



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 decreased side yard setbacks
Date: February 7, 2022

As part of the lot line revision to convey the Korn school and a portion of the property with the Korn School property to the Town of Durham, some of the structures associated with the playing fields will be made non-conforming as to side yard setbacks and require variances.

These structures include:

1. Building listed as existing building located 19.3 feet from the property boundary requiring a setback variance request of 5.7 feet.
2. Dugout located 3.4 feet from the side yard property boundary requiring a setback variance request of 21.6 feet.
3. Dugout located 2.6 feet from the side yard property boundary requiring a setback variance request of 22.4 feet.

Benches, bleachers and batting cages were not included in the variance requests as they are deemed moveable and temporary.

