



**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  
 JUN 23 2020  
 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 denied an approval by the Planning Board.

Name of Applicant Brandon + Danielle Lisowski

Address: 60 Wiswall Road

Phone # 603-502-7037 Email: danielleminuteili@gmail.com

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

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

Location of Property: 60 Wiswall Road  
 (Street & Number)

Tax Map & Lot number Map 14 25-1

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

MINIMUM setback 50' (side)

All applications must include a statement explaining how the applicant meets each of the five (5) statutory requirements for granting a variance, (A) through (E), which are found on page 2. (See page 3 for guidance.) The Zoning Board of Adjustment may consider the variance application incomplete if these five statements have not been addressed. In addition all applications must be accompanied by adequate plans and exhibits.

RE: VARIANCE REQUEST – 60 WISWALL ROAD

Dear Members of the Zoning Board of Adjustment,

I am writing to support our application for a variance. We are requesting the variance to rebuild our garage and our mudroom. These parts of the house already exist. We would like to tear them down and rebuild them. When we rebuild them, we are requesting permission to rebuild the garage from 14x40 to 18x40 with lean-to off the back and the mudroom from 12x12 to 12x15. This will allow us to make the garage fully functional for our needs and will allow us to put a foundation under the mudroom, add heat and a half bathroom and overall make it a much more functional and stable part of the house.

This request is not contrary to public interest and the spirit of the ordinance is observed as the sections of the house already exist and by making them slightly larger it will not alter the essential character of the neighborhood, threaten public health, or welfare, or otherwise injure “public rights.”

The values of surrounding houses would not be diminished and if anything would go up due to the improvements we intend to make.

Because of the way the house is positioned on the property there is no way to renovate or build without being in excess of the 50 foot setback requirement therefore necessitating the approval of the variance.

Both the garage and the mudroom existed prior to us purchasing the house. By building the mudroom out 3 feet, we will not be building any closer to their property line, we will be building closer to the road, which would still 81 feet away. And by rebuilding the garage, we will not be building any closer to the side property line and will still be well within the setback requirement from the rear property line.

We appreciate your time and attention to this matter.

Dated: 6/22/2020

Sincerely,

  
Brandon and Danielle Lisowski

Abutters List – 60 Wiswall Road

Matthew & Austyn-Michelle Mazzola

56 Wiswall Road

Durham, NH 03824

James & Meredith O'Shea

64 Wiswall Road

Durham, NH 03824

Michaele Canfield

59 Wiswall Road

Durham, NH 03824

Lisa Catherine Canfield

63 Wiswall Road

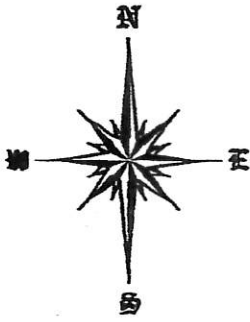
Durham, NH 03824

DRILLHOLE Found  
Set 7/2007

(TIE)  
200.00'

REBAR Found  
Set 7/2007

Existing



TAX MAP 14 LOT 25-1  
N/F LISOWSKI  
SCRD Bk: 4348 Pg: 460

REBAR Set  
6ft  
18" Maple Tree (base)

Drainage Ditch

SPIKE SET  
Bottom of Filled Area

N/F CURTIS

WOOD GRADE STAKE FOUND

(TIE)  
200.00'

Edge of Pavement

REBAR Set  
2' below Grade

Existing Driveway

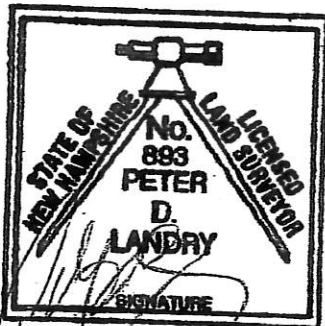
DWELLING No. 60

EXISTING DRIVEWAY

23.1'

14.8'

# WISWALL ROAD



## SKETCH PLAN

TAX MAP 14 LOT 25-2  
56 WISWALL ROAD  
Stuart W. & Sara Curtis  
LANDRY SURVEYING, LLC  
248 MILL POND ROAD  
NOTTINGHAM, NH 03290  
ph (603) 679-1387

Scale: 1"=40' | Date: 06/17/17 | Job No. 1051

plandsurv@comcast.net



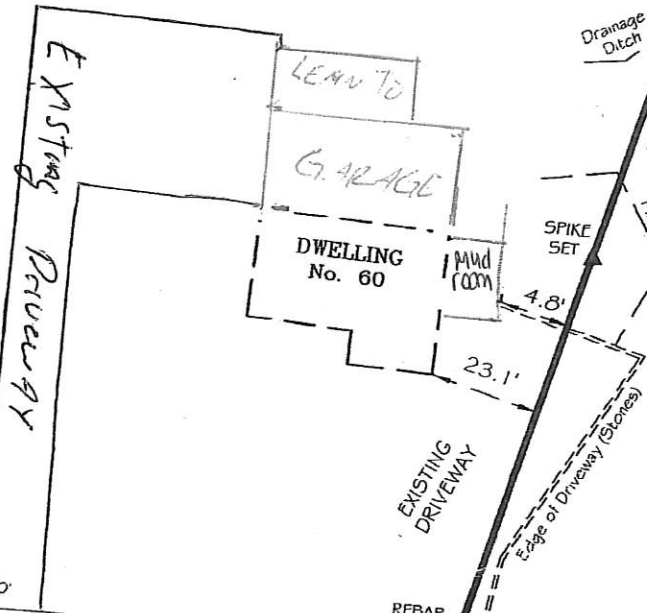
Found Set 7/2007

(TIE) 200.00'

REBAR Found Set 7/2007

Proposed

TAX MAP 14 LOT 25-1  
N/F LISOWSKI  
SCRD Bk: 4348 Pg: 460



N/F CURTIS

WOOD GRADE STAKE FOUND

WISWALL ROAD



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