



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

\$ 352 paid 9/17/24
4426

RECEIVED
Town of Durham

SEP 17 2024

Planning, Zoning
and Assessing

SPECIAL EXCEPTION

Name of Applicant Cheri and Robert McManus

Address: 26 Old Piscataqua Rd.

Phone # 603-848-5182 Email: mcmanus.LTR@comcast.net

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

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

Location of Property: 26 Old Piscataqua Rd.
(Street & Number)

Tax Map & Lot Number 209 - 87

Description of proposed use showing justification for a Special Exception as specified in the Zoning Ordinance: Article: XIII Section: 175-26

We respectfully request approval for a short-term rental (Airbnb) in our residence.

EXPIRATION PERIOD FOR SPECIAL EXCEPTIONS:

Any Special Exceptions granted shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such special exception shall expire within 6 months after the resolution of a planning application filed in reliance upon the special exception.

Abutters:

- Robert and Sheri Gibson - LOT 88
- Pamela Wright and Chuck Ward - LOT 86.1
- Town of Durham - LOT 85

} 300'

Town of Durham Zoning Board of Adjustment
8 Newmarket Road
Durham, NH 03824

Cheri and Robert McManus
26 Old Piscataqua, Road
Durham, NH 03824

Request for Special Exception

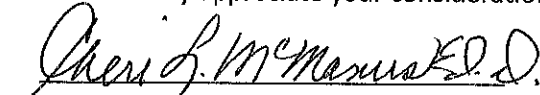
September 16th, 2024

We, the owners of 26 Old Piscataqua Rd, located in Residential A Zone, on Lot 87 of Tax Map 209, are respectfully requesting a special exception for a short-term rental Airbnb within our residence at this location. This request meets the criteria specified in the Article XIII, Section 175-26 Special Exceptions form.

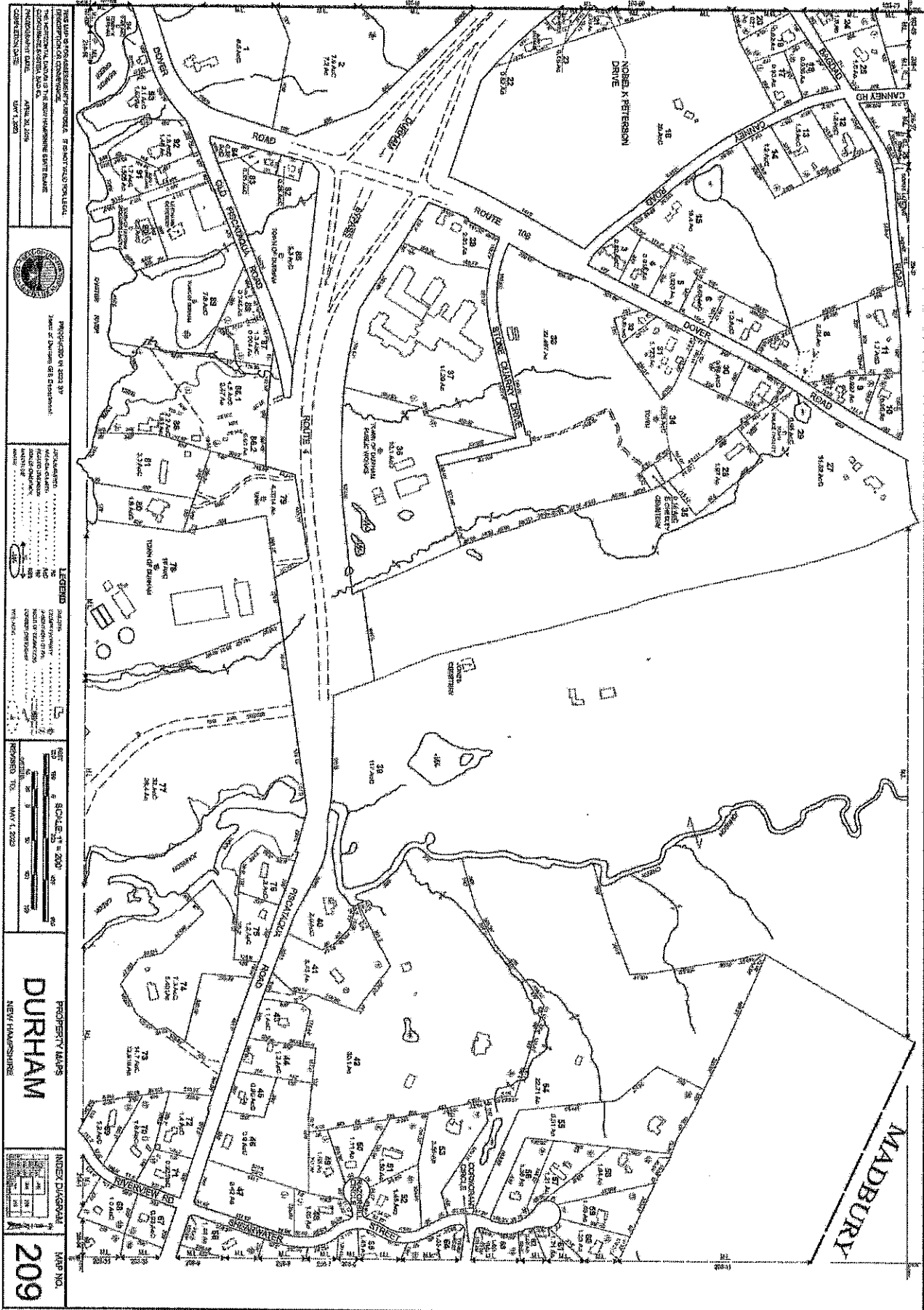
This exception will not be detrimental to the character or enjoyment of the neighborhood in any way. Nor will it be injurious or noxious in any form. We live on a dead end with few neighbors who we greatly respect and little traffic. Each of our neighbors support this request without reservation.

Our intent is to accommodate no more than 2 adults in a studio apartment (ADU) above our garage. A single parking space is dedicated to this rental. We will be strict about noise and use, intending to appeal to visiting parents and family, of local students or couples exploring the rich surrounding tourist and historical areas.

We sincerely appreciate your consideration of our request.


Cheri McManus, Ed. D.


Robert McManus



THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR THE PURPOSES OF CONVEYING INTERESTS IN REAL ESTATE. THE OFFICIAL RECORD OF THE RECORDS OF THE COUNTY OF DURHAM, NEW HAMPSHIRE, IS THE RECORDS OF THE COUNTY CLERK, DURHAM, NEW HAMPSHIRE.

PREPARED BY: APRIL 20, 2009
 CONTRACT NO.: 09-01-0001



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LEGEND

ROAD: Solid line
 WATER: Dashed line
 LOT: Dotted line
 HOUSE: Solid rectangle
 DRIVE: Dashed line
 RIVER: Solid line with wavy pattern
 STREAM: Dashed line with wavy pattern
 FENCE: Dotted line
 UNDEVELOPED LAND: Stippled pattern
 WETLAND: Stippled pattern with wavy lines
 POWER LINE: Dashed line with cross-ticks
 TELEPHONE LINE: Dotted line with cross-ticks
 RAILROAD: Solid line with cross-ticks
 AIRWAY: Dotted line with cross-ticks
 BOUNDARY: Dotted line
 ADJACENT MAP: Dotted line with cross-ticks
 UNDEVELOPED LAND: Stippled pattern
 WETLAND: Stippled pattern with wavy lines
 POWER LINE: Dashed line with cross-ticks
 TELEPHONE LINE: Dotted line with cross-ticks
 RAILROAD: Solid line with cross-ticks
 AIRWAY: Dotted line with cross-ticks

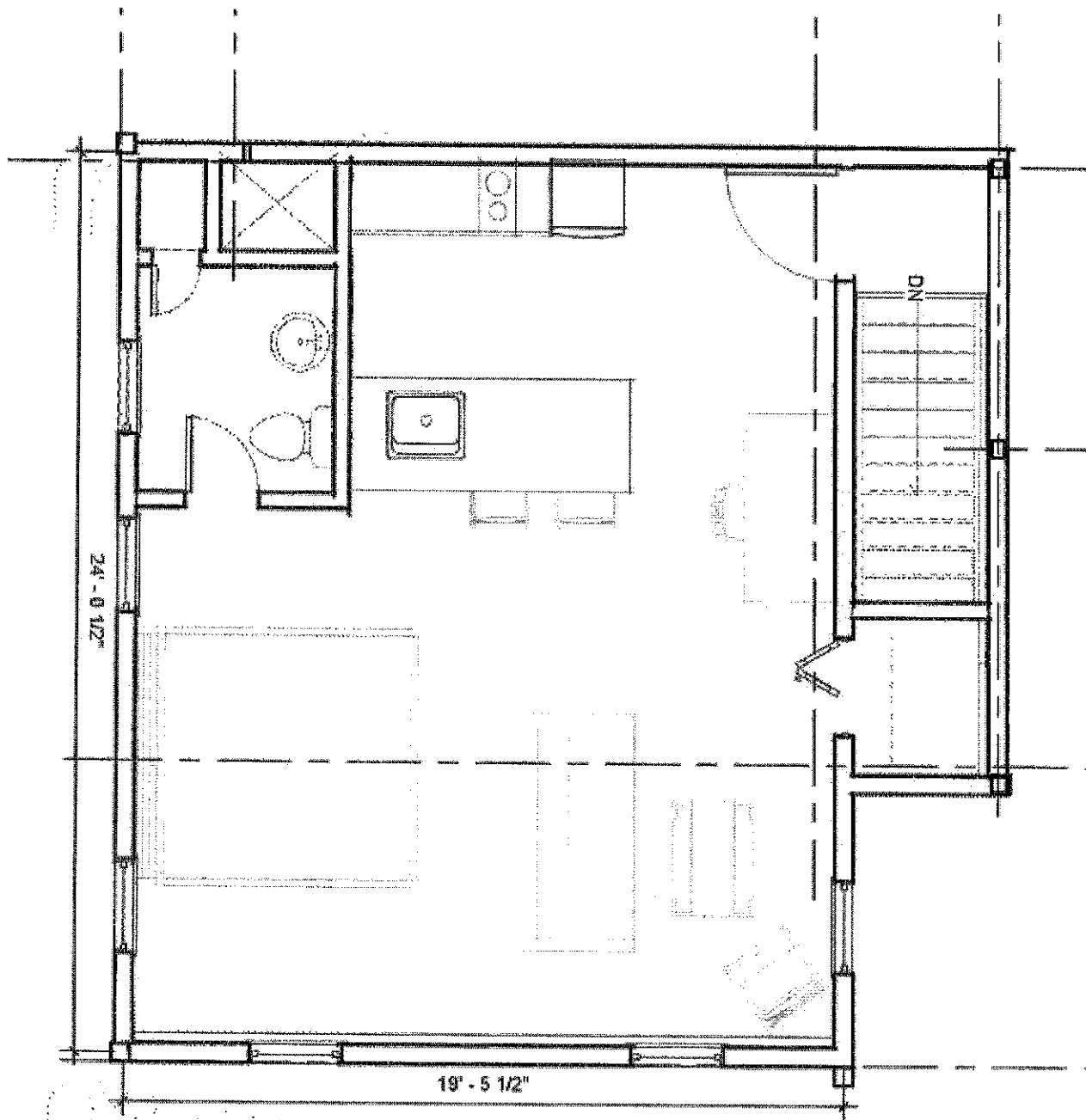


PROPERTY MAPS
DURHAM
 NEW HAMPSHIRE

INDEX DIAGRAM

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

MAP NO.
209



24' - 0 1/2"

19' - 5 1/2"

DN