



TOWN OF DURHAM  
LAND USE OFFICE  
30 Townhouse Road  
Durham, CT 06422

To: Zoning Board of Appeals  
From: Robin Newton, AICP, CZEO, Town Planner  
RE: Application of Town of RSD13- Variance request for increased coverage  
Date: February 7, 2022

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The following calculations show the request for an increase in the allowable coverage for the RSD13 Property known as 144 Pickett Lane.

Area of existing RSD13 parcel = 2,469,852 S.F = 56.70 Acres

Area of Korn to be conveyed = 315,539.84 S.F. = 7.244 Acres

Reduced area of RSD13 property = 2,154,312.16 S.F. = 49.456 Acres

Impervious coverage of existing RSD13 parcel = 426,895 S.F. = 17.28%

Impervious area of Korn (area to be conveyed) = 100,670 S.F. = 31.90%

**Reduced impervious area coverage to 326,225 S.F. = 15.14%**

The allowable coverage for the Farm Residential Zone is 12%. The current coverage of the RSD13 parcel is over the allowable coverage for the Farm Residential zone. There are no known variances on file for this increased coverage that currently exists. This proposal will reduce the coverage for the RSD13 property from 17.28% to 15.14%.

There is no scenario where the lot line revision would not result in a request for coverage or setback variances for either the Town or RSD13 properties. The line revision as shown is the best placement due to playing fields, parking lots and other structures as such necessitating the request for a coverage variance.