



TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824
Tel: 603/868-8064
www.ci.durham.nh.us

June 16, 2015

William & Heather Wardwell
38 Union St.
Bristol, RI 02809

Dear Mr. & Mrs. Wardwell,

In 2004 the previous owner of 300 Newmarket Road obtained a variance to construct a two-car garage and breezeway with a bedroom above the garage. Now that you own the property, your plans to modify this proposed construction will need to go before the Zoning Board of Adjustment. Your home is a non-conforming structure because the property does not meet the current requirement of 150,000 square feet of minimum lot area, 300 feet minimum frontage and 50 feet side and rear-yard setbacks which are recorded in Article XII, Section 175-54 of the Durham Zoning Ordinance. Any increase in a non-conforming structure requires a variance from Article IX, Section 175-30(A) and 175-30(D)(3)(c) of the Durham Zoning Ordinance. In addition, the proposed structure falls within the wetland buffer as described in Article XIII, Section 175-59(A) and within the shoreland setback as described in Article XIV, Section 175-74(A). Your additional proposal to add a second floor to the existing house will need a variance from Article IX, Section 175-30(D)(3)(d).

These are the sections of the Zoning Ordinance that I believe you will need variances from based on my verbal conversations with you. Once I see the proposed plans, I can make a final determination. Please submit full plans either before or at the time you submit your Zoning Board Variance Application.

Sincerely,

Thomas F. Johnson
Zoning Administrator/CEO

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