



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824
(603) 868-8064
www.ci.durham.nh.us

*Property Referenced:
Tax Map 217 Lot 1*

ZONING BOARD OF ADJUSTMENT

RE: **PUBLIC HEARING** on a petition submitted by Paula Joyce and Robin Balducci for an **APPLICATION FOR VARIANCE** in accordance with Article XII.1 Use and Dimensional Standards Section 175-54 Table of Dimensions. Minimum setback from side and rear property lines is 50'. The property involved is shown on Tax Map 217, Lot 1, located at 40 Colony Cove Road and is in Residence C (RC) Zoning District.

DECISION OF THE BOARD

After reviewing the pertinent sections of the Zoning Ordinance of the Town of Durham, and after full consideration of the evidence submitted by Paula Joyce and Robin Balducci, and testimony given at a Public Hearing on September 9, 2025, a motion was made and seconded:

*that the Zoning Board of Adjustment approves the petition as submitted by Paula Joyce and Robin Balducci, New Hampshire, for an **APPLICATION FOR VARIANCE** in accordance with Article XII.1 Use and Dimensional Standards Section 175-54 Table of Dimensions; Minimum setback from front property line 30' and Minimum setback from each side property line 50'*

The motion PASSED on a vote of 4-0-0 and the application for a Variance was approved

Date

Neil Niman, Chair
Durham Zoning Board of Adjustment

NOTE: Any person affected by this decision has the right to appeal against this decision. **If you wish to appeal, you must act within thirty (30) calendar days from the date of the hearing.** The necessary first step before any appeal may be taken to the courts, is to apply to the Zoning Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds upon which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677, for details.

As per RSA 674:33 Variances and Special Exceptions 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 variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance.

Any questions should be directed to Audrey Cline, Zoning Administrator/Code Enforcement Officer