

Case No-03-18-2026-3
ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

APPLICANT NAME Spectrum Signs and Graphics - Michael Gallagher DATE: 02/13/26
(Please Print)

ADDRESS: 97 Eddy Rd Suite 4 Manchester, Nh 03102 MAP & LOT 015 / 023-1

PHONE NUMBER: 6036577079 ZONE C-1

PROPOSED USE: Mr. C's Taxi

APPLICANT SIGNATURE: Michael Gallagher

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL _____

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: 7.6.D.3.A.i

Nick Codner, Zoning Administrator

DATE: _____

Case No.
03-18-2026-3



Planning & Economic
Development Department
FEB 18 2026
RECEIVED

ZONING BOARD OF ADJUSTMENT - VARIANCE
268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.122

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 213 Rockingham Rd
Tax map 015/ Parcel 023-1 Zone C-1

Owner's name (s) CARROLL HOLDING CO, LLC Tel. No. 6034554174
Owner's address 213 Rockingham Rd Londonderry, NH 03053

Owner's Email address _____

Applicant's name(s) Spectrum Signs and Graphics - Michael Gallagher Tel. No. 6036577079
Applicant's address 97 Eddy Rd Suite 4 Manchester, Nh 03102

Applicant's Email address [REDACTED]

Representative's name Spectrum Signs and Graphics - Michael Gallagher Tel. No. 6036577079
Representative's address 97 Eddy Rd Suite 4 Manchester, Nh 03102

Representative's Email address [REDACTED]

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 7.6.D.3.A.i of the zoning ordinance for the following reason(s):
The client would face undue hardship in needing to relocate the sign and sign structure. The lot has limited space for a sign to be legible from the road and at the average rate of travel on this road. The sign dimensions are smaller than the existing, there is no structural change, and is a continuation of the existing condition.

Previous Zoning Board action on this property: _____

Facts supporting this request:

1. The variance will not be contrary to the public interest:
because the request involves only the replacement of an existing sign panel on a pre-existing structure. There are no proposed changes to the sign's location, height, size, illumination, or overall footprint. The existing sign has functioned at its current location without adverse impact to traffic safety, neighboring properties, or the character of the area. The proposed panel replacement will not increase the degree of nonconformity and will not alter the site in any way that would negatively affect the public.

2. The spirit of the ordinance is observed:

because the request does not alter the location, size, height, or intensity of the existing sign structure.

The proposed work is limited to replacing the sign panel only. The purpose of the setback requirement is to ensure public safety maintain visibility, preserve neighborhood character, and prevent visual clutter. Granting this variance will not undermine the intent of the ordinance, as the request does not expand the nonconformity or create any new impact.

3. Substantial justice is done:

because granting the variance allows the continued use of an existing sign structure without increasing its nonconformity, while denial would require unnecessary removal and reconstruction of the structure solely to relocate it a short distance. There is no measurable public benefit to forcing relocation, as the existing sign has functioned safely and appropriately at its current location. Conversely, denial would impose a financial and operational burden on the property owner without improving safety, visibility, or neighborhood character.

4. The values of surrounding properties are not diminished:

because the request involves only the replacement of an existing sign panel on a pre-existing structure. There are no changes proposed to the sign's location, no increased height or size, or illumination.

The replacement panel will maintain or improve the appearance of the site and will not introduce any new visual, lighting, or safety concerns.

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 because the request involves only the replacement of an existing sign panel on a pre-existing structure.

The purpose of the setback requirement is to protect public safety, preserve sight distance, and maintain orderly site design. The existing sign has functioned safely at its current location and does not interfere with traffic visibility, pedestrian movement, or neighboring properties.

(ii) The proposed use is a reasonable one.

The proposed use is reasonable because it involves only the replacement of a sign panel on an existing freestanding sign structure that has long served as identification for the property. The request does not involve expansion, relocation, increased height, additional signage, or any intensification of use.

(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.

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 Michael Gallagher

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.

Cindy Carroll

Owner's Signature

Owner's Signature

Michael Gallagher

Applicant's Signature

Applicant's Signature

2/13/2026

Dated

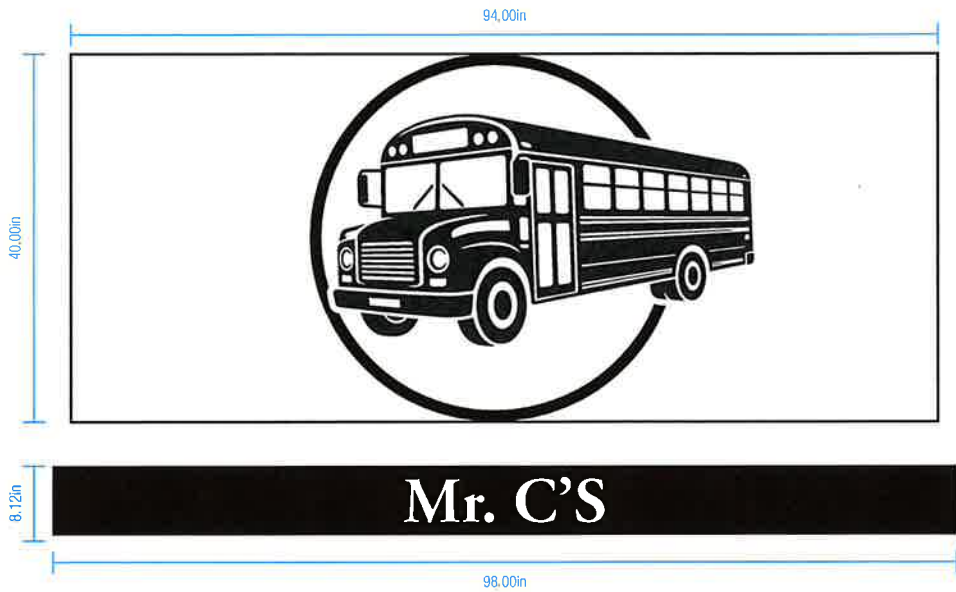
Total fee due (to be calculated by the Planning Department): \$ _____



Ne

Mr C Option 2

Material: 1/4" White Dibond Direct Print First Surface



Scale: 1:10

Name (Print): _____ Signature: _____ Date: _____

By signing this final proof, you acknowledge that you have thoroughly reviewed and approved all content, including spelling, grammar, layout, images, and design elements. Approval confirms that all information is accurate and correct. You accept full responsibility for any errors or omissions found after approval. Any changes requested after signing may incur additional costs and affect the project timeline.

SPECTRUM
SIGNS & GRAPHICS
We Are Visual.
603.657.7079
87 EDDY RD MANCHESTER NH 03102

Rev	Revision Notes	DATE	BY
1	Initial Design	01/23/2026	EC

Customer: Mr C's
Contact Name: XX
Contact TEL: NA
Site Address: XX
File Name: MCE-45on102-0126

Job#: SSGD000598
Designer: EC
Date: 01/23/2026
Page: 3

2 Mr. C Mockup

Material: 1/4" White Dibond Direct Print First Surface



Scale: 1:10

Name (Print): _____ Signature: _____ Date: _____

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SPECTRUM
SIGNS & GRAPHICS
We Are Visual.
603.657.7079
37 EDDY RD MANCHESTER NH 03102

REV	Revision Notes	DATE	BY
1	Initial Design	01/23/2025	EC

Customer: Mr. C's
Contact Name: XX
Contact Tel: NA
Site Address: XX
File Name: M-C-EstSign100-0105

Job#: SSGD000598
Designer: EC
Date: 01/23/2025
Page: 4



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-023-1
at 213 ROCKINGHAM RD

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 03/31/2025.

Property	Site Address	Ownership
015-124-0	219 ROCKINGHAM RD	CELSIUS LONDONDERRY PROPERTY OWNER LLC 1600 NEWPORT CENTER DR, STE 140 NEWPORT BEACH, CA 92660
015-021-0	214 ROCKINGHAM RD	MARK'S DISCOUNT TRUCK AND AUTO SALES, LLC 214 ROCKINGHAM RD LONDONDERRY, NH 03053
015-021-1	216 ROCKINGHAM RD	DEGELAN ROBERT PO BOX 174 LONDONDERRY, NH 03053
015-022-1	217 ROCKINGHAM RD	V + W INVESTMENT GROUP, LLC 1 VERANI WY LONDONDERRY, NH 03053
015-023-0	211 ROCKINGHAM RD	IODICE, EZABELLA V. TRUST 5 CLARK RD LONDONDERRY, NH 03053
015-024-0	212 ROCKINGHAM RD	BERRY HAROLD R & GALLOWAY, LINDA L 212 ROCKINGHAM RD LONDONDERRY, NH 03053
015-025-1	210 ROCKINGHAM RD	DOUCET, JOYA R REVOCABLE TRUST 10 SADIES WAY LONDONDERRY, NH 03053
015-026-0	206 ROCKINGHAM RD	GRANITE YMCA 206 ROCKINGHAM RD LONDONDERRY, NH 03053



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015-028-0	207 ROCKINGHAM RD	66 Gosselin Road LLC 66 GOSSELIN RD MANCHESTER, NH 03103
015-029-0	61 NOYES RD	DAILY, MARY L REVOCABLE TRUST 2 BEAVER LAKE RD DERRY, NH 03038
015-033-0	57 NOYES RD	WAITT CHERYL 57 NOYES RD LONDONDERRY, NH 03053
015-033-1	57 REAR NOYES RD	BEAULIEU, WAITT CHERYL 57 NOYES RD LONDONDERRY, NH 03053
015-023-3	209 ROCKINGHAM RD	ALEXANDROU THEODORE 66 GOSSELIN RD MANCHESTER, NH 03106



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I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated _____.

Signed,

Not official unless stamped by
the Board of Assessors

Name: _____

Title: _____

Date: _____