



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053
Phone: 432-1100, ext.134 Fax: 432-1142

January 16, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 15, 2020:

Case No.: 12/18/19-2

Applicant: 33 Londonderry, LLC
46-17 28th Avenue
Astoria, NY 11103-114

Location of Property: 33 Londonderry Road, Map 10 Lot 87, Zoned C-II

Request: Request for a variance from LZO 4.3.3.B.1 to allow only 0 feet of green perimeter where 15 feet is required

Result: Member B. O'Brien made a motion in **CASE NO. 12/18/19-2** to **GRANT** the applicant's request for a variance from LZO 4.3.3.B.1 to allow less than 15 feet of green perimeter, 33 Londonderry Road, Map 10 Lot 87, Zoned C-II, 33 Londonderry, LLC (Owner) and Advance Machine Technologies (Applicant) with the following conditions:

1. The setbacks along the north, south and west shall be as shown in Exhibit A (Variance Plan dated November 11, 2019 and last revised January 10, 2020) by Allen & Major Associates, Inc.; and
2. No relief is given along the eastern border (Londonderry Road) and the setback shall be in accordance with the Board's ruling on 12/18/19.

Member M. Feig seconded the motion.

The motion passed, 3-2-0. The applicant's request for a variance was **GRANTED** with conditions.

Jim Tirabassi

Jim Tirabassi, Clerk

NOTE: Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.

January 16, 2020



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053
Phone: 432-1100, ext.134 Fax: 432-1142

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 15, 2020:

Case No.: 01/15/2020-1

Applicant: Shasta Realty, LLC
72 Shasta Drive
Londonderry, NH 03053

Location of Property: 72 Shasta Drive, Map 9 Lot 17-1, Zoned C-IV

Request: Request for four variances: (1) LZO 4.3.4.C to allow a drive-thru window in the C-IV district which is prohibited; (2) LZO 4.6.1.3 to allow a structure (retaining wall greater than three feet) in the Conservation Overlay District (CO) district which is prohibited; (3) LZO 4.3.3.B.1 to reduce the side perimeter landscape buffer from 30 feet to 7.1 feet and to reduce the front perimeter landscape buffer from 30 feet to 14.1 feet; and (4) LZO 4.3.3.B.2 to reduce the side buffer from a residential district from 50 feet to 7.1 feet and to reduce the front buffer from a residential district from 50 feet to 14.1 feet

Result: Member B. O'Brien made a motion in CASE NO. 01/15/2020-1 to GRANT the applicant's request for a continuance to February 19, 2020.

Member J. Benard seconded the motion.

The motion passed, 5-0-0. The applicant's request for a continuance was GRANTED.

Jim Tirabassi

Jim Tirabassi, Clerk

NOTE: Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.

January 16, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 15, 2020:



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053
Phone: 432-1100, ext.134 Fax: 432-1142

Case No.: 01/15/2020-2

Applicant: Thomas & Megan Daley
15 Ash Street
Londonderry, NH 03053

Location of Property: 15 Ash Street, Map 10 Lot 79, Zoned AR-1

Request: Request for a variance from LZO 5.14.B to allow a six feet fence in the front setback where only four feet is allowed

Result: Member B. O'Brien made a motion in **CASE NO. 01/15/2020-2** to **GRANT** the applicant's request for a variance from LZO 5.14.B to allow a six feet fence in the front setback where only four feet is allowed, 15 Ash Street, Map 10 Lot 79, Zoned AR-1, Thomas & Megan Daley (Owners and Applicants) with the condition that the fence encroach no further than 25 feet into the front Beacon Street setback

Member J. Benard seconded the motion.

The motion passed, 5-0-0. The applicant's request for a variance was **GRANTED** with conditions.

Jim Tirabassi

Jim Tirabassi, Clerk

NOTE: Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.