



Town of Londonderry
Zoning Board of Adjustment Agenda
December 15, 2021 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** November 17, 2021
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **CASE NO. 11/17/2021-3:** Request for two variances from (1) LZO 4.2.2.2 (B) to eliminate the use requirement at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted, 22 Young Road, Map 6 Lot 58-2, Zoned R-III, Zoned R-III, Edgar L. Pitts and Winnifred L. Pitts Revocable Trust (Owner) and Cedar Crest Development, LLC (Applicant) – continued from the November 17, 2021 meeting
 - B. **CASE NO. 11/17/2021-4:** Request for two variances from (1) LZO 4.2.2.2.B to eliminate the use requirement of at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted, 20 Young Road, Map 6 Lot 53, Zoned R-III, Edgar L. Pitts and Winnifred L. Pitts Revocable Trust (Owner) and Cedar Crest Development, LLC (Applicant) – continued from the November 17, 2021 meeting
 - C. **CASE NO. 12/15/2021-1:** Request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited, 1A Commons Drive – Unit 4, Map 10 Lot 001-C-4, Zoned C-III, Lawrence Roberts (Owner) & Chelsea Paquette (Applicant)
 - D. **CASE NO. 12/15/2021-2:** Request for a variance from LZO 7.6.D.3.b to allow a total of 108 SF of wall signage where only 50 SF are allowed, 66 Nashua Road, Map 7 Lot 40-4, Zoned C-I, The Matarazzo Family Trust (Owner) and Midwest Convenience (Sunoco) (Applicant)
 - E. **CASE NO. 12/15/2021-3:** Appeal of an administrative decision from Nick Codner, Chief Building Inspector regarding the interpretation of LZO 5.18.H.2 side or rear yard for the location of an accessory dwelling unit, 126 Old Derry Road, Map 18 Lot 19-4, Zoned AR-1, Xavier & Kristen Correa Morales (Owners & Applicants)

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- F. **CASE NO. 12/15/2021-4**: Request for two variances from: (1) LZO 5.18.H.2 to allow an accessory dwelling unit in the front yard; and (2) to allow an accessory dwelling unit 108 SF over what is allowed, 126 Old Derry Road, Map 18 Lot 19-4, Zoned AR-1, Xavier & Kristen Correa Morales (Owners & Applicants)

 - G. **CASE NO. 12/15/2021-5**: Request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited, 1D Commons Drive – Unit 19, Map 10 Lot 001-C-19, Zoned C-III, RNC Realty, LLC (Owner) & Diane Rossi (Applicant)

 - H. **CASE NO. 12/15/2021-6**: Request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited, 1D Commons Drive – Unit 20, Map 10 Lot 001-C-20, Zoned C-III, RNC Realty, LLC (Owner) & Diane Rossi (Applicant)

 - I. **CASE NO. 12/15/2021-7**: Request for a variance from LZO 5.18.G to allow an accessory dwelling unit that is not consistent with the principal dwelling in appearance, design, colors and materials, 36 Kimball Road, Map 11 Lot 57, Zoned AR-1, David & Sally Faucher (Owners & Applicants)

 - J. **CASE NO. 12/15/2021-8**: Request for a variance from LZO 4.2.1.3.B.1 to allow a lot with 100.58 feet of frontage where 150 feet are required, Eight Wiley Hill Road, Map 5 Lot 28, Zoned AR-I, Belize Real Estate Holding, LLC (Owner & Applicant)

V. Communications and miscellaneous:

VI. Other business