



TOWN OF DURHAM
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Al Howland
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Zoning Administrator
Victoria Parmele,
Minutes Taker

ZONING BOARD OF ADJUSTMENT

Tuesday, December 8, 2015 at 7:00 p.m.

Town Council Chambers, Town Hall

8 Newmarket Road, Durham, NH

Agenda

- I. **Call to Order**
- II. **Roll Call**
- III. **Seating of Alternates**
- IV. **Approval of Agenda**
- V. **Public Hearings:**
 - A. **PUBLIC HEARING** on a petition submitted by Mark Henderson, Madbury, New Hampshire, for an **APPLICATION FOR VARIANCE** from an Article XVII, Section 175-93(A & B) of the Durham Zoning Ordinance to allow for the new building only at 30 Main Street/1 Madbury Road to be removed from the Historic District. The Ballard Building (28 Main Street) would remain in the Historic District. The property involved is shown on Tax Map 4, Lot 1-0, is located at 30 Main Street/1 Madbury Road, and is in the Central Business Zoning District.
 - B. **PUBLIC HEARING** on a petition submitted by Mark Henderson, Madbury, New Hampshire, for an **APPLICATION FOR VARIANCE** from an Article XVII, Section 175-96(E)(4) of the Durham Zoning Ordinance to allow for one hanging sign and two wall signs, each greater than six square feet, within the Historic District. The property involved is shown on Tax Map 4, Lot 1-0, is located at 30 Main Street, and is in the Central Business Zoning District.
 - C. **PUBLIC HEARING** on a petition submitted by Alex Builders, Portsmouth, New Hampshire, on behalf of Michael C. Mullins, Dulles, Virginia, for an **APPLICATION FOR VARIANCES** from an Article IX, Sections 175-29(D), 175-30(A), and 175-30(D)(3), Article XII, Sections 175-40(E) and 175-54, Article XIII, Section 175-59 and Article XIV, Section 175-74 of the Durham Zoning Ordinance to construct a second story addition and additional square footage to first floor on a non-conforming structure within the property, wetland and shoreland setbacks. The property involved is shown on Tax Map 12, Lot 2-7, is located at 3 Cedar Point Road, and is in the Residence C Zoning District.
 - D. **PUBLIC HEARING** on a petition submitted by Gael & Laurel Ulrich, Cambridge, Massachusetts, for an **APPLICATION FOR VARIANCES** from an Article XIII, Section 175-59(A)(2)(d) and Article XXIV, Section 175-139 of the Durham Zoning Ordinance to construct a 4-bedroom residential dwelling with septic system within the wetland setback on a pre-existing, non-conforming lot of record as defined in Article IX, Section 175-29(A). The property involved is shown on Tax Map 6, Lot 1-11, is located at 15 Foss Farm Road, and is in the Residence B Zoning District.
- VII. **Approval of Minutes – October 13, 2015**
- VIII. **Adjournment**

(Over)

Please note:

- 1) Public hearings. The public is invited to attend all meetings of the Zoning Board of Adjustment. *The public is welcome to speak at all public hearings.* For other items the public may speak only at the discretion of the chair/board.
- 2) Other information. Files on the items above are available for review in the Planning Office from 8:00 a.m. to 4:30 p.m., Monday through Friday.
- 3) Contacting us. Contact the Planning and Building Department with questions or comments about the items above or any planning-related matters. Call (603) 868-8064 or email kedwards@ci.durham.nh.us (Karen Edwards, Administrative Assistant) or tjohnson@ci.durham.nh.us (Tom Johnson, CEO/Zoning Administrator).
- 4) Communication aids. Please provide the Town 48-hours notice if special communication aids are needed.
- 5) Meeting dates. Meeting dates are subject to change. Contact the Planning and Zoning office about meetings. The next Zoning Board of Adjustment meeting is **January 12, 2016.**