



Town of Londonderry
Zoning Board of Adjustment Agenda
December 21, 2022 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** September 21, 2022 & November 16, 2022
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **CASE NO. 12/21/2022-1:** Request for a variance from LZO 4.2.1.3 to encroach 19 feet into the 40 foot front setback for the construction of an addition, 14 South Road (Map 3 Lot 24, Zoned AR-1), Lee & Gretchen Ingersoll (Owners & Applicants)
 - B. **CASE NO. 12/21/2022-2:** Request for a variance from LZO 4.1.2 to allow the use of a group child care facility in the C-II zone which is otherwise prohibited, 298 Rockingham Road (Building J) (Map 17 Lot 24, Zoned C-II), Remi Fortin Realty Company (Owner) and Audrey & Jason Withee and When I Grow Up, LLC (Applicants)
 - C. **CASE NO. 12/21/2022-3:** Request for a variance from LZO 4.3.3.A.1 to encroach 14 feet into the 40 foot front setback for the construction of a shed, 254 Nashua Road (Map 3 Lot 136, Zoned C-III), Bean Counters Financial Services (Owner) and Daniel J. Jozwiak (Applicant)
 - D. **CASE NO. 12/21/2022-3:** Request for a variance from LZO 4.3.3.A.2 to encroach 20 feet into the 30 foot side setback for the construction of a shed, 254 Nashua Road (Map 3 Lot 136, Zoned C-III), Bean Counters Financial Services (Owner) and Daniel J. Jozwiak (Applicant)
 - E. **CASE NO. 12/21/2022-3:** Request for a variance from LZO 4.3.3.A.2 to encroach 7.5 feet into the 15 foot green perimeter buffer setback for the construction of a shed, 254 Nashua Road (Map 3 Lot 136, Zoned C-III), Bean Counters Financial Services (Owner) and Daniel J. Jozwiak (Applicant)
 - F. **CASE NO. 12/21/22-4:** Request for a variance from LZO 4.13 GB District Services Table to allow a 32,237 SF the use of an automotive repair facility for electric vehicles within a 50,353 SF building where only 10,000 SF are allowed by conditional use permit, 36 Industrial Drive (Map 28 Lot 18-3, Zoned Gateway Business (GB)), Ballinger Properties, LLC & Five N. Associates (Owners) and Scannell Properties (Applicant)
 - G. **CASE NO. 12/21/22-5:** Request for a variance from LZO 4.12 Use Table to allow a vehicle sales establishment in the Gateway Business zone which is otherwise prohibited, 36 Industrial Drive (Map 28 Lot 18-3, Zoned Gateway Business (GB)), Ballinger Properties, LLC and Five N Associates (Owners) and Scannell Properties (Applicant)
 - H. **CASE NO. 12/21/22-6:** Request for a special exception for a home occupation pursuant to

LZO 5.12 for a special performance, strength, coordination work and fitness center, Two Hampshire Lane (Map 6 Lot 99-100, Zoned AR-1) Benjamin Brownsberger (Owner) and Kassie Eacrett (Applicant)

- I. **CASE NO 12/21/22-7:** Request for a variance from LZO 4.3.3.A to encroach 24.9 feet into the 30 foot side setback (tennis courts), One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II & IND-II), City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- J. **CASE NO 12/21/22-8:** Request for a variance from LZO 4.3.2.A to create a lot with 0 feet of frontage where 150 feet are required, One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- K. **CASE NO 12/21/22-9:** Request for a variance from LZO 4.3.3.B.2.a to reduce the buffer zone from an AR-1 district from 50 feet to 0 feet, One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- L. **CASE NO 12/21/22-9:** Request for a variance from LZO 4.3.3.B.2.b to not permanently plant and maintain the buffer zone in accordance with specification outlined in the Site Plan regulations, One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- M. **CASE NO 12/21/22-10:** Request for a variance from LZO 4.3.3.B.1 to encroach 15 feet into the 15 foot landscape buffer, One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- N. **CASE NO 12/21/22-11:** Request for a variance from LZO 4.3.3.A to encroach 25.6 feet into the 30 foot side setback for an existing building, One Highlander Way (Map 28 Lot 10, 10-1, Zoned C-II/IND-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- O. **CASE NO 12/21/22-12:** Request for a variance from LZO 4.3.2.D to increase the allowable building coverage to 26.2% where only 25% is allowed, One Highlander Way (Map 28 Lot 10, 10-1, Zoned C-II/IND-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- P. **CASE NO 12/21/22-13:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 7.5 feet into the 15 foot landscaping perimeter buffer, One Highlander Way (Map 28 Lot 10, 10-1, 14-9, 4-1 Zoned C-II/IND-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- Q. **CASE NO 12/21/22-13:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 12.5 feet into the 20 foot landscaping perimeter buffer, One Highlander Way (Map 28 Lot 10, 10-1, 14-9, 4-1, Zoned C-II/IND-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- R. **CASE NO 12/21/22-14:** Request for a variance from LZO 4.3.3.B.1 to encroach 6.1 feet into the 15 foot landscaping perimeter buffer, One Highlander Way (Map 28 Lot 10, 10-1, 4-1 Zoned C-II/IND-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)

- S. **CASE NO. 12/21/22-15:** Request for a variance from LZO 4.3.3.B.1 to reduce the required 33% landscaping coverage from 33% to 24.7%, One Highlander Way (Map 28 Lot 10, 10-1, Zoned C-II/IND-II), City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- T. **CASE NO. 12/21/22-16:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 15 feet into the 15 foot green space perimeter buffer, One Highlander Way (Map 28 Lot 14, 14-9, Zoned C-II/IND-II), City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- U. **CASE NO. 12/21/22-16:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 15 feet into the 20 foot green space perimeter buffer, One Highlander Way (Map 28 Lot 14, 14-9, Zoned C-II/IND-II), City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)
- V. **CASE NO. 12/21/22-17:** Request for a variance from LZO 4.3.3.B.1 to encroach 15 feet into the 15 foot green perimeter buffer, One Highlander Way (Map 28 Lot 10, Zoned C-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant)

V. Communications and miscellaneous:

VI. Other business