

**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:** JOGLEKAR, AMIT; BHARGAVA, ARCHANA, 56 ROSS ROAD, DURHAM, NH 03824

**Date of order:** May 28, 2026

**Deadline for application for appeal:** June 29, 2026

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

Building Permit Application number 26-00066 to include heat in an accessory building, for property located at 56 Ross Road, is **DENIED** as the proposal does not meet the requirements of the Durham Zoning Ordinances below:

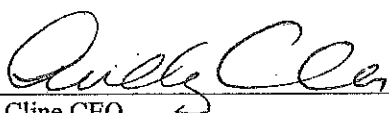
**ARTICLE XX STANDARDS FOR SPECIFIC USES**

**175-109. Compliance Required.**

**B. Accessory Buildings for Single-Family Use.** The following standards apply to buildings that are accessory to single-family use, not including garages and accessory apartments.

4. The building shall not be supplied with water, sewerage, or heat unless approved by special exception.

By Durham's Building Inspector/Code Enforcement Officer:

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



**TOWN OF DURHAM  
ZONING BOARD OF ADJUSTMENT**

8 NEWMARKET RD  
DURHAM, NH 03824  
PHONE: 603/868-8064  
www.ci.durham.nh.us

Planning, Zoning  
and Assessing

MAY 26 2026

RECEIVED  
Town of Durham

**SPECIAL EXCEPTION**

Name of Applicant AMIT JOGLEKAR

Address: 56 ROSS ROAD, DURHAM NH 03824

Phone # 603-969-7685 Email: AJOGLEKAR72@GMAIL.COM

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

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

Location of Property: 56 ROSS ROAD  
(Street & Number)

Tax Map & Lot Number MAP 232 LOT 30

Description of proposed use showing justification for a Special Exception as specified in the Zoning Ordinance: Article: XX Section: 175-109-B-4

Golf Simulator for Personal household enjoyment. High quality

impact screen and soundproofing insulation minimizes noise but

need temperature controlled environment for equipment safety  
and personal comfort.

Owner's Signature(s): Amit Joglekar Date: 5/21/2026

Owner's Signature(s): Archana Bhardgava Date: 5/21/2026

PRINTED NAME(S): AMIT JOGLEKAR Date: 5/21/2026

PRINTED NAME(S): ARCHANA BHARDGAVA Date: 5/21/2026

**Special Exceptions:**

**1. Character and enjoyment of neighborhood:**

The proposed use will not be detrimental to the neighborhood. The project consists of outfitting the newly built and previously approved shed for personal and indoor recreation (a home golf simulator). The only exterior addition is a standard residential-grade AC/Heating Split unit required for climate control, which is a common feature in residential neighborhoods.

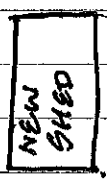
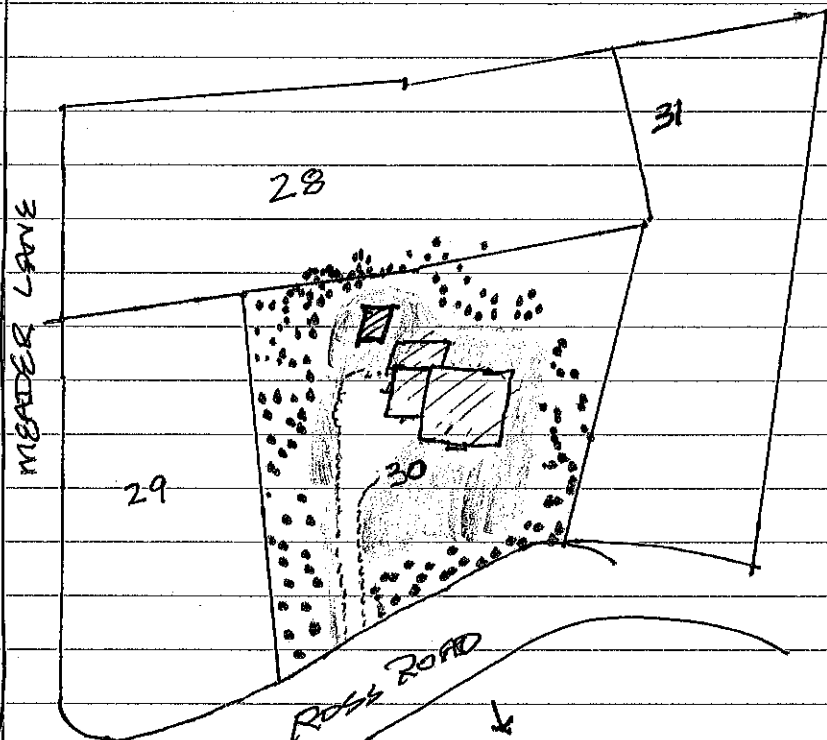
**2. Not injurious or noxious:**

The Simulator is strictly for personal and private use. The indoor nature, proper landscaping/planning, and will ensure not to introduce hazardous materials, sound, or bright exterior lighting. The addition of heating and cooling utilizes standard safe electrical connections installed to local code.

**3. Public Health, safety, or welfare:**

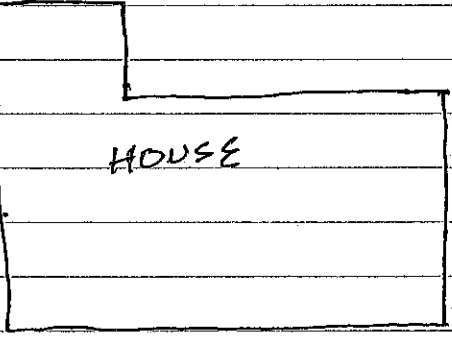
As a personal recreational space, it will not generate any additional traffic; the activity of hitting golf balls will now be contained indoors (instead of outdoors as it is now), within an insulated structure, and onto a high-quality impact screen, mitigating any impact noise. The project creates no unsanitary conditions, waste disposal issues, or harmful emissions.





15 FEET

GARAGE



ENTRANCE