



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:

SOHL, JEFFREY E
SOHL, CHRISTINE E
6 STEVENS WAY
DURHAM, NH 03824

Date of order: June 16, 2026

Deadline for application for appeal: July 17, 2026

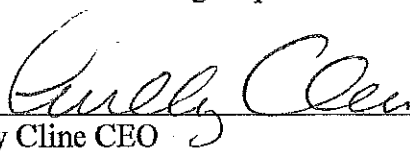
Decision or Order of the Building Inspector/Code Enforcement Officer:

Building Permit Application number 26-155, for property located at 6 Stevens Way, is **DENIED** as the proposal does not meet the requirements of the Durham Zoning Ordinances below:

ARTICLE XII.1 USE AND DIMENTIONAL STANDARDS

175-54. Table of Dimensions; RB Zone minimum 20 feet side setback.

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

fees paid
3044
RECEIVED \$370
Town of Durham
JUN 03 2026

VARIANCE

Planning, Zoning
and Assessing

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.

Name of Applicant Jeffrey Sohl / Christine Sohl
Address: 6 Stevens Way, Durham, NH 03824
Phone # 603 8548-8421 Email: jeff.sohl@UNH.EDU
Owner of Property Concerned SAME
(If same as above, write "Same")
Address: SAME
(If same as above, write "Same")
Location of Property: 6 STEVENS WAY
(Street & Number)
Tax Map & Lot number 220-7
A Variance is requested from Article(s) XII.1 Section(s) 175-54 of the Zoning Ordinance to permit:

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 Jeffrey Sohl 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): Jeffrey Sohl Date: 5/30/26
Owner's Signature(s): Christine Sohl Date: 5/30/26
PRINTED NAME(S): _____ Date: _____
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.

Background:

My wife, Christine, and I moved to our house in Durham in 1984 and we have lived in the same house since that time. We are both now retired (me recently) and we have decided to stay in our house in Durham. With both of us retired, we find ourselves spending more time in the house and we would like to have a bit more living space in the house. The modest addition we are planning will increase the size of the existing kitchen, increase the size of the master bedroom and increase the size of the master bathroom to accommodate two sinks and a larger shower. The proposed addition will not add any rooms.

The requested variance is for a 12 ft addition on the east side of the house, requiring a variance of the setback requirement of 3.9 ft (northeast corner) to 5.4 ft (southeast corner).

(A) The variance will not be contrary to the public interest;

The addition will add 12 linear feet to the front (road facing) portion of the house, which is set back 255 ft from the road, so it will not alter the essential character of the neighborhood. The addition is on the east side of the property and on this east side of the property the adjacent neighbor's (Joan Hart) house is approximately 210 ft from the addition. The variance would also not interfere with light or air to the surrounding properties. The exterior will be identical to the existing house exterior, and it is in line with the essential character of the neighborhood. The addition does not impact wetlands. There would be no threat to the public health, safety or welfare. Note that the proposed addition is in the southeast corner of the lot, which is the location farthest from all the abutters.

(B) The spirit of the ordinance is observed;

The proposed addition encroaches into the required setback, but its size, placement, distance from the public view, and distance from the abutters will make the addition's impact minimal. The addition is in keeping with the neighborhood character, and does not impact the privacy, safety, or welfare of adjacent properties (see Exhibit 1 map and accompanying photos A and B). I believe this variance request preserves and enhances property values in the neighborhood. Having lived in the neighborhood for 42 years, we in no way would want to adversely impact the beauty of the neighborhood and we believe this variance request does not negatively impact the natural beauty of the street and the surrounding woods.

(C) Substantial justice is done;

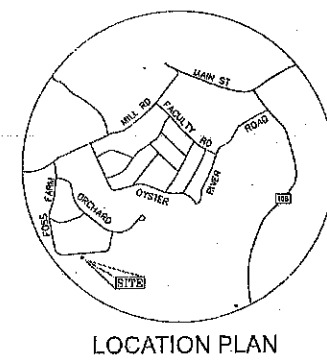
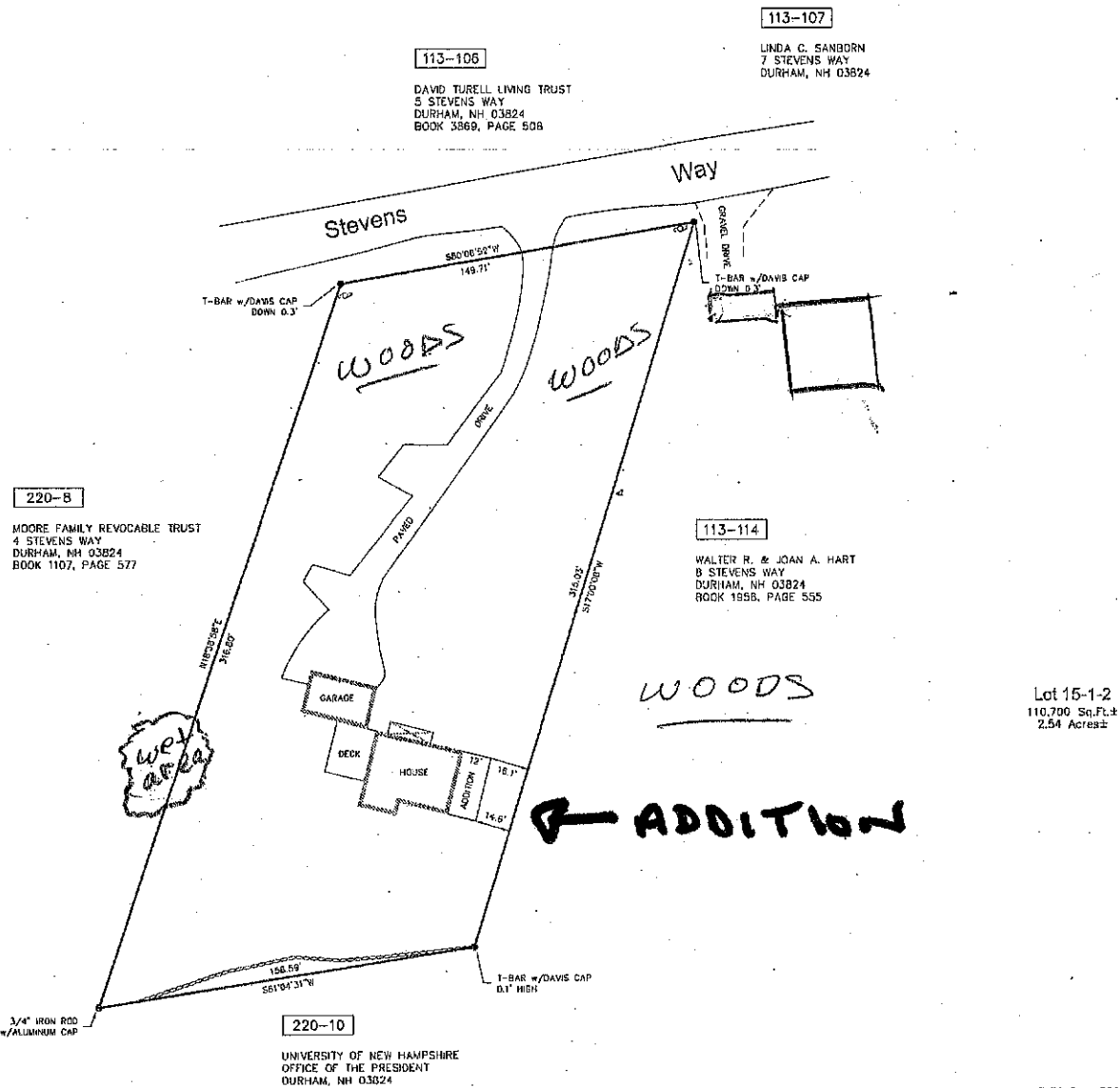
We see no harm to the general public as the proposed addition is in the southeast corner of the property, approximately 255 ft from the road on a property, and in a neighborhood, with substantial woodlands. For us the proposed variance will allow us to build an addition that will afford us the opportunity to continue to live comfortably in our house and enjoy the benefits of a larger kitchen, larger master bedroom and larger master bathroom, all increasing the value of our house as well as the value of the neighborhood homes.

(D) The values of surrounding properties are not diminished.

Over the years there have been additions to several of the houses in the Stevens Way neighborhood and I believe that this proposed addition will add to the value of the surrounding properties, as the other additions in the neighborhood have added to the value of the homes. Two of the most recent additions have been to the adjacent properties: David and Zelda Moore (the adjacent west neighbors) added a dining room that directly faces our house; Joan Hart (the adjacent east neighbors) added a garage that directly faces our house. Both of these additions enhanced the value of the individual homes, and I believe enhanced the value of the surrounding properties.

(E) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

There is literally no other location for the addition based on the house location and the current kitchen and master bedroom/bathroom. Both the existing kitchen and master bedroom/bathroom are on the east side of the house, and the proposal is to extend these rooms by 12 ft to the east. Basically, we are extending the rooms from their current location. In addition, the limitations of the conditions surrounding the house preclude locations to the west (garage), to the north (septic) and to the south (the 500 acres of UNH/US Fish and Game nature area) with their substantial trail network. All these factors point to the east location for the addition as the most reasonable location for minimal impact on the abutters and the general public.



LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- ⊕ UTILITY POLE
- ⊙ EXISTING WELL LOCATION

OWNER'S SIGNATURES

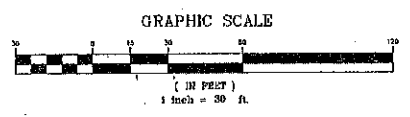
Jeffrey E. Sohl _____ Date _____
Christine E. Sohl _____ Date _____

FILING OF THIS SHEET IS FOR CONDOMINIUM PURPOSES ONLY, PURSUANT TO RSA 356B. IT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.
PURSUANT TO RSA 678:18, III: "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND 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."
"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(c), AND THAT ALL UNITS ARE SUBSTANTIALLY COMPLETE."

NOTES

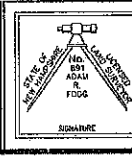
1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
JEFFREY E. & CHRISTINE E. SOHL
6 STEVENS WAY
DURHAM, NH 03824
DURHAM TAX MAP 220, LOT 7
BOOK 1107, PAGE 577 S.C.R.D.
3. REFERENCE PLANS:
"FINAL PLAN-LIMITED SUBDIVISION-SECTION 4-VALLEY DEVELOPMENT
G STEVEN LAMBERT-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS
DATED APRIL 1980. S.C.R.D. PLAN No. 162-35

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



ATLANTIC
SURVEY CO., LLC
25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939



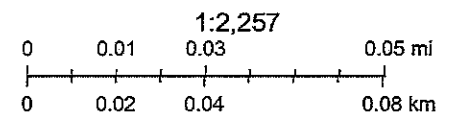
DATE:	January, 2025
FIELDWORK BY:	TF
DESIGNED BY:	AF
CAD FILE:	25140
PROJECT No.:	25140
SHEET	1 OF 1

BOUNDARY LINE ADJUSTMENT
PREPARED FOR
Jeffrey E. & Christine E. Sohl
LOCATED AT
6 Stevens Way, Durham, N.H.

Town of Durham



6/3/2026, 11:18:22 AM



Parcel mapping, using a variety of record information sources, completed by
CAI Technologies, Nearmap, Map data © OpenStreetMap contributors,

The Town of Durham shall assume no liability for any errors.