



Town of New Durham Zoning Board of Adjustment

PUBLIC HEARING NOTICE

Tuesday, May 14, 2024

7:00 PM @ NEW DURHAM TOWN HALL & ZOOM

Eric and Amanda Rabbitt

You are hereby notified that a Hybrid Public Hearing will be held by the New Durham Zoning Board on Tuesday, May 14, 2024, at 7:00 PM for Case #2024-002. The hearing is regarding an application submitted by Andrew St. Godard of Common Cents Construction, LLC, on behalf of Eric and Amanda Rabbitt for property located at 276 Kings Highway, Map 209, Lot 008. The applicants are requesting an Appeal from an Administrative Decision regarding Variances to **Article V.E. Flood Hazard Area and Water Body Setbacks**. No new building, except for water-related structures shall be less than seventy-five (75) feet from any water body or river. **Article XIV. Shorefront Conservation Overlay District. Section C. Dimensional Requirements. 2. Building Setback:** Except for water related structures, all buildings shall be set back a minimum of seventy-five (75) feet from the reference line. **Article XIV. Section C. Dimensional Requirements. 7. Nonconforming Structures: b.** Existing Structures may be demolished and rebuilt utilizing the same square footage as the original footprint and may include a foundation and two stories of living space. The new footprint square footage cannot increase; however, the dimensions can be reconfigured. **Article XIV. Shorefront Conservation Overlay District. Section G. Design Standards/Erosion Control. 3. Alteration of Existing Uses a.** The applicant shall supply a certificate of inspection from a qualified sanitary professional (e.g., engineer, system designer, etc.) certifying that the existing septic system is adequate for the proposed use and that the system meets current standards of the New Hampshire Department of Environmental Services including lot size and number of bedrooms. If the existing system is found to be inadequate, a system approved by the New Hampshire Department of Environmental Services shall be installed before a building permit is issued.

The full application is on file at the New Durham Town Offices for review by appointment by calling (603) 859-2091 ext. 2007. You can also contact via email: ndlanduse@newdurhamnh.us

Posted: April 25, 2024