

**ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL**  
**(to be completed prior to filling out the ZBA application)**

APPLICANT NAME DEBORAH A STEWART DATE: 12/18/25  
(Please Print)

ADDRESS: 40 Wilson Rd MAP & LOT 18-28-15

PHONE NUMBER [REDACTED] ZONE \_\_\_\_\_

PROPOSED USE: Replacing porch & Front of House

APPLICANT SIGNATURE [REDACTED]

**BELOW TO BE COMPLETED BY THE TOWN**

REASON FOR DENIAL Front porch will encroach  
approximately 11 into front Setback

TYPE OF APPEAL: Please circle one of the four appeal

- 1. Variance
- 2. Special Exception *(choose one)*
  - For Home Occupation
  - For Residential Garage Setbacks
  - For Off-Premise Sign
  - For a Portable Storage Structure
- 3. Equitable Waiver of Dimensional Requirements
- 4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.2.1.3 C. 1

Nick Codner  
Nick Codner, Zoning Administrator

DATE: 12/18/25

Planning & Economic  
Development Department  
**DEC 23, 2025**  
**RECEIVED**



January 21 2026  
7:00

**ZONING BOARD OF ADJUSTMENT - VARIANCE**

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.122

Case No 1-21-2026-1

Prior to completing this application, you will need to obtain and provide as part of your application a completed **ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL** form. This form requires a determination from the Zoning Administrator.

**\*PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION\***

**LOCATION OF PROPERTY:** Street address 40 WILSON Rd  
Tax map 18 Parcel 28 Zone 15

Owner's name (s) Deborah A Stewart Tel. No. [REDACTED]

Owner's address 40 WILSON Rd  
Londonderry NH 03053

Owner's Email address [REDACTED]

Applicant's name(s) Deborah A Stewart Tel. No. [REDACTED]

Applicant's address 40 WILSON Rd  
Londonderry NH 03053

Applicant's Email address [REDACTED]

Representative's name \_\_\_\_\_ Tel. No. \_\_\_\_\_

Representative's address \_\_\_\_\_

Representative's Email address \_\_\_\_\_

**NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE.** Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 4.2.1.3.c.1 of the zoning ordinance for the following reason(s):  
Front porch will encroach approx. 11 ft into front setback

Previous Zoning Board action on this property: N/A

**Facts supporting this request:**

1. The variance will not be contrary to the public interest:

Front porch will not extend onto anybody else's property. Other abutting homeowners are not within sight of porch. Nor will it alter the essential character of the neighborhood or safety of the public. If anything it will enhance the neighborhood as opposed to porch that we there.

2. The spirit of the ordinance is observed:

Although the porch will extend into the setback area it does so in a limited and reasonable way that does not undermine the rules or laws of the town. The porch will be constructed by a professional, and will be structurally safe, and aesthetically pleasing.

3. Substantial justice is done:

Substantial justice is done because the granting of the variance allows homeowner to improve property both in safety and curb appeal, as current porch is unsafe, and in disrepair.

4. The values of surrounding properties are not diminished:

The proposed porch will only increase the value of surrounding properties due to the improve of ~~the~~ functionality and curb appeal of the home.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

The proposed porch does not threaten the purposes of the setback ordinance, including the spacing between structures and ~~with~~ maintaining neighborhood consistency. The porch will not interfere with neighboring properties, nor will it reduce privacy or negatively impact the neighborhood. Building the porch will be beneficial to neighborhood.

(ii) The proposed use is a reasonable one.

Tearing down existing porch and adding farmer's porch is a reasonable and customary residential improvement to enhance both the use of the property and creating a more aesthetic look to the property and neighborhood.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Due to the location of the home, which was built in the 1950's the setback requirement would prevent the addition of a farmer's porch to replace current enclosed porch that is in disrepair. The hardship arises from the unique placement of the house, which limits improvement without a variance.

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate \_\_\_\_\_  
\_\_\_\_\_

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.

  
\_\_\_\_\_

Owner's Signature

\_\_\_\_\_

Owner's Signature

  
\_\_\_\_\_

Applicant's Signature

\_\_\_\_\_

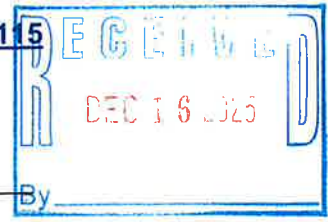
Applicant's Signature

  
\_\_\_\_\_

Dated

Total fee due (to be calculated by the Planning Department): \$ \_\_\_\_\_





**RESIDENTIAL BUILDING PERMIT APPLICATION**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_

Applicable Code Edition \_\_\_\_\_

Map & Lot \_\_\_\_\_

(FOR OFFICE USE ONLY)

ADDRESS <u>40 Wilson Rd.</u> (no.) (street)	ZONING DISTRICT _____  Is this lot within the Flood Plain? _____
--	--

TYPE OF IMPROVEMENT AND PROPOSED USE	
<p>1. Check one:</p> <p><input type="checkbox"/> Addition (please specify) _____</p> <p><input type="checkbox"/> Remodel (please specify) _____</p> <p><input type="checkbox"/> Garage <input type="checkbox"/> Attached or <input type="checkbox"/> Detached</p> <p><input type="checkbox"/> Pool <input type="checkbox"/> Above or <input type="checkbox"/> Inground</p> <p><input type="checkbox"/> Shed <input type="checkbox"/> on blocks or <input type="checkbox"/> footings</p> <p><input type="checkbox"/> Deck</p> <p><input checked="" type="checkbox"/> Porch</p> <p><input type="checkbox"/> Other _____</p>	<p>2. Enter size of proposed structure (s):</p> <p style="text-align:center"><u>6</u> x <u>22</u> _____ x _____</p> <p>3. COST</p> <p>Electrical work to be done? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Plumbing work to be done? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>TOTAL COST OF CONSTRUCTION \$ <u>24,000</u> (Total cost of improvement should include materials &amp; labor costs)</p>

**AS OF 1/1/25 ALL WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)**

OWNER INFORMATION				
NAME	MAILING ADDRESS	CITY & STATE	ZIP CODE	TEL #
Deb STEWART	40 Wilson Rd.	Londonderry		603 440-7253

CONTRACTOR INFORMATION				
NAME	MAILING ADDRESS	CITY & STATE	ZIP CODE	TEL #
JWC Building LLC	99 Garland Rd.	Brownsville NH	03215	603 247-3173

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction

APPLICANT NAME	ADDRESS (if different from above)	DATE
Print <u>John Wroblewski</u> Signature <u>[Signature]</u> Phone Number <u>603-247-3173</u> Email Address: <u>Jwroblewski@jwc.com</u>	<u>99 Garland Rd</u> <u>Brownsville NH 03215</u>	<u>12-16-25</u>

ADDRESS OF PROJECT 40 Wilson Rd Londonderry, NH

## DECK CONSTRUCTION APPLICATION (2021 IRC Code)

(To be submitted along with the Building Permit Application)

### 1. Provide the construction details below along with a framing plan\*\*

#### JOISTS

- Size 2x8 16<sup>oc</sup>
- Spacing
- Span

#### BEAM

- (circle one) KD or LVL
- Size TR 101 = 2x8
- How Many 3
- Span between posts — 8' minus

#### POSTS

- (circle one) Wood or Steel
- Size \_\_\_\_\_

#### DECKING (pls circle one)

- Wood
- Composite
- Other \_\_\_\_\_

#### FOOTINGS

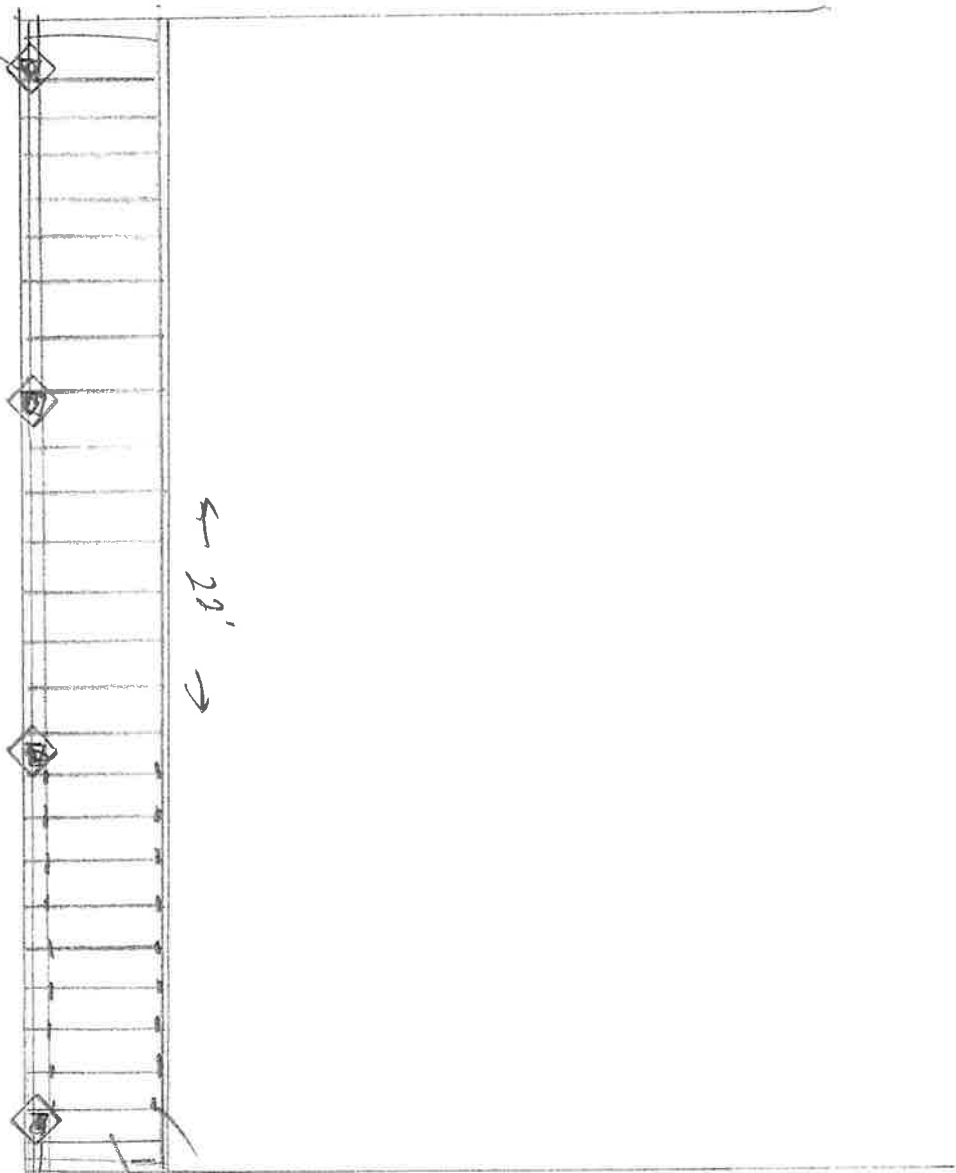
- Type (circle one)
  - Sono Tubes Only
  - Sono Tube/Big Foot
  - Pre-Cast Diamond Pipe
  - Helical Piles\*
- \*Engineer report required after installation.
- Size \_\_\_\_\_
- Spacing \_\_\_\_\_
- Depth (*minimum 4 ft. below grade*)

### 2. \*\*A framing/cross section plan is also required. It should show:

- The placement of the footings
- The placement of the beam
- Which way the joists are running
- Include any stair location

### 3. Please provide a location plan showing where the deck will be on the property showing distances from property lines, septic systems and other structures (see example)

Diagonal bracing



← 22' →

6x6

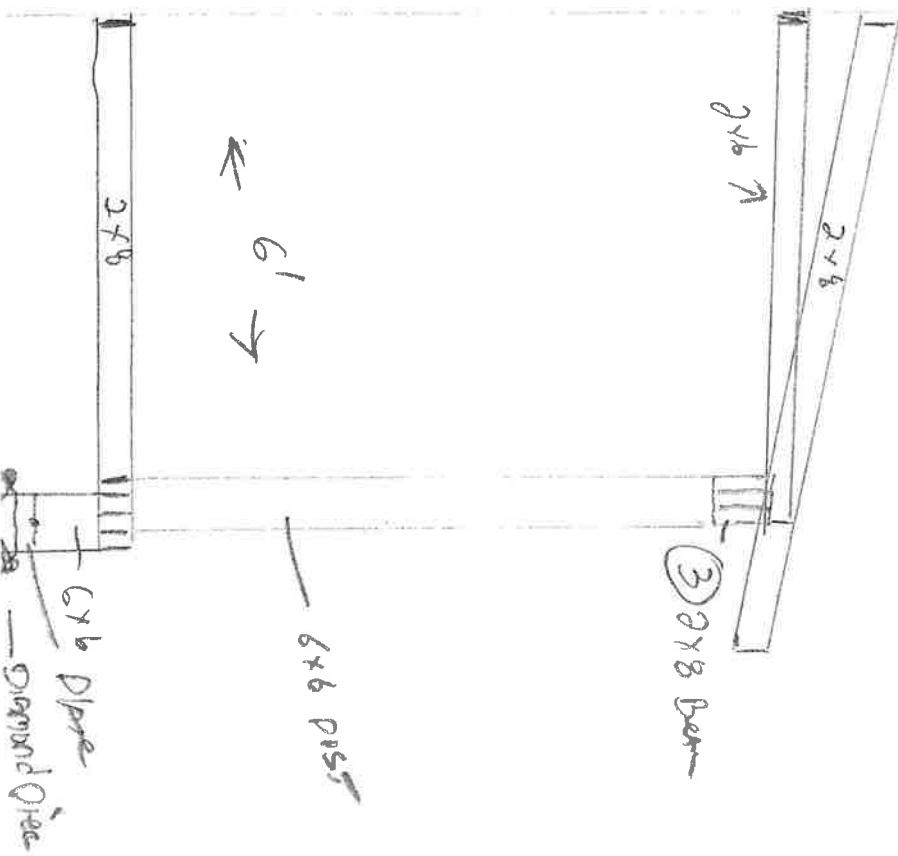
JOIST BRACES  
2x8 16" o.c.

40 Wilson Rd.

400, 1500 R1

House

Hang rails  
both ends





 Google Street View

 Add Marker

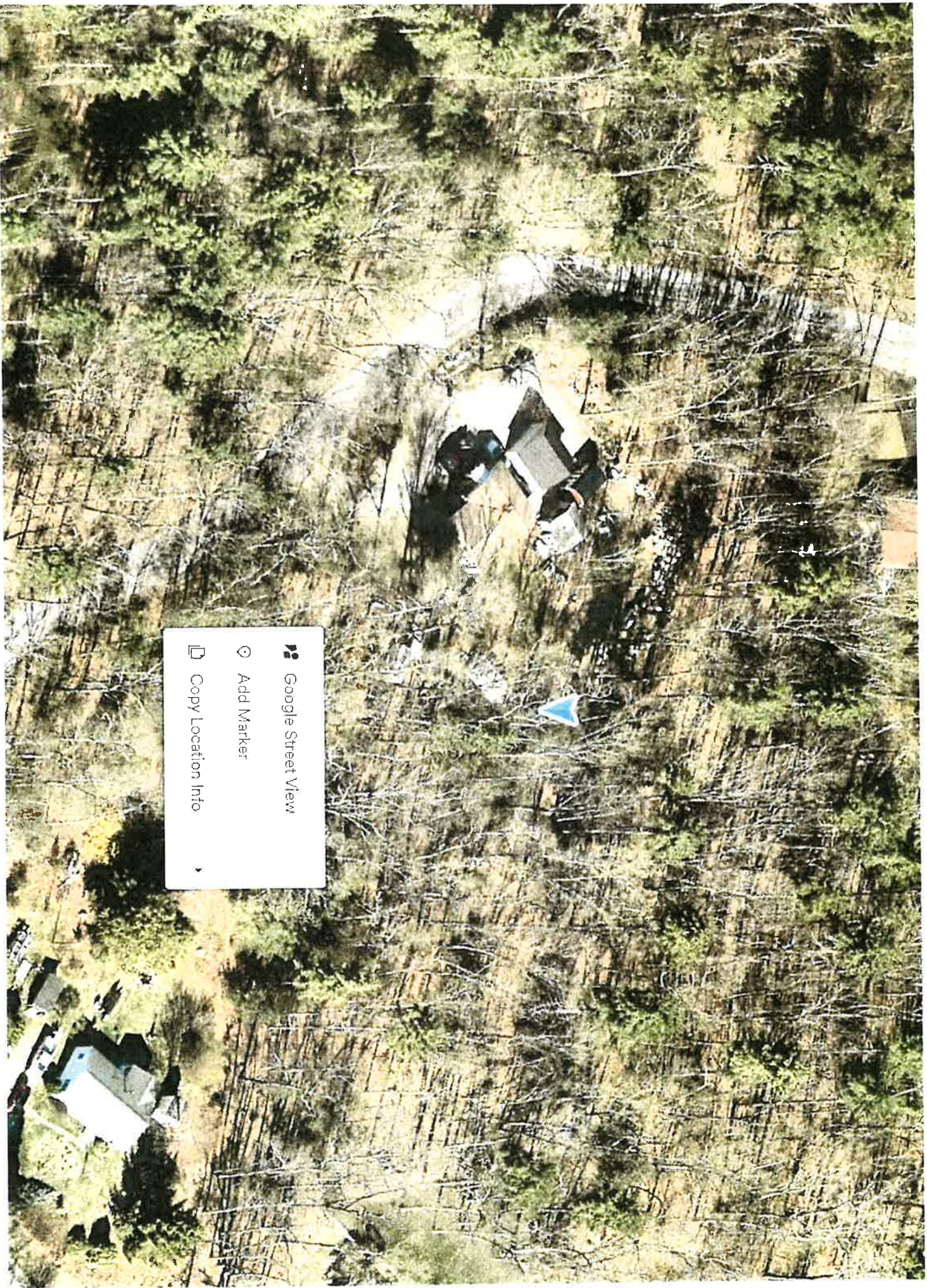
 Copy Location Info



 Oblique

< Mon Apr 28 2025 >





-  Google Street View
-  Add Marker
-  Copy Location Info



**Property Information**

**Property ID** 018-028-15  
**Location** 40 WILSON RD  
**Owner** STEWART DEBORAH



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Londonderry, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/31/2025  
Data updated 03/31/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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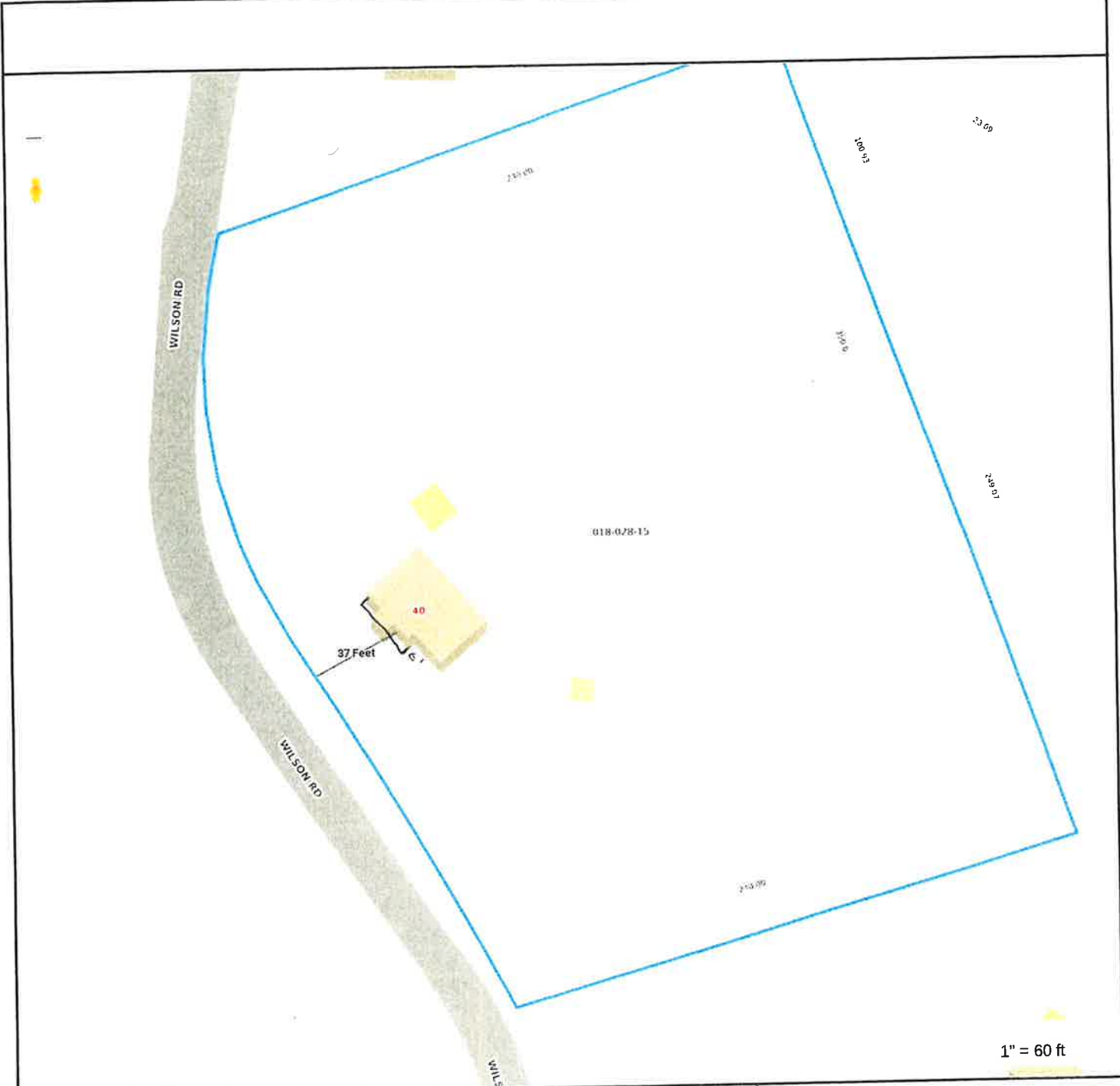


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