



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 Durham- Variance request for increased coverage  
Date: February 7, 2022

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The following calculations are from our Town Engineer, Brian Curtis, for the request for an increase in the allowable coverage for the Town of Durham Property.

Area of existing town parcel = 505,881.53 S.F = 11.613 Acres

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

Combined area = 821,421.37 S.F. = 18.857 Acres

Impervious coverage of existing town parcel = 25,436 S.F. = 5.03%

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

**Impervious area of combined parcels = 126,106 S.F. = 15.35%**

The allowable coverage for the Farm Residential Zone is 12%. The combined parcel coverage after the conveyance of the Korn School area will be 15.35%. The Town is therefore requesting an increase of 3.35%.

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.