



**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

OCT 23 2019

Planning, Assessing
and Zoning

SPECIAL EXCEPTION

Name of Applicant Chris and Daphne Gowland
Address: 28 Newmarket Road
Phone # 978 649 9222 Email: cjgowland@gmail.com
Owner of Property Concerned same
(If same as above, write "Same")
Address: same
(If same as above, write "Same")
Location of Property: 28 Newmarket Road
(Street & Number)
Tax Map & Lot Number 6 9-6
Description of proposed use showing justification for a Special Exception as specified in
the Zoning Ordinance: Article: XII Section: 175-56 G
please see addendum

EXPIRATION PERIOD FOR SPECIAL EXCEPTIONS:

Any Special Exceptions granted shall be valid if exercised within **2 years** from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such special exception shall expire within 6 months after the resolution of a planning application filed in reliance upon the special exception.

Special Exception Application Amendment

Town of Durham Zoning Board

8 Newmarket Road

Durham, NH 03824

Re: Special exception to add insulation and heat to external garage
Applicant/Owner: Chris and Daphne Gowland
Address: 28 Newmarket Road, Durham, NH 03824
Map/Lot: 6 / 9-6

Dear Chairman Sterndale and the Zoning Board,

We request that the Town of Durham Zoning Board review the enclosed and grant this application at its upcoming meeting on November 12, 2019.

1. Applications:	October 22, 2019
2. Variance and Special Exception fee:	\$370.00
3. List of Abutters:	Amber & Tim Roy, Steve and Andrea Burns, Schwartz, Doug Worthen, Susanna Nichols, Town of Durham
4. Map/Lot:	6 / 9-6
5. Variance plans:	October 22, 2019

Project Narrative:

The purpose of this letter is to deliver the enclosed materials in support of a special exception identified in the building permitting process: *Article XX 175-109 - Accessory Buildings for Single Family Use, Section F. (4)*
The building shall not be supplied with water sewage or heat unless approved by special exception.

Chris and Daphne Gowland (owners and applicants) reside in a single-family home at 28 Newmarket Road. The home is set back several hundred feet from the road behind other homes on Newmarket Rd. As depicted by the site map, the home has a single car detached garage. The Applicants seek to repair, update and expand the 350 Sq. Ft. garage by approximately 275 Sq Ft providing year-round additional space. The space will be finished and used as a workshop (furniture refinishing, woodworking), a music room and for additional storage but may also still be used as a garage for one car.

The near-term plan (2019) is to renovate just the existing structure so it can be used in cold months - including electric upgrade, adding heat, insulating, finishing the interior, removing the overhead garage door and replacing it with barn-style doors and putting in new windows. We intend to contract out the main construction, electrical work but will do much of the finish work ourselves and stage it out over the next 2 years.

We are seeking approval of the long-term plan today, as it will influence how we approach finishing the existing part of the structure this year.

Please see the attached Building Permit Application materials for site plans and other supporting materials.

Special Exceptions:

- 1. That the use will not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation from the kind and nature of other uses in the vicinity or by reason of obvious and adverse violation of the character or appearance of the neighborhood.**

The use poses no threat of impact on the character and enjoyment of the neighborhood and our intention is to make any additions or changes in a way that resembles the existing home in appearance and style. Further, the subject property and 1.7 acre lot is more secluded, set back from the road and out of view from the street than most properties in the RB zone. Our proposed changes will largely go unnoticed.

- 2. That the use will not be injurious or noxious and thus detrimental to the neighborhood by reason of any of the causes stated in part B. of this chapter.**

Our planned modifications to the property and use of the space will not create any injurious or noxious effects on the neighborhood.

- 3. That the use will not be contrary to public health, safety or welfare by reason of undue traffic, congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal or similar adverse causes or conditions.**

Our proposed modifications to the property and use of the space will not impact traffic, congestions, nor introduce any of the negative impacts cited in #3 above.

For the aforementioned reasons, we respectfully request that the Town of Durham Zoning Board of Adjustment (the "ZBA") review the enclosed materials and grant this application at its upcoming meeting on Nov. 12, 2019.

Sincerely,


Chris and Daphne Gowland