



**TOWN OF DURHAM  
ZONING BOARD OF ADJUSTMENT**

8 NEWMARKET RD  
DURHAM, NH 03824  
PHONE: 603/868-8064  
www.ci.durham.nh.us

RECEIVED  
Town of Durham  
APR 22 2019  
Planning, Assessing  
and Zoning

**VARIANCE**

**Prior to seeking a variance, the property owner must have been DENIED a building permit by the Building Inspector or an approval by the Planning Board.**

Name of Applicant ANDY GRABNICKA S

Address: 118 PISCATAQUA RD.

Phone # 561-306-5301 Email: JCARUNWAY@outlook.com

Owner of Property Concerned SAME  
(If same as above, write "Same")

Address: \_\_\_\_\_  
(If same as above, write "Same")

Location of Property: 118 PISCATAQUA RD.  
(Street & Number)

Tax Map & Lot number 11-24-A

A Variance is requested from Article(s) II Section(s) 175-7 of the Zoning Ordinance to permit: XII 175-54

The building of a fence on the property line where the fence would be 8 feet tall

After purchasing 118 Piscataqua Rd, and  
the Approval for 116 Piscataqua Rd. was given for  
55+ Adults to occupy this Residence, my privacy  
and safety clearly has been taken away.

Being a Captain for a major Airline, I  
have very different hours of Rest. With Rentals  
next door (116) my Ability to Rest and enjoy  
my property are gone.

I had a Realtor come over to give  
his professional opinion on a 6 foot vs. 8 ft.  
fence, and the value of a 6 foot is much more  
advantageous without compromising aesthetic beauty  
of both properties.

I will not bother the "RENTERS"  
of 116 at all. Also will probably help sell  
the 55+ <sup>Age</sup> units sooner.

Thank you

Ray Grabnicki

118 Piscataqua Rd.

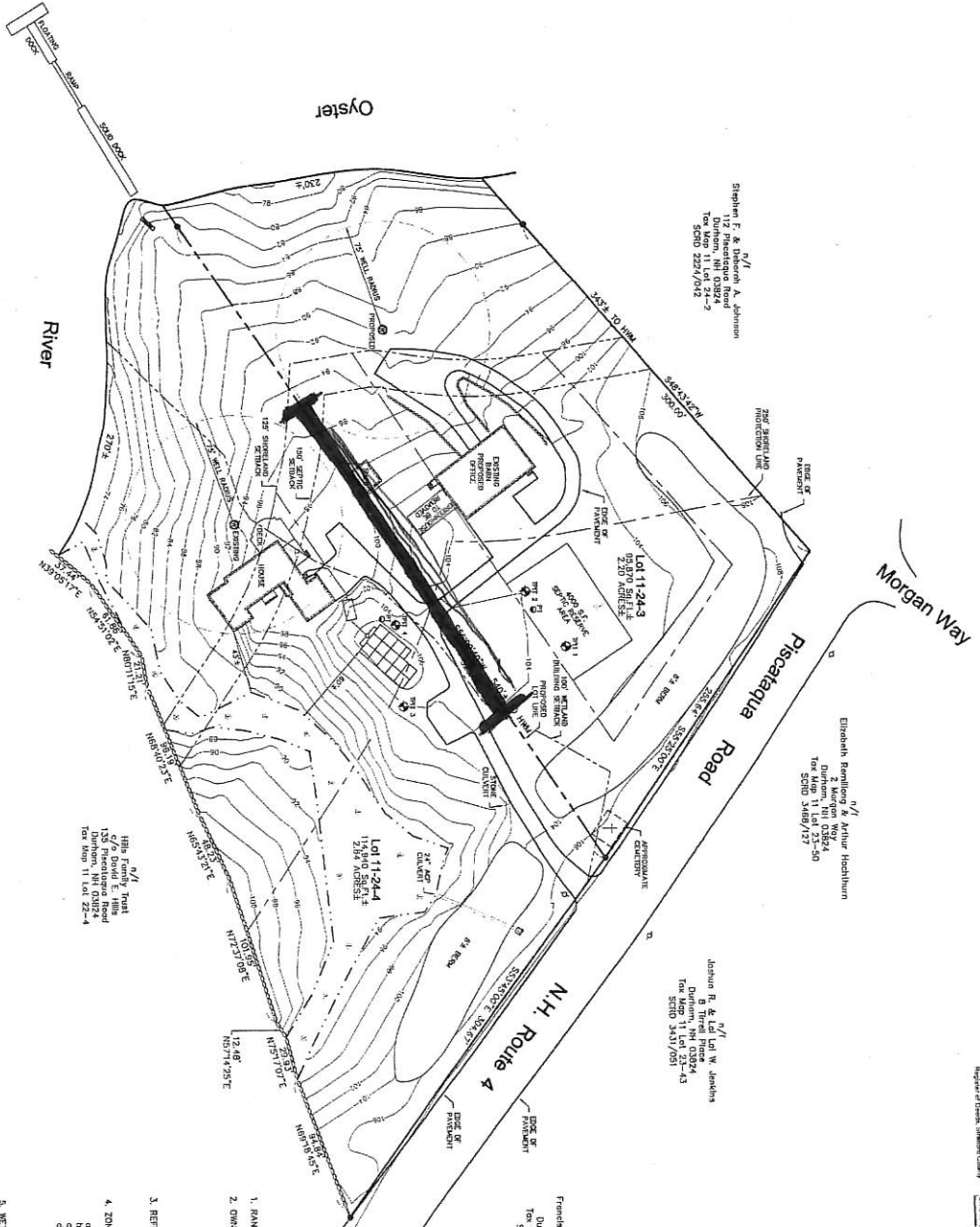
DATE: APR 11, 2014 1:34 PM  
 FILE: 149 Mill Rd  
 PROJECT: 149 Mill Rd  
 SHEET: 1 of 1



**LEGEND**

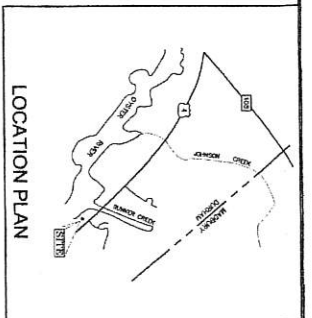
- SET 1/8" FROM ROAD W/1/8 CAP
- STAMPED ATLANTIC L.S. 891
- NEW OR FORMERLY
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- PROPERTY ORNAMENT SOIL
- 2' CONTIGUOUS LINE
- WELL AS NOTED
- UTILITY POLE
- TEST PIT
- EXISTING CATCH BASIN

PLANNING BOARD APPROVAL  
 [Signature]  
 3/15/14



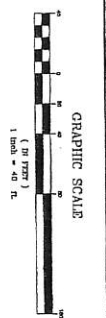
**NOTES**

1. RANDOM TRAVELER ERROR OF COURSE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:  
 ALEXANDER & ALEXANDRIA BAKMAN  
 149 MILL ROAD, SUITE 200  
 DURHAM, NH 03824  
 TAX MAP 11, LOTS 24-3 & 24-4  
 SPAN: 5000, YEAR: 1993 S.C.A.D.
3. REFERENCE PLAN:  
 1. 2008 SUPERVISION OF APPELL PAPER AT BANNER CREEK  
 ROUTE DURHAM, N.H. BY C.B. KNOWLES DATED 28 NOVEMBER, 1978  
 SOUTH BEMOND, MAINE.
5. WETLAND AND SMI DATA OBTAINED BY JOSEPH MOEL, PO BOX 174,  
 SOUTH BEMOND, MAINE.
6. HURDS SUPERVISION APPROVAL, No. 54201009746



DATE:	APRIL, 2011
DESIGNED BY:	A.C., J.F.
CAD FILE:	0713A-Subdiv
PROJECT NO.:	0713A
SHEET:	1 of 1

**SUBDIVISION OF LAND**  
 PREPARED FOR  
**Alexander & Alexandria Bakman**  
 LOCATED AT  
**Piscataqua Road, Durham, N.H.**



**ATLANTIC**  
 SURVEY CO., LLC  
 149 Mill Road, Durham, New Hampshire 03824

803-659-9939