



**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  
 APR 22 2026  
 Planning, Zoning  
 and Assessing

**VARIANCE**

Prior to seeking a variance, the property owner must have been denied a building permit by the Building Inspector or denied approval by the Planning Board.

Fees \$370  
 Paid 4/22/26  
 # 1917

Name of Applicant Andrea Chan

Address: 30 Bagdad Road.

Phone # 510) 919-6561 Email: andreadchan@yahoo.com

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

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

Location of Property: 30 Bagdad Road  
 (Street & Number)

Tax Map & Lot number 104, 76

A Variance is requested from Article(s) XII.1 Section(s) 175-54 of the Zoning Ordinance to permit:

building within 5' of the side 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.

**Owner Authorization and Signature:**

1. I/we do hereby authorize \_\_\_\_\_ to file this application with the Zoning Board of Adjustment, to appear before the Board and to act on my/our behalf.
2. I/we do hereby authorize members of the Zoning Board of Adjustment and/or staff to enter upon the property on the afternoon prior to the Zoning Board meeting for purposes of reviewing this application.
3. To the best of my/our knowledge the information contained in this application is complete and accurate.

Owner's Signature(s): Andrea Chan Date: 4/22/26

Owner's Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME(S): Andrea Chan Date: 4/22/26

PRINTED NAME(S): \_\_\_\_\_ Date: \_\_\_\_\_

**RSA 674:33 Powers of the Zoning Board of Adjustment:**

I(a) The zoning board of adjustment shall have the power to:

- (1) Hear and decide appeals if it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to RSA 674:16; and
- (2) Authorize, upon appeal in specific cases, a **variance** from the terms of the zoning ordinance if:
  - (A) **The variance will not be contrary to the public interest;**
  - (B) **The spirit of the ordinance is observed;**
  - (C) **Substantial justice is done;**
  - (D) **The values of surrounding properties are not diminished; and**
  - (E) **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.**

(b)(1) For purposes of this subparagraph I(a)(2)(E), "**unnecessary hardship**" means that, owing to special conditions of the property that distinguish it from other properties in the area:

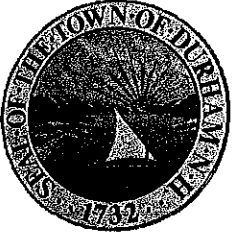
- (A) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (B) The proposed use is a reasonable one.

(2) If the criteria in subparagraph (1) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

(3) The definition of "unnecessary hardship" set forth in subparagraphs (1) and (2) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

**EXPIRATION PERIOD FOR VARIANCES**

Any Variances 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 variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance.



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898

**AUDREY CLINE**  
Zoning Administrator  
Code Enforcement Officer  
Health Officer

TEL: (603) 868-8064  
acline@ci.durham.nh.us

**Decision or Order of the Building Inspector/Code Enforcement Officer**

*175-12. Administrative Appeals.*

*Any person who believes that the Zoning Administrator has made an error in the interpretation or application of the provisions of this Ordinance, may appeal such determination to the Zoning Board of Adjustment as an administrative appeal under the provisions of Section 175-19. If the Board finds that the Zoning Administrator erred in his/her interpretation of the Ordinance, it shall modify or reverse the decision accordingly.*

*175.19. Powers and Duties*

*B. In exercising the above-mentioned powers, the Board may, in conformity with the provisions hereof, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from and may make such order or decision as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken.*

**Applicant:** CHAN REV TRUST, ANDREA D, 30 Bagdad Road Durham, NH 03824

**Date of order:** APRIL 23, 2026

**Deadline for application for appeal:** May 25, 2026

**Decision or Order of the Building Inspector/Code Enforcement Officer:**

Building Permit Application number 26-00085, for property located 30 Bagdad Road, Durham; Map & Lot 104/76/0/0/0, is DENIED as the proposal does not meet the requirements of the Durham Zoning Ordinance below:

ARTICLE XII.1 USE AND DIMENSIONAL STANDARDS 175-54. Table of Dimensions.  
Minimum setback from side property lines in the RA district is Ten (10) feet.

By Durham's Building Inspector/Code Enforcement Officer:

  
\_\_\_\_\_  
Audrey Cline CEO

APR 22 2026

## **APPLICATION FOR VARIANCE**

### **Statement in Support of Variance Relief**

*Pursuant to Applicable Zoning Ordinance*

Planning, Zoning  
and Assessing

#### **I. Introduction and Nature of the Request**

The applicant respectfully requests a variance from the standard 10-foot side setback requirement to permit the construction of a residential addition that will extend along, but not beyond, the 5-foot setback line previously approved by variance on May 14, 1996. The proposed addition involves both vertical construction above the existing nonconforming footprint and a lateral extension of the structure along the side setback line.

The subject property is located at 30 Bagdad Road (Tax Map 104, Parcel 76) in an RA zone. The existing home was built in 1935 and currently contains approximately 1,940 square feet of living space. Homes in the immediate surrounding neighborhood are generally at least 2,200 square feet. The applicant, a two-person household, seeks to bring the home closer in line with the surrounding neighborhood norm through a thoughtfully designed addition that preserves and improves upon the home's historic character.

It is important to clarify the nature of the hardship at the outset: the standard 10-foot setback does not prevent the applicant from building an addition altogether. Rather, strict compliance with that standard would force the addition to be configured in a direction that is both architecturally impractical and aesthetically inferior. Specifically, the only sensible design direction for the addition is along the side setback line — away from the parking lot of the adjacent six-unit apartment building, which sits on the opposite side of the property. Building toward the apartment parking lot, a contiguous impervious surface, would expose the addition to an unattractive and non-private outlook, undermining the very purpose of improving the home. The variance is therefore needed not to enable construction, but to enable construction in the direction that makes the most functional and design sense.

The proposed addition includes a detached garage, which is an architecturally appropriate and functionally necessary element of this project. Detached garages were the standard configuration for homes of this era and style, and their inclusion is characteristic of the neighborhood's built environment. Far from being an anomalous expansion, the detached garage is a natural and expected feature for a property of this age and character. It also serves as a physical buffer between the living spaces of the subject property and the adjacent apartment building, providing mutual privacy for both the applicant and the residents of that building. Its placement along the setback side, away from the parking lot, results in a far more aesthetically cohesive and residentially appropriate outcome than any alternative configuration would achieve. In addition, the detached garage provides covered parking and storage that the property currently lacks — a practical need consistent with ordinary residential use, particularly in the New Hampshire climate. To the extent the garage replaces or is situated over an existing

parking or driveway area, it does not create a net increase in impervious surface on the site.

The applicant addresses below each of the five statutory requirements for variance relief, and respectfully submits that all five are satisfied.

## **II. Requirement 1: The Variance Is Not Contrary to the Public Interest**

The granting of this variance is not contrary to the public interest. The proposed addition maintains the subject property as a single-family residence in an RA zone — exactly the use the ordinance is designed to support. It involves no change in use, no increase in density, and no activity that would adversely affect the health, safety, or welfare of the surrounding community.

The public interest is further served by the applicant's intention to preserve and improve a home that has been part of this neighborhood since 1935. Investing in the maintenance and thoughtful improvement of existing housing stock contributes to the long-term vitality and character of the neighborhood — an outcome consistent with, not contrary to, the public interest. The inclusion of a period-appropriate detached garage further reinforces this goal, as it restores an architectural feature common to homes of this era and style throughout the neighborhood, rather than introducing something foreign to the area's character.

The contrast with the immediately abutting property is instructive. The neighboring six-unit apartment building is categorized as Student Housing and operates as a nonconforming use in this RA zone, which permits single-family homes but does not permit duplexes or multi-unit residences. The facility houses seven residents with parking for nine vehicles on a lot of only 0.39 acres. The applicant is a two-person household on a comparable 0.37-acre lot seeking a residential addition consistent with the neighborhood norm. It would not serve any recognizable public interest to deny this applicant relief while that far more intensive nonconforming use continues unabated next door.

## **III. Requirement 2: The Spirit of the Ordinance Is Observed**

The spirit of the side setback ordinance is to protect light, air, privacy, and the open character of residential neighborhoods by ensuring adequate separation between neighboring structures. That spirit is fully observed here, and the variance would not compromise it.

On the side where the addition is proposed — away from the apartment parking lot and toward the larger abutting parcel — the neighboring lot is approximately 4.6 acres, nearly twelve times the typical lot size in the neighborhood of approximately 0.40 acres. The separation, light access, and privacy that the setback ordinance is designed to protect are abundantly present on that side regardless of whether the structure sits at 5 feet or 10 feet from the property line. The open expanse of the 4.6-acre parcel ensures that no structure will be built in close proximity to the subject property on that side for

the foreseeable future. In addition, the topographical nature of the steep hill between the properties makes it impractical and undesirable for current or future owners to build there.

Significantly, the proposed detached garage will itself serve one of the core purposes of the setback ordinance: privacy. By positioning the garage along the setback line between the subject property and the 4.6-acre parcel, the structure creates a physical buffer that enhances privacy for both the applicant and the residents of the adjacent apartment building. Rather than compromising the ordinance's privacy objectives, the garage actively advances them.

The spirit of the ordinance is therefore not merely observed — it is exceeded many times over by the physical reality of the surrounding land and reinforced by the design of the proposed addition itself. A rigid insistence on the 10-foot standard in this context would honor the letter of the ordinance while contributing nothing to its underlying purposes.

#### **IV. Requirement 3: Substantial Justice Is Done**

Substantial justice is done by granting this variance. The applicant's home, at approximately 1,940 square feet, is measurably smaller than the prevailing norm in the immediate surrounding neighborhood, where homes are generally at least 2,200 square feet. The setback constraint — combined with the design limitations imposed by the apartment parking lot on the opposite side — effectively forecloses the only architecturally sound direction for expansion, leaving the applicant with fewer options to bring the home in line with its neighbors than those neighbors themselves enjoy.

Furthermore, this property has been subject to a nonconforming 5-foot setback since May 14, 1996, when the Zoning Board granted a variance to Winthrop and Clara Skogland for the property at 30 Bagdad Road, from Article 4, Section 6, to allow building within 5 feet of the side property line. The applicant seeks only to extend the structure laterally within that same previously approved 5-foot setback — not to create a new or greater nonconformity. Denying continuity within an established, Board-approved setback after nearly thirty years of reliance would not serve substantial justice.

#### **V. Requirement 4: The Values of Surrounding Properties Are Not Diminished**

The proposed addition will not diminish the values of surrounding properties. The addition brings a 1,940-square-foot home closer to the neighborhood norm of at least 2,200 square feet, improves the appearance and functionality of a well-established residence, and maintains the property's single-family character. A well-maintained and thoughtfully improved home is a benefit to its neighbors, not a detriment.

The inclusion of a period-appropriate detached garage is particularly relevant to this requirement. Detached garages are a characteristic feature of homes built in the 1930s in this neighborhood, and their presence enhances rather than detracts from the residential character and aesthetic quality of the surrounding area. A garage that is

architecturally consistent with the era of the home and the neighborhood's built environment is likely to have a positive effect on the assessed and market value of the subject property and, by extension, on surrounding property values. There is simply no credible basis on which to conclude that a sympathetically designed, era-appropriate garage addition to a single-family home would diminish neighboring property values.

The 5-foot setback has existed on this property since 1996, and neighboring owners have accepted this nonconformity for nearly thirty years without adverse effect on property values. The proposed lateral extension along that same established line creates no new impact on neighboring properties.

## **VI. Requirement 5: Literal Enforcement Would Result in Unnecessary Hardship**

Literal enforcement of the 10-foot side setback ordinance as applied to this property would result in unnecessary hardship. As noted in the introduction, the hardship here is not that the applicant cannot build at all — it is that strict compliance would force a design configuration that is architecturally impractical and aesthetically unacceptable. The only direction in which an addition can be sensibly designed is along the side setback line, away from the nine-space parking lot of the adjacent apartment building. An addition oriented toward that parking lot would sacrifice both privacy and aesthetic quality, defeating the very purpose of improving the home. Unnecessary hardship exists when literal enforcement of the ordinance denies the applicant any reasonable design outcome — and that is precisely the case here.

Unnecessary hardship is further established when special conditions of the property distinguish it from other properties in the area such that: (i) there is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property; and (ii) the proposed use is a reasonable one. Both elements are satisfied.

### **A. Special Conditions That Distinguish This Property**

**1. The 4.6-Acre Abutting Lot.** The lot abutting the side toward which the addition is proposed encompasses approximately 4.6 acres — nearly twelve times the neighborhood typical lot size of 0.40 acres. This extraordinary buffer, further reinforced by the steep topographical grade between the properties, means that the purposes of the setback ordinance (light, air, separation, privacy) are already served far beyond what any regulatory standard requires. Enforcing a 10-foot setback against this backdrop achieves nothing the ordinance is designed to achieve.

**2. The Nonconforming Apartment Building Next Door.** On the opposite side of the subject property sits a six-unit apartment building designated as Student Housing — a nonconforming use in an RA zone that permits single-family homes but not duplexes or multi-unit residences. This structure and its nine-space parking lot define the outlook from that side of the home and constitute a special condition of a highly distinctive nature that distinguishes this parcel from virtually every other lot in the zone.

**3. The 1996 Variance Establishing the 5-Foot Setback.** On May 14, 1996, this Board granted a variance to the prior owners of this property — Winthrop and Clara Skogland, 30 Bagdad Road, Tax Map 3, Lot 2-10 (now Tax Map 104, Parcel 76) — from Article 4, Section 6, to allow building within 5 feet of the side property line. That decision is a formal, on-the-record finding that the special conditions of this property warranted departure from the standard setback. Those conditions persist today, and the applicant proposes only to continue within the same approved 5-foot line.

**B. No Fair and Substantial Relationship Between Ordinance Purpose and This Application**

The purpose of the side setback ordinance is to ensure adequate light, air, privacy, and separation between neighboring structures. As applied to this property, strict enforcement of the 10-foot setback does not serve those purposes in a fair and substantial way.

On the side where the addition is proposed, the 4.6-acre abutting parcel provides separation that dwarfs anything a setback regulation could achieve. On the opposite side, the nonconforming six-unit apartment building — operating in a zone that does not permit it — has already fundamentally altered the character of that boundary outside the framework of the ordinance. To hold this applicant to strict compliance with a standard that the immediately adjacent property has never observed, in a zone that property has never conformed to, applies the ordinance in a manner that bears no fair or substantial relationship to its underlying purposes.

The restriction, as applied here, imposes a real burden — foreclosing the only sensible design direction for the addition — while advancing none of the goals the ordinance was enacted to serve.

**C. The Proposed Use Is a Reasonable One**

The proposed use is entirely reasonable. The applicant seeks to expand an existing single-family home — one that is smaller than most others in the surrounding area — within the boundaries of a setback line that this Board has already approved for this property, in the only design direction that is architecturally sound and consistent with preserving the privacy and character of the home. The addition introduces no new nonconformity, changes no use, and adds no density.

The proposed detached garage is a central element of the addition and independently satisfies the reasonableness standard on multiple grounds. First, it is architecturally consistent with the era in which the home and its neighbors were built — detached garages were the standard configuration for residential properties of this period, and their inclusion reflects the natural completion of a home of this age and style rather than an out-of-character expansion. Second, the garage provides covered parking and storage that the property currently lacks, addressing a practical need that is entirely ordinary for a residential property in this climate. Third, it serves as a physical buffer between the subject property and the adjacent apartment building, providing mutual privacy for both the applicant and the residents of that building — directly advancing one of the core purposes of the setback ordinance. Fourth, its placement along the

setback side yields a far more aesthetically pleasing and residentially appropriate result than any addition oriented toward the apartment parking lot could achieve. Fifth, to the extent the garage is situated over an existing parking or driveway area, it does not result in a net increase in impervious surface on the site.

Taken together, the proposed addition — including the detached garage — is the most conforming, most reasonable, and most neighborhood-appropriate improvement that the circumstances of this property permit. It is the most conforming improvement that the special conditions of this property allow.

## **VII. The Proposed Addition Will Not Alter the Essential Character of the Neighborhood**

The proposed addition will not alter the essential character of the neighborhood. The subject property is and will remain a single-family residence in an RA zone. No change in use is contemplated and no increase in density is proposed. The addition is designed to preserve and improve upon the character of a home that has been part of this neighborhood since 1935 — an outcome that reinforces, rather than undermines, the neighborhood's residential identity.

The detached garage, in particular, contributes positively to this analysis. Rather than introducing a foreign architectural element, it restores a feature that was typical of homes built in this neighborhood during the same era. A detached garage consistent with the period and style of the existing home is entirely in keeping with — and indeed enhances — the essential character of the surrounding neighborhood.

The 5-foot setback has been part of this property's established form since 1996. The proposed lateral extension along that same line does not alter the neighborhood's character in any way that has not already been accepted for nearly thirty years. An improved, well-maintained single-family home with a period-appropriate detached garage on a lot of 0.37 acres is entirely consistent with — and contributes positively to — the character of the surrounding neighborhood.

## **VIII. Conclusion**

For the foregoing reasons, the applicant respectfully submits that all five statutory requirements for variance relief have been satisfied:

- The variance is not contrary to the public interest;
- The spirit of the ordinance is observed;
- Substantial justice is done;
- The values of surrounding properties are not diminished; and
- Literal enforcement of the ordinance would result in unnecessary hardship — not because construction is impossible, but because strict compliance forecloses the only design direction that is architecturally sound and preserves the privacy and character of the home. The special conditions of this property, including the 4.6-

acre abutting lot, the steep topography between the properties, the adjacent nonconforming six-unit apartment building with its nine-space parking lot, and the 1996 variance establishing the 5-foot setback, demonstrate that there is no fair and substantial relationship between the ordinance's purposes and its strict application here, and that the proposed use — including the period-appropriate detached garage — is a reasonable one.

The applicant therefore respectfully requests that this Board grant the requested variance.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Anel", written above a horizontal line.

Applicant Signature

Date: 4/22/26

# TOWN OF DURHAM — ZONING BOARD OF ADJUSTMENT

Variance Application — 30 Bagdad Road, Tax Map 104, Parcel 76

## Aerial Photograph — Neighborhood Context

*Bagdad Road and Surrounding Neighborhood, Durham, NH*

This aerial photograph provides a broader neighborhood context for the variance application, showing Bagdad Road, the surrounding residential properties, and the extensive wooded areas including Beards Creek. The image illustrates the low-density, single-family residential character of the neighborhood, the significant amount of open green space in the area, and the relative scale of the surrounding lots.



### Aerial View — Bagdad Road Neighborhood, Durham, NH

Google Earth aerial view of the Bagdad Road neighborhood showing the residential character of the surrounding area, Bagdad Road (center), and Beards Creek (right). The subject property at 30 Bagdad Road is located along Bagdad Road in the center of the image. Scale bar: 70 m. Coordinates: 43°08'28.0"N 70°55'22.9"W. Photograph date: April 22, 2026.

#### Source:

Google Earth aerial imagery, Bagdad Road, Durham, NH. Accessed and captured April 22, 2026, 1:19 PM local time. © 2026 Google LLC.

# TOWN OF DURHAM — ZONING BOARD OF ADJUSTMENT

Variance Application — 30 Bagdad Road, Tax Map 104, Parcel 76

## Photographs — Adjacent Property: 26–28 Bagdad Road

*Six-Unit Apartment Building and Parking Lot Abutting Subject Property*

### Section A — Adjacent Property: 26–28 Bagdad Road

subject property at 30 Bagdad Road. These images illustrate the character of the boundary on the side of the subject property opposite to the proposed addition, and support the applicant's position that building the addition in that direction would sacrifice privacy and aesthetic quality.



**Figure 1. Aerial View — 26–28 Bagdad Road Parking Lot and Building**

*Google Earth aerial view showing the asphalt parking lot (left) and the six-unit apartment building at 28 Bagdad Road (right), immediately abutting the subject property. Coordinates: 43°08'28.06"N 70°55'22.69"W. Scale bar: 10 m.*



**Figure 2. View from Second Floor Window — Looking Toward Parking Lot**

*View from the second floor window of 30 Bagdad Road looking toward the parking lot and apartment building at 26–28 Bagdad Road. The asphalt parking lot and the rear of the apartment building are visible, illustrating the outlook that would result from any addition built in that direction. Photograph taken April 22, 2026.*

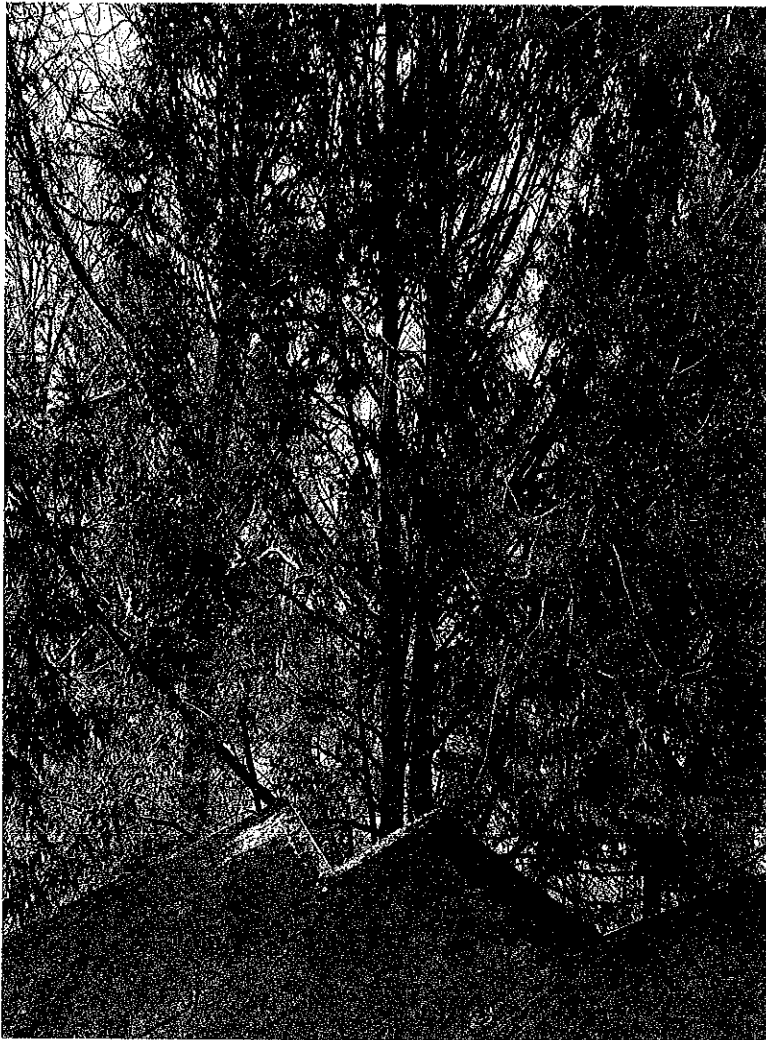
### **Section B — The 4.6-Acre Abutting Lot on the Setback Side**

The following photographs document the open, wooded 4.6-acre parcel (Parcel 75) abutting the subject property on the side of the proposed addition. These images illustrate the substantial natural buffer that exists on the setback side, demonstrating that the purposes of the setback ordinance — light, air, privacy, and separation — are already far exceeded on this side of the property.



**Figure 3. Aerial View — Subject Property and 4.6-Acre Abutting Lot**

*Google Earth aerial view showing the subject property at 30 Bagdad Road (center, blue-gray roof) surrounded by the dense tree canopy of the 4.6-acre abutting parcel. Building 28 and its parking lot are visible at right. Coordinates: 43°08'29.82"N 70°55'21.21"W. Scale bar: 10 m.*



**Figure 4. View from Second Floor Window — Looking Toward 4.6-Acre Lot**

*View from the second floor window of 30 Bagdad Road looking toward the 4.6-acre abutting parcel on the setback side. The open wooded buffer — extending well beyond what any setback requirement could achieve — is clearly visible. Photograph taken April 22, 2026.*

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**Sources:**

*Figure 1: Google Earth aerial imagery, 26–28 Bagdad Road, Durham, NH. Accessed April 22, 2026. © 2026 Google LLC.*

*Figure 2: Photograph taken from 30 Bagdad Road, Durham, NH, April 22, 2026.*

*Figure 3: Google Earth aerial imagery, 30 Bagdad Road, Durham, NH. Accessed April 22, 2026. © 2026 Google LLC.*

*Figure 4: Photograph taken from 30 Bagdad Road, Durham, NH, April 22, 2026.*



USE	R	RA	RB	RC	CB 1	CB 2	PO	CH	C	CC	OR	MU DO R	OR LI	DB P
Home occupation-2	P	X	X	P	X	X	C U	C U	X	P	P	P	X	X
Short-term rental	SE	SE	SE	SE	P	P	P	P	P	P	SE	SE	SE	X
<b>Uses Accessory To a Single-Family Residential Use</b>														
Accessory dwelling unit – attached	P	P	P	P	X	X	P	P	X	X	X	P	P	X
Accessory dwelling unit – detached	P	P	P	P	X	X	P	P	X	X	X	P	P	X

Note: This exhibit shows Section III (Residential Uses) only. Zone abbreviations shown left to right: R (Rural), RA (Residence A), RB (Residence B), RC (Residence C), CB1 (Central Business 1), CB2 (Central Business 2), PO (Professional Office), CH (Church Hill), C (Courthouse), CC (Coe's Corner), OR (Office Research – Route 108), MUDOR (Mixed Use and Office Research), ORLI (Office Research Light Industry), DBP (Durham Business Park). The complete Table of Land Uses is available from the Town of Durham Planning and Zoning Department.

**Source:**

*Town of Durham, New Hampshire. Zoning Ordinance, Article XII.1, §175-53: Table of Land Uses. As amended. Town of Durham Planning and Zoning Department.*

## TOWN OF DURHAM — ZONING BOARD OF ADJUSTMENT

Variance Application — 30 Bagdad Road, Tax Map 104, Parcel 76

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### Town of Durham Assessment Records 26–28 Bagdad Road, Durham, NH — Adjacent Property

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#### Purpose and Relevance

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This document consists of the official Town of Durham property assessment record for 26–28 Bagdad Road, the property immediately abutting the subject property at 30 Bagdad Road. It is submitted to establish the following facts relevant to the variance application:

- **Use Classification.** The property is classified under Use Code 3600 — Student Housing — a commercial classification in an RA zone that permits single-family residences but does not permit duplexes or multi-unit residences. This confirms that 26–28 Bagdad Road operates as a nonconforming use in the RA zone.
  - **Occupancy and Intensity of Use.** The building contains 6 units, 8 bedrooms, 6 bathrooms, and 16 total rooms across 3,324 square feet of living area — a density of use far exceeding anything the RA zone contemplates for residential properties.
  - **Parking.** The property includes 9 assessed parking spaces and 4,500 square feet of asphalt paving, the parking lot of which directly abuts the subject property and defines the outlook from that side of the applicant's home.
  - **Lot Size.** The deeded lot size is 0.39 acres, comparable to the applicant's lot of 0.37 acres, underscoring the disproportionate intensity of use relative to lot area.
- 

#### Source:

*Town of Durham, New Hampshire. Property Assessment Record for 26–28 Bagdad Road (PID 307, Mblu 104/77/0 0/0). Vision Government Solutions — Town of Durham Online Assessment Database. Accessed April 22, 2026. Data reflects 2025 valuation year.*

*Assessment records are public records maintained by the Town of Durham Assessing Department and are available at the Town offices or through the Vision Government Solutions online portal. The original assessment record follows this cover sheet.*

# 26-28 BAGDAD ROAD

**Location** 26-28 BAGDAD ROAD

**Mblu** 104 / 77 / 0 0 / 0

**Owner** PERIDOT PROPERTIES

**Assessment** \$997,300

**Appraisal** \$997,300

**PID** 307

**Building Count** 1

**Location**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$517,300	\$480,000	\$997,300
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$517,300	\$480,000	\$997,300

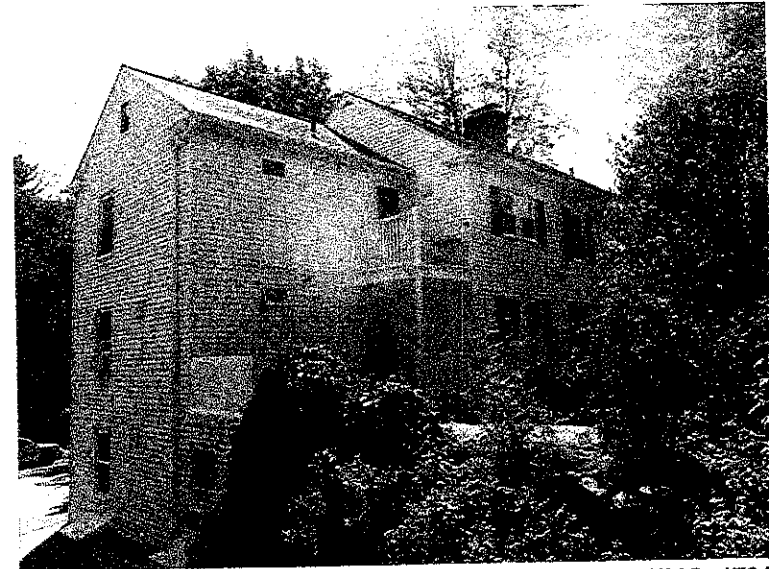
## Parcel Addresses

Additional Addresses

LESS DEPRECIATION: \$700,000

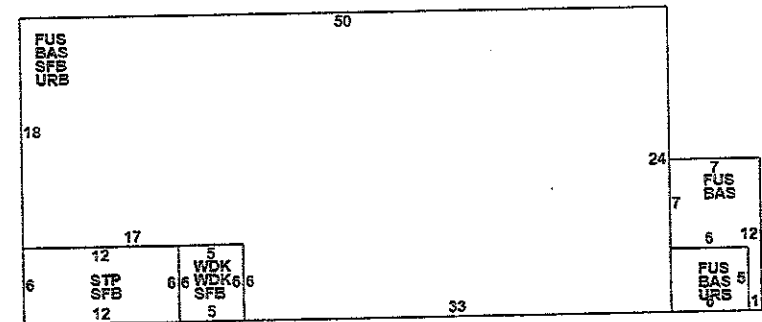
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2
Occupancy	6.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	K PINE/A WD
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	16
Total Bedrms	8
Total Baths	6
1st Floor Use:	
Heat/AC	NONE

### Building Photo



([https://images.vgsi.com/photos/DurhamNHPhotos/A0005\IMG\\_4701\[1\]\\_53](https://images.vgsi.com/photos/DurhamNHPhotos/A0005\IMG_4701[1]_53))

### Building Layout



(ParcelSketch.ashx?pid=307&bid=307)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,182	1,182
FUS	Upper Story, Finished	1,182	1,182

Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00

SFB	Raised Basement, Finished	1,200	960
STP	Stoop	72	0
URB	Basement, Unfinished Raised	1,128	0
WDK	Deck, Wood	60	0
		4,824	3,324

### Extra Features

Extra Features			Legend
Code	Description	Size	Assessed Value
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$300
FPO	EXTRA FPL OPEN	1.00 UNITS	\$100

### Parcel Information

**Use Code** 3600  
**Description** STUDENT HOUSING  
**Deeded Acres** 0.39

### Land

#### Land Use

**Use Code** 3600  
**Description** STUDENT HOUSING  
**Zone** RA  
**Neighborhood** 55  
**Alt Land Appr** No

#### Land Line Valuation

**Size (Acres)** 0.39  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$480,000  
**Appraised Value** \$480,000

**Category**

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value
PAV1	PAVING-ASPHALT			4500.00 S.F.	\$8,600
PKSP	PARKING SPACE			9.00 UNITS	\$45,000

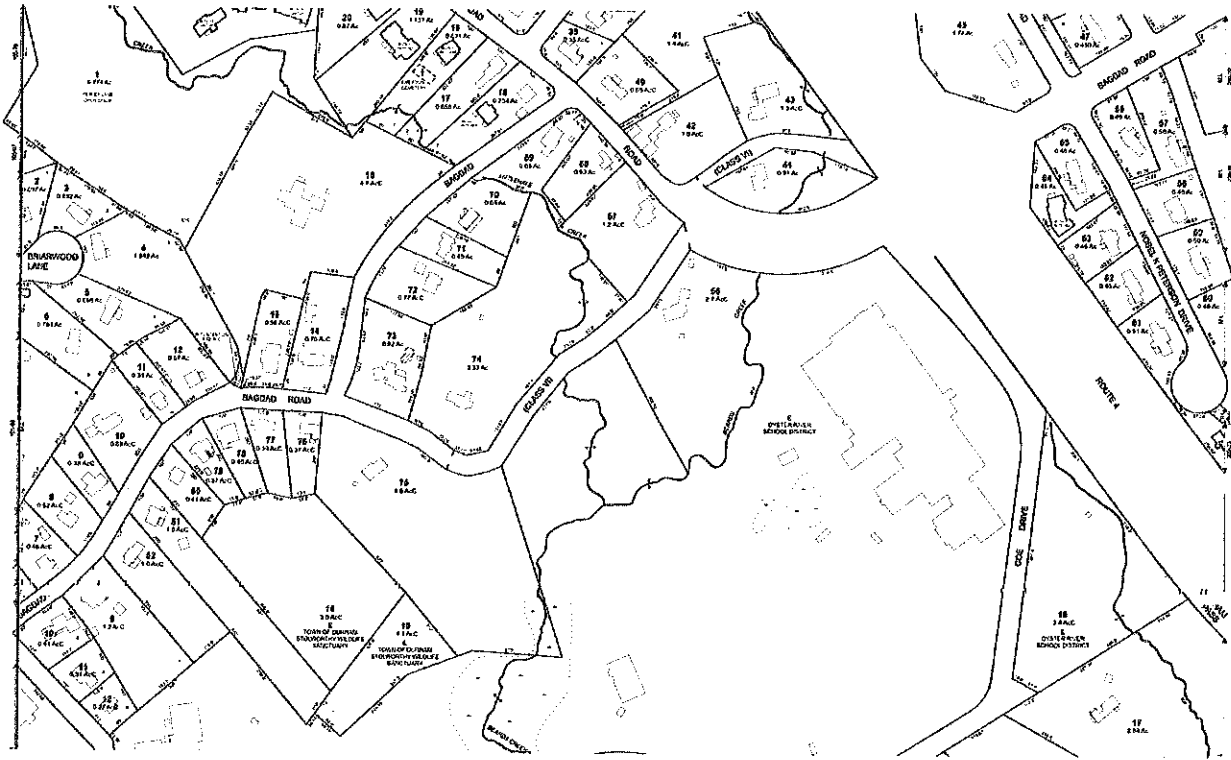
**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$517,300	\$480,000	\$997,300
2024	\$471,700	\$437,000	\$908,700
2023	\$464,800	\$437,000	\$901,800

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$517,300	\$480,000	\$997,300
2024	\$471,700	\$437,000	\$908,700
2023	\$464,800	\$437,000	\$901,800

# TOWN OF DURHAM — ZONING BOARD OF ADJUSTMENT

Variance Application — 30 Bagdad Road, Tax Map 104, Parcel 76



**Town of Durham Property Tax Maps 104 and 107 — Excerpt Showing Subject Property and Surrounding Parcels**

This excerpt from Town of Durham Tax Maps 104 and 107 depicts the subject property at 30 Bagdad Road (Tax Map 104, Parcel 76, 0.37 Ac) and its immediately surrounding parcels. Of particular relevance to this variance application are the following parcels visible on the map:

- **Parcel 76 (0.37 Ac)** — Subject property, 30 Bagdad Road, Tax Map 104, Parcel 76.
- **Parcel 79 (0.37 Ac)** — Abutting parcel on one side, location of the grandfathered six-unit Student Housing facility with nine parking spaces.
- **Parcel 75 (4.6 Ac)** — Abutting parcel on the setback side, encompassing approximately 4.6 acres — compared to a typical neighborhood lot size of approximately 0.40 acres. This parcel provides the substantial open buffer referenced in the variance narrative.

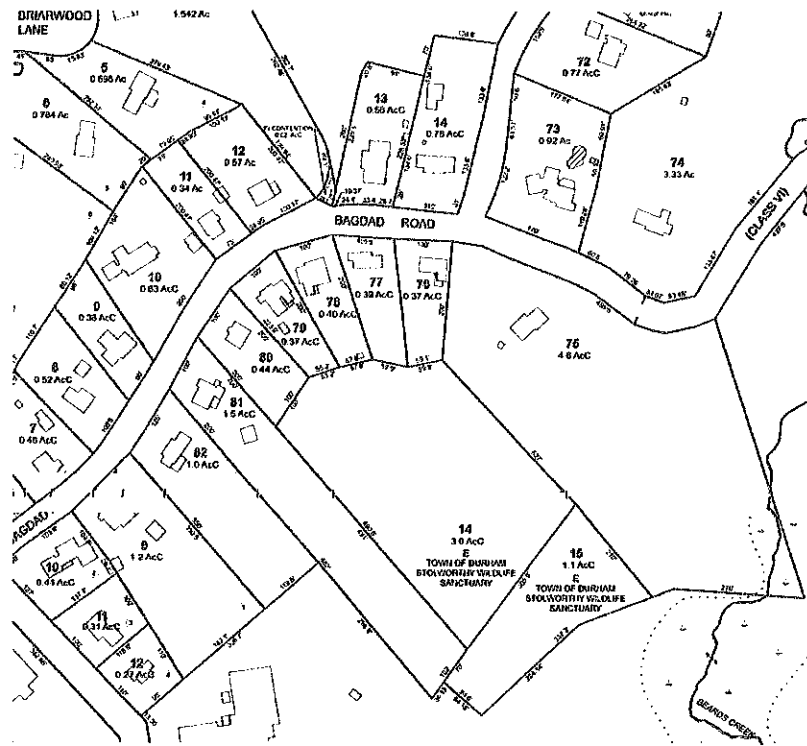
#### Sources:

*Town of Durham GIS Department. Property Maps, Tax Map No. 104. Scale 1" = 100'. Revised to May 1, 2025. Photography Date: April 29, 2019. Durham, NH: Town of Durham.*

*Town of Durham GIS Department. Property Maps, Tax Map No. 107. Scale 1" = 100'. Revised to May 1, 2025. Photography Date: April 29, 2019. Durham, NH: Town of Durham.*

*Maps produced in 2025 using the New Hampshire State Plane Coordinate System, NAD 83. This map is for assessment purposes only and is not valid for legal description or conveyance. Excerpt compiled for variance application purposes from Tax Maps 104 and 107.*

List of Abutters to 30 Bagdad Road (Map/Parcel 104-76-0-0-0):



<u>Property Address</u>	<u>Owner and Mailing Address</u>	<u>Map/Parcel</u>
32 BAGDAD ROAD	THE LYNCH REV TRUST 32 BAGDAD RD DURHAM NH 03824-2246	104-75-0-0-0
26-28 BAGDAD ROAD	PERIDOT PROPERTIES C/O PAMELA WEEKS 7 MASSABESIC DR AUBURN NH 03032-3168	104-77-0-0-0
27 BAGDAD ROAD	AVERY FAMILY REV LIVING TRUST 27 BAGDAD RD DURHAM NH 03824-2201	104-13-0-0-0
29 BAGDAD ROAD	PAULIN FAMILY REV TRUST 29 BAGDAD RD DURHAM NH 03824-2201	104-14-0-0-0
STOLWORTHY WILDLIFE SANCTUARY OLD BAGDAD ROAD	STOLWORTHY WILDLIFE SANCTUARY TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM NH 03824	104-14-0-0-0 104-15-0-0-0



DEPARTMENT OF PLANNING & ZONING  
TOWN OF DURHAM  
15 NEWMARKET ROAD  
DURHAM, N.H. 03824-2898  
603/868-5578 603/868-5005  
Fax: 603/868-5572

ZONING BOARD OF ADJUSTMENT

VARIANCE REQUEST BY WINTHROP AND CLARA SKOGLUND, 30 BAGDAD ROAD, FOR PROPERTY ON TAX MAP 3, LOT 2-10, IN THE RA ZONE, FROM ARTICLE 4, SECTION 6, TO ALLOW FOR BUILDING WITHIN 5' OF THE SIDE PROPERTY LINE.


DECISION OF THE BOARD

After review of the pertinent sections of the Zoning Ordinance of the Town of Durham, and after full consideration of the evidence submitted by Winthrop and Clara Skoglund, 30 Bagdad Road, and testimony heard at a Public Hearing on May 14, 1996, a motion was made and seconded--

to approve the request for a Variance by Winthrop and Clara Skoglund, 30 Bagdad Road, for their property on Tax Map 3, Lot 2-10, from Article 4, Section 6 to allow for building within 5' of the side property line.

By a vote of 5-0 in favor of the motion, the Variance was granted. Members voting in favor of the motion were: Bill Drapeau, Bill Annis, Pete Chinburg, Dick Gsottschneider and Annette Tischler.

May 23 1996  
Date

  
\_\_\_\_\_  
William Drapeau, Acting Chair  
Durham Zoning Board of Adjustment

**MINUTES OF THE  
DURHAM ZONING BOARD OF ADJUSTMENT  
MEETING**

May 14, 1996

The meeting of the Durham Zoning Board of Adjustment was called to order by Acting Chairman, William Drapeau at 7:34 p.m. on May 14, 1996, in the Durham Town Offices, Durham, NH. He introduced the other members of the Board--Annette Tischler, Dick Gsottschneider, Pete Chinburg and Alternates Bill Annis, Bob Cotter and Mark Sternberger. It was announced that Bill Annis would be a voting member of the Board at this meeting in the absence of Hans Heilbronner.

Acting Chairman Drapeau reviewed the agenda, noted there were three applications, and explained the procedures of a Zoning Board of Adjustment meeting.

- I. CONTINUATION OF A PUBLIC HEARING--NSRT CORP, BRENTWOOD, NH SPECIAL EXCEPTION FOR PROPERTY AT 56 ROSS ROAD, STAGECOACH FARMS, MAP 18, LOT 18-23, FROM ARTICLE 5, WETLANDS CONSERVATION OVERLAY DISTRICT, TO ALLOW FOR A DRIVEWAY WITHIN 8' FROM HYDRIC SOILS

Acting Chairman Drapeau opened the Public Hearing.

**EVIDENCE AND TESTIMONY ON BEHALF OF THE REQUEST**

John Farrell, applicant, stated that the application was clear; the request meets the criteria for Special Exception. He pointed to a plan showing the wetland areas affected and the proposed location of the driveway, stating there was no other place on the lot for the driveway.

Mr. Drapeau asked for comments in favor and/or against the request. A summary is as follows:

*Anthony DeGliamo, representing Diedre Gatta, 2 Meader Lane:* He walked the property with Board members and his concern was for the water behind the house. He did not object to a house being built. He distributed a copy of the plan from the file, on which he had sketched a trench or ditch on the western edge of the property, as a suggestion for diverting the water from going onto his daughter's property. He asked that a recorded easement be considered to allow for owners of both properties to clean out the ditch as necessary. Also, he noted that on the plan it was written as "Stagecoach #2" and he would feel better if it were marked as "Stagecoach Farms, Second Phase".

Robert Gatta, 2 Meader Lane: requested that the drainage area as described by Mr. DeGliamo be recorded on the plan or as a written condition of approval so there would be no issues later on from either side.

Jack Farrell, applicant: remarked that he would consider drainage swales and the possibility of recording an easement for a drainage area to appease the neighbors as long as it did not impede development of the lot. He believed the issues of a ditch and the Special Exception request were distinct, but he was willing to accommodate the request.

R. Houseman, Staff, had recommended, in his memo to the Board of 5/6/96 (on file), that the following be added as a condition of approval: "The wetlands area in the northwest corner of the property shall be provided an outlet to facilitate drainage of this wetlands. The drainage outlet shall be a grassy swale running along the driveway to a cross culvert under the driveway and then draining into the wetlands near the Ross Road cross culvert."

As there were no more comments, the Public Hearing was closed.

#### BOARD DELIBERATION/DECISION

The Board discussed the following:

- ♦ this request was for Lot 23 only;
- ♦ the differences between a grassy swale and a ditch--a grassy swale needs only to be mowed compared with a ditch which must be cleaned out;
- ♦ a related issue concerning the number of requests for Special Exception and Variance on lots in this Subdivision--whether the Board needs to ask the Planning Board to re-look at the configuration of the approved lots in the Stagecoach Farms Subdivision;
- ♦ the lots are building lots of record and taxed as such;
- ♦ the changes in regulations for setbacks to the Wetlands both at the State and Town level, after the creation of the Subdivision which have, in part, caused the need to request waivers;
- ♦ the State's setbacks and standards for issuance of septic system approval;
- ♦ considered requiring that a Professional Engineer be employed to recommend the type of ditch or swale needed on the side of the property.

As there was no more discussion, a motion was made by D. Gsottschneider to approve the Special Exception request by NSRT for Lot 23, Stagecoach Farms because the use as proposed is consistent with the uses permitted in the district, and that an Engineer, at the contractor's expense, shall design a system of drainage for the lot. (A sample design plan was provided as an attachment to R. Houseman's memo of 5/6/96 to the ZBA.) B. Annis seconded. The vote was unanimous, 5-0, in favor of the motion and the request for a Special Exception by NSRT was granted.

3. PUBLIC HEARING ON A VARIANCE REQUEST BY WINTHROP AND CLARA SKOGLUND, 30 BAGDAD ROAD, FOR PROPERTY ON TAX MAP 3, LOT 2-10, IN THE RA ZONE, FROM ARTICLE 4, SECTION 6, TO ALLOW FOR BUILDING WITHIN 5' OF THE SIDE PROPERTY LINE.

Acting Chairman Drapeau opened the Public Hearing.

#### EVIDENCE AND TESTIMONY ON BEHALF OF THE REQUEST

Winthrop Skoglund, owner, explained the house was built in the 1930's with one full bath upstairs, and a half bath had been added on the first floor. Due to a recent injury, it became apparent that a full bath and bedroom was needed on the first floor. At this time, he and his wife wish to build a small addition. The proposed addition would encroach 5' into the required 10' side setback of the property. Thus, they would need a Variance.

It was noted that the floor plan was to scale, but not the plot plan. The property had been surveyed not too long ago and a stake was found.

Acting Chairman Drapeau asked for comments in favor or against the application.

Dr. William Crandall, 32 Bagdad Road, whose property would be affected by the expansion, said he had no objection to the plans.

A phone message in the file from Edie McCaddin, owner of 26-28 Bagdad Road, was read which offered no objection to the request.

As there were no more comments, Acting Chairman Drapeau closed the Public Hearing.

#### BOARD DELIBERATION/DECISION

The Board discussed the following:

- ♦ there was no other place on the property for such an addition;

- ♦ the lot was an older lot, built upon under other zoning requirements, which must now meet the 1990 regulations;
- ♦ the five criteria for granting a Variance were read and the Board was in agreement that all five had been met.

As there was no more discussion, B. Annis made a motion to approve the request for a Variance by Winthrop and Clara Skoglund, 30 Bagdad Road, for their property on Tax Map 3, Lot 2-10, from Article 4, Section 6 to allow for building within 5' of the side property line. D. Gsottschneider seconded the motion. The vote was unanimous, 5-0, in favor of the motion and the request for a Variance by the Skoglunds was granted.

4. PUBLIC HEARING ON A VARIANCE REQUEST BY DOUGLAS BENCKS AND ROBERT MITTELHOLZER FOR THE CHURCH OF ST. THOMAS MORE, 6 MADBURY ROAD, TAX MAP 4, LOT 15, IN THE RA ZONE, FROM ARTICLE 4, SECTION 6, TO ALLOW FOR BUILDING WITHIN 23' OF THE FRONT PROPERTY LINE.

Acting Chairman Drapeau felt there was a conflict of interest for him and thus stepped down. He appointed D. Gsottschneider as Acting Chair for this application and chose Alternate Mark Sternberger as a voting member in his place.

Acting Chairman Gsottschneider opened the Public Hearing.

#### EVIDENCE AND TESTIMONY ON BEHALF OF THE REQUEST

Bob Mittelholzer, Doug Bencks, and Father Pat Irwin from the Church of St. Thomas More added the following information to the application already submitted (on file):

- ♦ the Church was built around 1947 when the focus was to have steps leading to a foyer, then the direction of the parishioners was focused into the pews and on up to the altar;
- ♦ the property is situated at the edge of three different zones with different setbacks;
- ♦ they planned to expand the front foyer or entryway and re-do the steps;
- ♦ over the years, Church membership has grown, pews have been added and the entryway has become too small for gathering and assembling in the front of the Church, particularly in bad weather, to greet or say goodbye to parishioners;
- ♦ they hope to enhance the look of the Church.

There was no one in attendance to speak for or against the application, so the Public Hearing was closed.

30 BAGDAD RD  
DURHAM, NH, 03824  
April 5, 1996

Zoning Board of Adjustment  
Town of Durham, NH

Dear Members,

We have lived in our house at 30 BAGDAD Rd since 1956 when we moved to Durham. It was originally built in 1935 by William Hartwell. The house is a typical old fashioned two story house with only an upstairs bathroom and no bedroom on the first floor.

We have loved the house and its location and when I retired from the University in 1981 we made the decision that we would stay in Durham and this house as long as we were able.

Even though we both are 80 years old we have been fortunate to have had good health and to have active lives. We have never been concerned that we did not have a bathroom or bedroom on the first floor and the stairs have not presented a problem.

However the morning of Feb 7<sup>th</sup> suddenly changed things. As I was leaving store 24 with my paper I slipped on the ice and ended up with a broken hip. After an operation and 7 days in the Wentworth Douglas Hospital and 9 days in the DEXER REHAB CENTER I was returned home in a wheel chair to spend the next 6 weeks confined to a walker on the first floor of my house. My wife can probably give the best sponge bath in Durham, but one of the highlights of my recovery was being able to climb the stairs and have a real Shower plus my own bed!

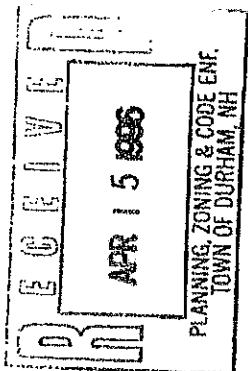
We have suddenly realized that if we are going to stay in this house we need a downstairs bathroom and a small area for a wheel in case one of us is confined. The only possible location for this is adjacent to our present den & dining room. In order for it to be feasible we need to use 5 feet of the present 10 feet in our boundary. This will in way affect the Crandall property. This is needed and not feasible for building. Dr Crandall has no objection. Sincerely

William & Mrs. Hartwell

11. To permit an addition to the house  
at 30 BAGDAD RD to extend within 5 feet from  
the property line.

### Section 3 of application

1. The proposed use would not diminish surrounding property value because it is a wooded hillside approximately 90 feet wide. The area is not large enough for construction and will continue to be a buffer zone.
2. Granting the variance would be of benefit to the Public interest because the Skoglund's intend to continue to live <sup>in</sup> and maintain the property for as long as possible if the facilities planned in the addition are provided. Bagdad Rd is a well kept residential area and the Skoglund's are proud to maintain their property so the general public will approve.
3. Denial of the variance would mean that the Skoglund's could not add an addition to their house of sufficient size to be practical. When the property was built in 1935 it was located only 10 feet from the property line, so if they are to build the addition a variance is needed. It is fortunate that the portion of the adjoining property at 32 Bagdad is simply a wooded hillside which cannot be utilized for building.
4. Granting the variance would do substantial justice because the Skoglund's who are long time residents of Durham would be able to fulfil their dream of continuing to spend their golden years in their house.



5 We believe that the spirit of the ordinance would not be violated because the request is a minor one and cannot in

Skoplund  
30 Skoplund  
Map 3-2-10

#32  
W. Crandall  
3-2-11

30'  
12'

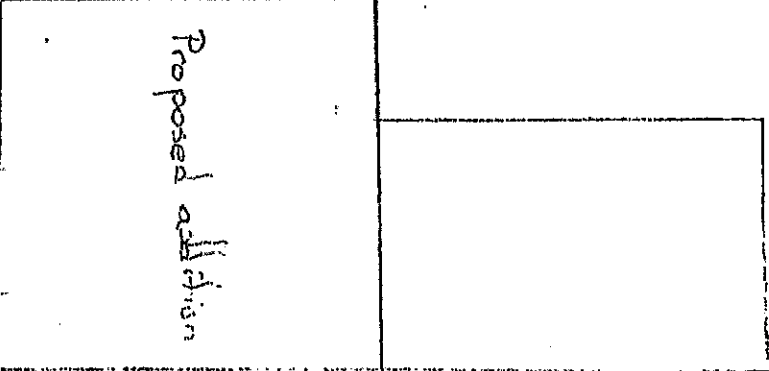
90'

Lot Line

13'

5' \*

\*see variance  
decision attached



#28 E. Meek  
3-2-9

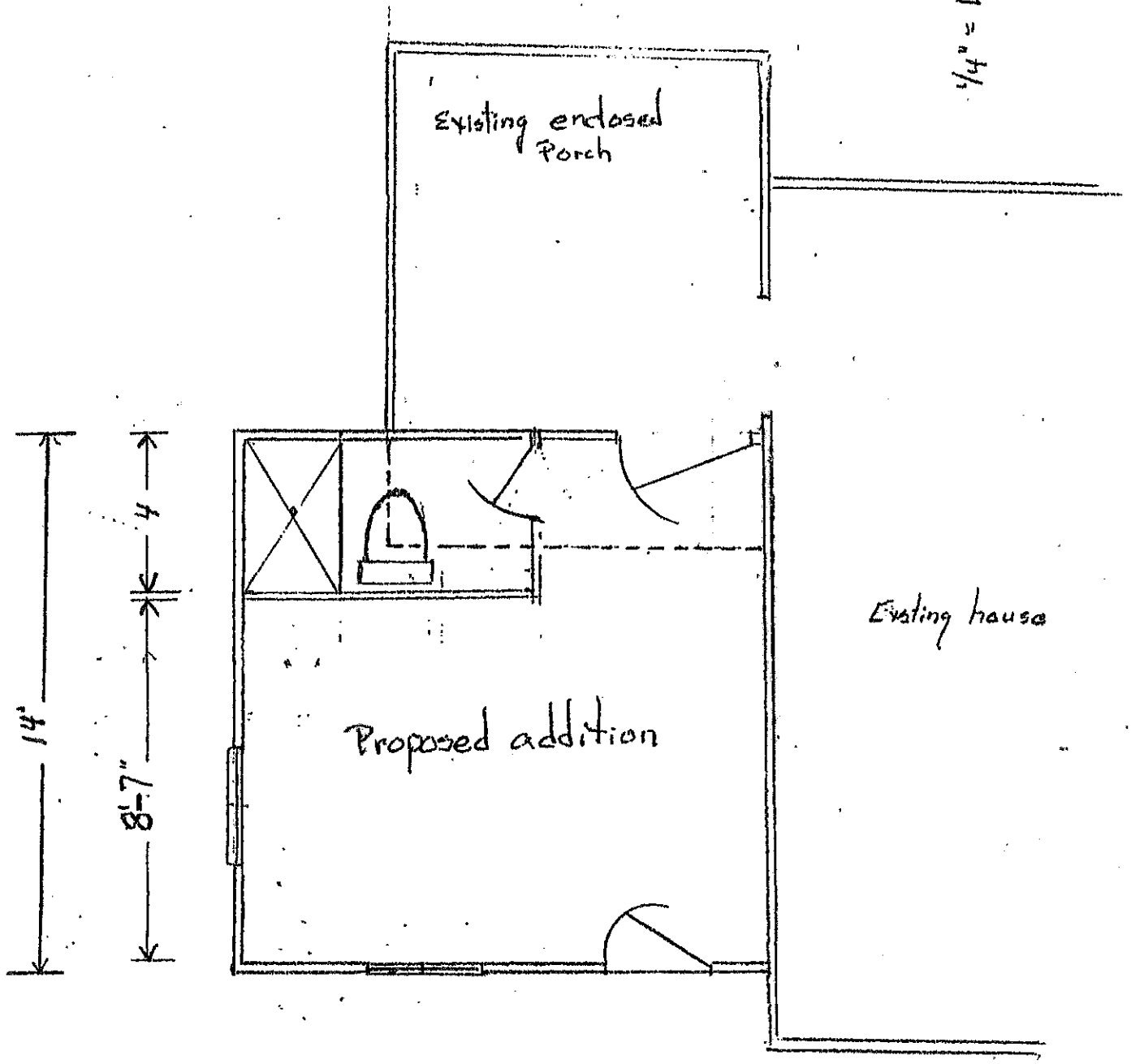
W. Skoplund  
30 Skoplund P.A.  
3-2-10

Boglund P.A.

Not to scale

VR0914

$\frac{1}{4}'' = 1'$



Existing house

Existing enclosed Porch

Proposed addition

$\frac{1}{4}'' = 1'$   
 Skoglund  
 30 Basford  
 2-7-11

Revision Table	Number	Date	Revised By	Description

**SITE PLAN**

**PROJECT:**  
CHAN MADISON  
90 BAGDAD RD  
DURHAM, NH

**CONTACT:**  
AMY DUTTON LINEOLD  
4 WALKER STREET  
KITTERY, ME 04101  
207.345.6050

**DATE:**

04/22/2026

COPYRIGHT © AMY DUTTON LINEOLD 2025

**SCALED FOR:**

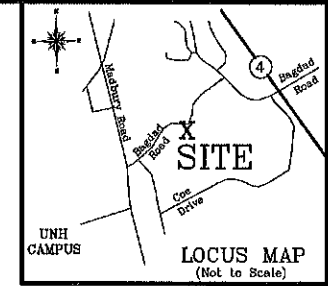
24" X 36"

**SCALE:**

SEE SCALE ON DRAWINGS

**SHEET:**

S-1



**PLAN REFERENCES:**  
1) See "Plan of property of Professor J.C. McNitt, surveyed by E.W. Bowler Nov. 20, 1825, tracing by Wm. H. Hartwell SCRH Pocket 7, Folder 5, Plan 23, Recorded March 1930  
2) See "Plan of property of Professor J.C. McNitt, surveyed by E.W. Bowler Nov. 25, 1825, with additions by R.R. Skelton SCRH Pocket 4, Folder 5, Plan 58, Recorded June 4, 1937  
3) See "Plan of Land belonging to Marion J. Siskworthy" Scale 1"=60', Dated June 12, 1937 by R.R. Skelton, CE SCRH Pocket 4, Folder 3, Plan 58, Recorded Dec. 6, 1937

**NOTE:**  
1) No part of the subject parcel is located within a Special Flood Hazard Area (SFHA) as shown on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Name: Town of Durham, Number: 330148, Panel: 0310, Suffix: D, Effective Date: May 17, 2005.  
2) Zoning District is Residence A (RA), Summary of Dimensional Requirements, Minimum Setbacks: Front=36ft, Side=10ft, Rear=20ft. Other 'Overlay Districts' may apply.

**TAX MAP 104 LOT 77**  
**N/F Peridot Properties, LLC**  
See SCR Dk:5934 Pg:583  
Also See SCR Dk:507 Pg:139  
Also See SCR Plan No. Lot 5  
See Plan Ref. No. 2

**TAX MAP 107 LOT 14**  
**N/F Town of Durham**  
**Storworthy Wildlife Sanctuary**  
See SCR Dk:1283 Pg:562  
Also See SCR Dk:479 Pg:116  
Also See SCR Plan No. 4  
See Plan Ref. No. 3 & Pocket 2, Folder 14, Plan 35

**TAX MAP 104 LOT 76**  
**N/F Andrea D. Chan**  
**Revocable Trust**  
Andrea D. Chan, Trustee  
See SCR Dk:4882 Pg:149  
Also See SCR Dk:436 Pg:185  
Also See SCR Plan No. Lot 6  
See Plan Ref. No. 2

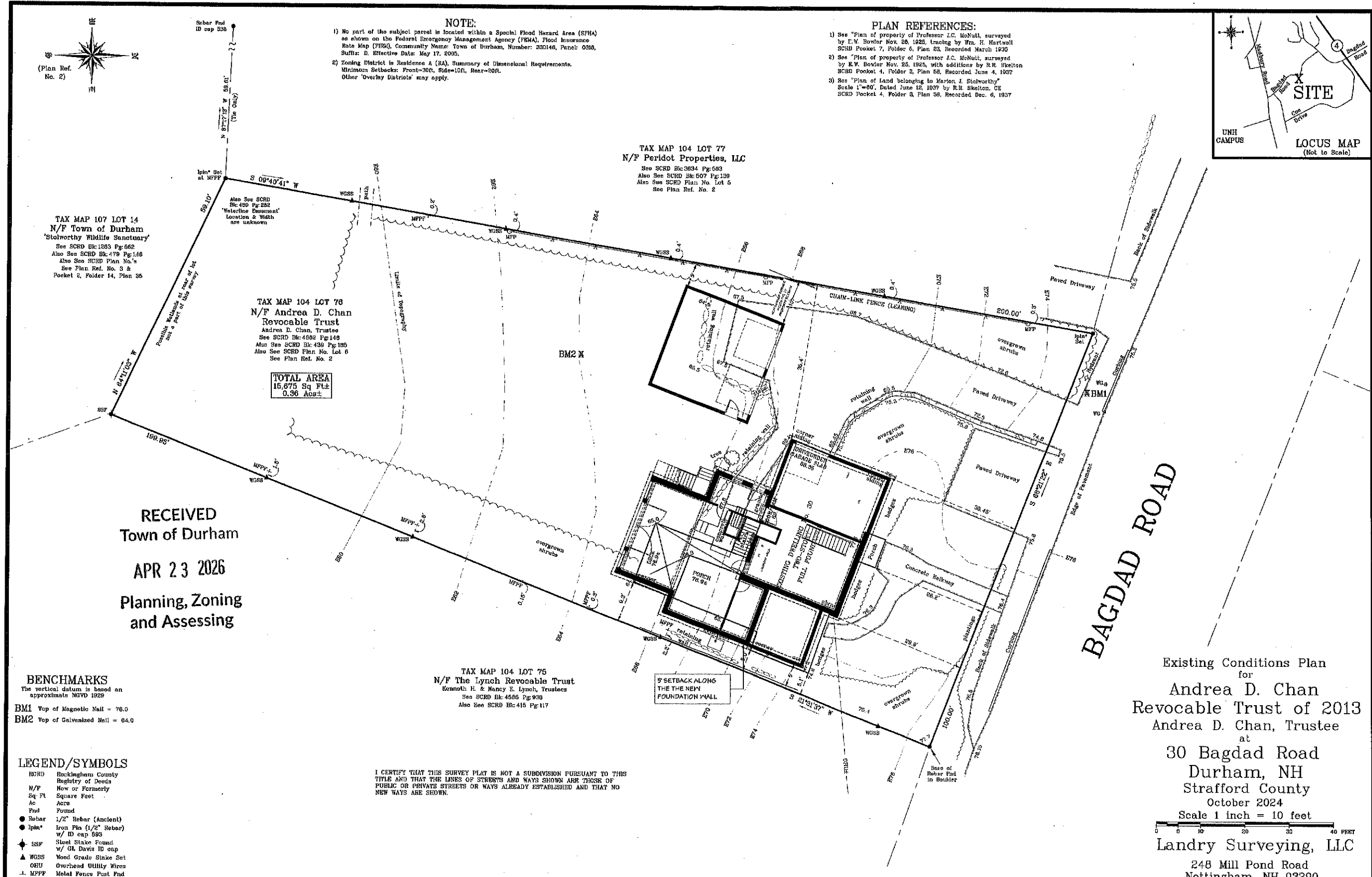
**TOTAL AREA**  
15,675 Sq Ft ±  
0.36 Acre ±

**TAX MAP 104 LOT 75**  
**N/F The Lynch Revocable Trust**  
Kenneth H. & Nancy E. Lynch, Trustees  
See SCR Dk:4586 Pg:938  
Also See SCR Dk:415 Pg:117

5' SETBACK ALONG THE NEW FOUNDATION WALL

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

DATE: PETER D. LANDRY LIS 889



RECEIVED  
Town of Durham  
APR 23 2026  
Planning, Zoning  
and Assessing

**BENCHMARKS**  
The vertical datum is based on approximate NGVD 1929  
BM1 Top of Magnetic Nail = 78.0  
BM2 Top of Galvanized Nail = 64.0

**LEGEND/SYMBOLS**  
RCRD Rockingham County Registry of Deeds  
N/F Now or Formerly  
Sq. Ft. Square Feet  
Ac. Acres  
Pud Pound  
● Rebar 1/2" Rebar (Ancient)  
● Ipin\* Iron Pin (1/2" Rebar) w/ ID cap 693  
◆ SSP Steel Stake Found w/ GL Davis ID cap  
▲ WGS Wood Grade Stake Set  
OHU Overhead Utility Wires  
+ MPPF Metal Fence Post Find  
○ MFP Metal Fence Post

Existing Conditions Plan  
for  
**Andrea D. Chan**  
**Revocable Trust of 2013**  
Andrea D. Chan, Trustee  
at  
**30 Bagdad Road**  
**Durham, NH**  
Strafford County  
October 2024  
Scale 1 inch = 10 feet  
**Landry Surveying, LLC**  
248 Mill Pond Road  
Nottingham, NH 03290  
(603) 679-1387

Job No. 2179