



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
TEL: (603) 868-8064

CERTIFIED MAIL 10/21/2025

GRAZIANO REV TRUST, ALMERINDO
3 ARTISAN DRIVE UNIT 441
SALEM, NH 03079

GRAZIANO
361 Durham Point Road
Durham NH 03824

Re: Tax Map & Lot 230/7/10/0/

NOTICE OF VIOLATION

Dear Mr. Graziano,

This **NOTICE** is to inform you that your property, located at 361 Durham Point Road, is in violation of Durham's ARTICLE XXI OFF-STREET PARKING 175-111, as indicated to you on the Durham Public Works driveway permit issued 9/6/2024, and inspection denial dated 8/18/2025.

General Requirements.

C. Driveways.

2. Driveway width and setbacks

- a. For all uses, within the Town right of way the driveway may not exceed 12 feet in width (excluding turning radii) unless approved by the Durham Public Works Department.
- b. The driveway shall be single lane (i.e., with a maximum width of 10 feet) except as needed to provide access to parking areas and garages. A wider driveway may be allowed by special exception where warranted by site conditions.

In order to comply you must:

- 1.) **Rework the driveway to meet the established regulations, or**
- 2.) **Obtain a Variance and/or Special Exception from Durham Zoning Board of Adjustment for the existing driveway.**

You have **thirty (30) days in which to correct the violation** or in which to come to an agreement on a time frame in which the violation will be abated, or to file an appeal under Durham Zoning Chapter 175, Article IV, Section 175-12 Administrative Appeals

If you fail to comply with this notice, the Town will take all appropriate legal actions under **RSA 676:17** and other provisions of New Hampshire law to enforce Durham's Zoning Ordinance, including district or superior court action.

Failure to comply with this Notice of Violation could result in the imposition of civil fines and penalties, including attorney's fees and costs, pursuant to RSA 676:17. This statute provides, in part, that a violation is punishable by a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue after the date on which you

receive this written Notice of Violation. In addition, RSA 676:17 provides that the Town shall be entitled to recovery of its costs and reasonable attorney's fees actually expended if the Town is found to be the prevailing party in this action.

The Town's goal in this matter has always been and remains your compliance with Durham's Ordinance. If you have questions about how best to comply with these requirements, please don't hesitate to contact me.

The Town of Durham
By Its Code Enforcement Officer
Audrey Cline

By: 
Audrey Cline