



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

- I. **Draft minutes to approve:** August 17, 2022
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **CASE NO. 08/17/2022-1:** Request for a variance from LZO 4.3.3.B.2.a to encroach 30 feet into the 50 foot landscaping buffer, 15 Rockingham Road, Map 13 Lot 99, Zoned C-II, Alfred Pittore (Owner & Applicant) – continued from the 8/21/22 meeting
 - B. **CASE NO. 08/17/2022-2:** Request for a variance from LZO 4.6.1.3.B.12 to allow parking and other site improvements in the 100 foot conservation overlay district which is otherwise prohibited, 15 Rockingham Road, Map 13 Lot 99, Zoned C-II, Alfred Pittore (Owner & Applicant) – continued from the 8/21/22 meeting
 - C. **CASE NO. 08/17/2022-3:** Request for a variance from LZO 4.6.1.3.B.12 to allow parking and other site improvements in the 50 foot conservation overlay district which is otherwise prohibited, 15 Rockingham Road, Map 13 Lot 99, Zoned C-II, Alfred Pittore (Owner & Applicant) – continued from the 8/21/22 meeting
 - D. **CASE NO. 09/21/22-1:** Request for a Special Exception for a Home Occupation per LZO 5.12 for a whole body/mind training fitness center, Six Quentin Drive, Map 5 Lot 50-10, Zoned AR-1, Chris & Karalyn Von Pichl (Owners) and Karalyn Von Pichl (Applicant)
 - E. **CASE NO. 09/21/22-2:** Request for a variance from LZO 4.2.1.3.C.1 to encroach 15 feet into the 40 foot front setback for the installation of front porch/steps, 48 South Road, Map 3 Lot 16, Zoned AR-1, William & Jacqueline Gauvain (Owners & Applicants)
 - F. **CASE NO. 09/21/22-3:** Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #4) with 50.28 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants)
 - G. **CASE NO. 09/21/22-4:** Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #1) with 50.00 feet of frontage where 150 feet are required, 13 Sheridan Drive, Map 16 Lot 50-3, Zoned AR-1, Thomas & Shawna Gardocki (Owners) and 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants)

- H. **CASE NO. 09/21/22-5:** Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #2) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants)
- I. **CASE NO. 09/21/22-6:** Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #3) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants)
- J. **CASE NO. 09/21/22-7:** Request for a variance from LZO 4.2.1.3.C.1 to encroach 10 feet into the 40 foot front setback for the construction of front stairs, 401 Mammoth Road, Map 12 Lot 63-2, Zoned AR-1, Waterford Construction LLC (Owner & Applicant)
- K. **CASE NO. 09/21/22-8:** Request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited, 77 Nashua Road, Map 7 Lot 129, Zoned C-I, CM Londonderry, LLC (Owner) and 201 Highland, LLC (Applicant)
- L. **CASE NO. 09/21/22-9:** Request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited, 83 Nashua Road, Map 7 Lot 130, Zoned C-I, CM Londonderry, LLC (Owner) and 201 Highland, LLC (Applicant)
- M. **CASE NO. 09/21/22-10:** Request for a variance from LZO 4.2.1.3.C.1 to encroach 12 feet into the 40 foot front setback for the construction of covered porch/stairs, 18 Raintree Drive, Map 8 Lot 3-49, Zoned AR-1, Joy Stewart Buzzell (Owner & Applicant)

V. Communications and miscellaneous:

VI. Other business