELL, KEVIN	Sale Price	\$0
Co-Owner	CAMPBELL, BETH T	Certificate	
Address	12 FACULTY ROAD DURHAM, NH 03824	Book & Page	3873/0650
		Sale Date	10/21/2010
		Instrument	38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CAMPBELL, KEVIN	\$0		3873/0650	38	10/21/2010
ROHDE, BETH T	\$0		2740/0272		05/02/2003
ROHDE III, H LEE	\$287,000		2535/0681		07/01/2002
DEHNING, BRUCE & KATERINA	\$159,000		2027/0327		07/31/1998
FANT JR LUTHER F & CHRISTINE H	\$139,000		1814/0398		07/31/1995

Building Information

Building 1 : Section 1

Year Built: 1948
Living Area: 2,138
Replacement Cost: \$241,734
Building Percent Good: 83
Replacement Cost Less Depreciation: \$200,600

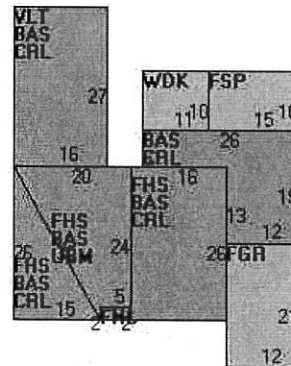
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average +10
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/DurhamNHPhotos/\00\00\08\96.jpg>)

Building Layout



(http://images.vgsi.com/photos/DurhamNHPhotos//Sketches/674_674.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,670	1,670
FHS	Half Story, Finished	936	468
CRL	Crawl	1,355	0
FGR	Garage, Framed	252	0
FSP	Porch, Screen Framed	150	0
UBM	Basement, Unfinished	315	0
VLT	Vaulted Ceiling	432	0
WDK	Deck, Wood	110	0
		5,220	2,138

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	
FPL2	1.5 STORY CHIM	1.00 UNITS	\$2,700	

Parcel Information

Use Code 1010
 Description Single Fam MDL-01
 Deeded Acres 0.34

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone RA
 Neighborhood 85
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.34
 Frontage 0
 Depth 0
 Assessed Value \$148,300
 Appraised Value \$148,300

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value
RD1	RES DRIVEWAY SM			1.00 UNITS	\$800
SHD1	SHED FRAME			64.00 S.F.	\$400

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$204,500	\$148,300	\$352,800
2018	\$204,500	\$148,300	\$352,800
2017	\$198,700	\$95,700	\$294,400

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$204,500	\$148,300	\$352,800
2018	\$204,500	\$148,300	\$352,800
2017	\$198,700	\$95,700	\$294,400

Reeds Ferry Small Buildings, Inc.
 3 Tracy Lane
 Hudson, NH 03051
 (888) 85-SHEDS

Sales Order

Date	S.O. No.
4/1/2021	31388

Bill To
KEVIN CAMPBELL 12 FACULTY ROAD DURHAM, NH 03824

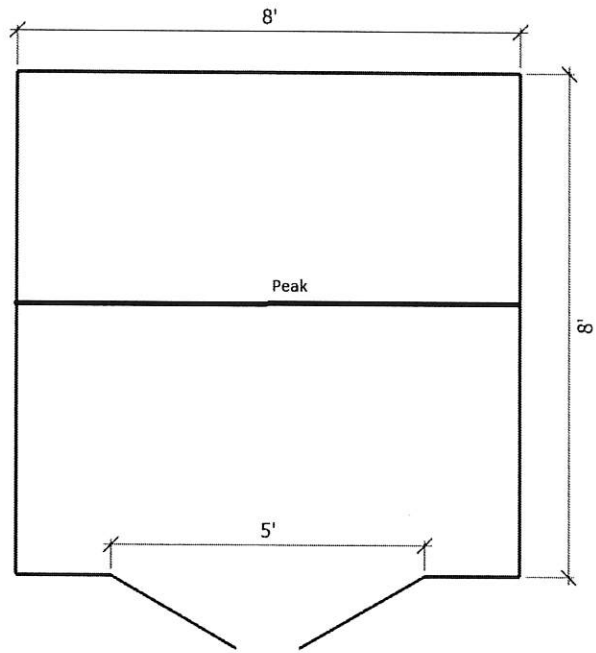
Ship To
KEVIN CAMPBELL 12 FACULTY ROAD DURHAM, NH 03824 603-502-2255

Due Date	Rep	Install Date
8/27/2021	REEDS	8/27/2021

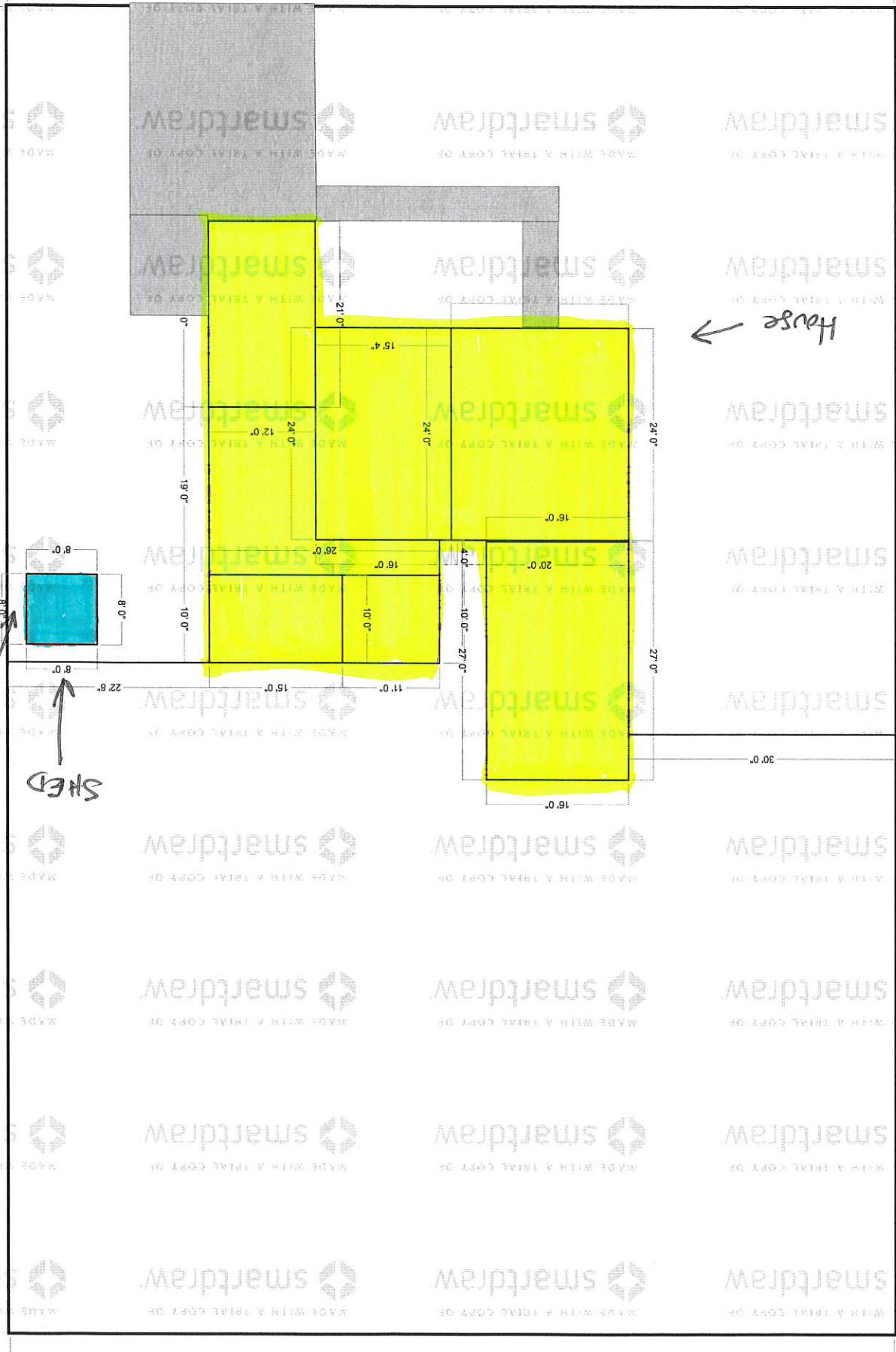
Item	Description	Ordered	Rate	Amount
VAC 8X8	8X8 Vinyl American Classic Shed	1	3,219.00	3,219.00T
8x8 Floor - ...	8x8 Floor - Regular Plywood	1	0.00	0.00T
GRAY	Gray Vinyl Siding	35	0.00	0.00T
GRAY ST	Gray Vinyl Sill	2	0.00	0.00T
STD BLACK	*Black 3-Tab Shingles	4.25	0.00	0.00T
5' DOUBLE...	5' Double Door With PVC Trim And 1/2" J-Channel	1	0.00	0.00T
R45	4x5 Ramp for 5' Door	1	125.00	125.00T
	SUBTOTAL			3,344.00
	Sales Tax		0.00	0.00
			Total	\$3,344.00

25% Deposit Required at Time of Order Placement, Balance Due Upon Delivery.
 Please review additional Sales Order Informaiton.

Signature _____



Faculty Road



Plot Plan