



**TOWN OF DURHAM**  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

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Audrey Cline,  
*Zoning Administrator*

**ZONING BOARD OF ADJUSTMENT**

**Tuesday, April 9, 2024, at 7:00 p.m.**  
**Town Council Chambers, Town Hall**  
**8 Newmarket Road, Durham, NH**

**Agenda**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Seating of Alternates**
- V. Public Hearings:**
  - A. PUBLIC HEARING** on a petition submitted by Qiaoyan Yu, Durham, New Hampshire, for an **APPLICATION FOR VARIANCE** in accordance with Article 175-109 B (7) Accessory Building for Single-Family Use, of the Durham Zoning Ordinance. The building shall be set back at least ten (10) feet from any property line. The property involved is shown on Tax Map 107, Lot 67, located at 15 Cowell Drive and is in the Residence A District.
  - B. PUBLIC HEARING** on a petition submitted by Celie and Jennings Boley, Durham, New Hampshire, for an **APPLICATION FOR SPECIAL EXCEPTION** in accordance with Article XII.1 Use and Dimensional Standards, Section 175-53 Table of Land Uses of the Durham Zoning Ordinance to have a short-term rental. The property involved is shown on Tax Map 223, Lot 22, located at 10 Juniper Lane, and is in the Rural Zoning District.
  - C. PUBLIC HEARING** on a petition submitted by Kevin Baum Esq. on behalf of David and Karen Della Penta 2013 Trust, Durham, New Hampshire, for an **APPLICATION FOR SPECIAL EXCEPTION** in accordance with Article XII.1 Use and Dimensional Standards, Section 175-54 Table of Dimensions requiring a minimum side setback of 50' for structures. The property involved is shown on Tax Map 239 Lot 9, located at 561 Bay Road, and is in the Residence RC District.
- VI. Other Business**
- VII. Approval of Minutes:** March 12, 2024

## VIII. Adjournment

**Contact us.** Contact the Planning, Zoning and Building Department with questions or comments about the items above or any zoning-related matters. Call (603) 868-8064 or email: [tcutler@ci.durham.nh.us](mailto:tcutler@ci.durham.nh.us) (Tracey Cutler, Administrative Assistant) or [acline@ci.durham.nh.us](mailto:acline@ci.durham.nh.us) (Audrey Cline, CEO/Zoning Administrator).

**Meeting dates.** Meeting dates are subject to change. Contact the Planning and Zoning office about meetings.

**There will be a quorum of Board members in person in the Council Chambers. The Town will continue to offer, when available, a Zoom video chat program to participate in the meeting. While we endeavor to offer these technologies as a convenience, we cannot guarantee they will be available for a given meeting. As such, residents who want to *ensure* they will be able to provide feedback during public hearings or at public meetings should plan to attend said meetings in-person.**

### **ZOOM REGISTRATION**

*Project applicants can participate via Zoom but are encouraged to present in person.*

To access any LIVE Zoom Public Meeting, you must be **Registered**. This link will take you to the registration page for all public meetings:

[https://www.ci.durham.nh.us/boc\\_dcatgovernance/zoom-video-meeting-schedule](https://www.ci.durham.nh.us/boc_dcatgovernance/zoom-video-meeting-schedule)

If you have difficulty logging in, contact DCAT: **603-590-1383**.

These are LIVE Public meetings, and your audio and video should be muted when you enter the room (if not, the host will mute them for you). You will not be able to communicate directly with anyone in the Zoom meeting at this time. Participants will have the opportunity to comment during Public Comments, or when a Public Hearing is opened. We ask that you mute your audio and video after you've commented (if not, the host will mute them for you). If you wish to submit comments for public input, please submit them via email to [tcutler@ci.durham.nh.us](mailto:tcutler@ci.durham.nh.us) by 5:00 PM on the day of the meeting.