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March 17, 2026

Almerindo Graziano Rev. Trust
3 Artisan Drive Unit 441
Salem, NH 03079

Re: Violations on Property at 361 Durham Point Road, Durham, NH

Dear Mr. Graziano:

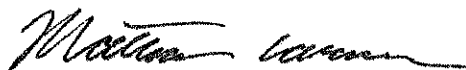
Please be advised that this firm represents the Town of Durham. The Town has contacted our office regarding your use of the property at 361 Durham Point Road in Durham, NH (Tax Map & Lot 230/7/10/0). The property is currently in violation of Durham's Zoning Ordinance Article XXI 175-111(C)(2)(a). The Town provided you with notice of this violation on October 21, 2025. Despite being on notice, the property is still in violation.

Specifically, the property's driveway has an approximate width of 24 feet in the right of way when the maximum width allowed by the Town's Zoning Ordinance is 12 feet. This additional width has not approved by the Town's Public Works Department nor has a variance been granted by the Town's Zoning Board of Adjustment.

You have two weeks from receipt of this letter to either file a variance application with the Town of Durham Zoning Board of Adjustment or to begin work to correct the violation. In order to correct the violation, a driveway permit will be needed to correct the driveway pursuant to Durham's Zoning Ordinance Article XXI 175-112. If you fail to do so, the Town will have little choice but to bring an enforcement action in Strafford County Superior Court. In any such case, the Town will seek its attorney fees, as well as civil penalties in the amount of \$275 per day from the date of the Town's first letter, as provided by RSA 676:17.

Thank you for your attention to this matter.

Sincerely,



Matthew G. Carrier
matthew@mitchellmunigroup.com

MGC/

cc: Todd Selig, Durham Town Administrator
Audrey Cline, Durham Town Code Enforcement Officer