



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

October 17, 2019

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 17, 2019:

Case No.: 9/18/19-1

Applicant: Jeff Moulton
Five Taylor Brook Lane
Derry, NH 03038

Location of Property: Eight Tanager Way, Map 5 Lot 10-34, Zoned AR-1

Request: Request for a variance from LZO 4.6.1.6.A.1 to allow in the conservation overlay district the construction of an addition (45 SF impact) on a dwelling that did not exist prior to the adoption of section 4.6.1 Conservation Overlay District that is otherwise prohibited

Result: Member J. Tirabassi made a motion to **GRANT** the applicant's request for a variance from LZO 4.6.1.6.A.1 to allow in the conservation overlay district the construction of an addition (45 SF impact) on a dwelling that did not exist prior to the adoption of section 4.6.1 Conservation Overlay District that is otherwise prohibited, Eight Tanager Way, Map 5 Lot 10-34, Zoned AR-1, Ouellette Family Trust (Owner) and Jeff Moulton (Applicant) with the condition that a storm water treatment system proposed by the applicant is installed based on criteria approved by the Town's consulting engineer and the Town's engineering staff.

Member J. Benard seconded the motion.

The motion was ***granted*** with conditions, 4-1-0.

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.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 17, 2019:

Case No.: 10/16/19-1

Applicant: Adam Hughes
One Chestnut Hill Drive
Londonderry, NH 03053

Location of Property: One Chestnut Hill Drive, Map 8 Lot 64-1, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 25 feet into the 40 feet front setback for the construction of a shed

Result: Member J. Tirabassi made a motion to **GRANT** the applicant's request for a variance from LZO 4.2.1.3.C.1 to encroach 25 feet into the 40 feet front setback for the construction of a shed, One Chestnut Hill Drive, Map 8 Lot 6-41, Zoned AR-1, Angela Hughes, Ruth Hughes and Bruce Hughes (Owners) and Adam Hughes (Applicant) with the condition that the shed be no larger than 10x20.

Member J. Benard seconded the motion.

The motion was ***granted*** with conditions, 5-0-0.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 17, 2019:

Case No.: 10/16/19-2

Applicant: Jonathan Snyder
508 Mammoth Road
Londonderry, NH 03053

Location of Property: 508 Mammoth Road, Map 15 Lot 156, Zoned C-II & RTE 28 POD

Request: Request for a variance from 5.14.B to allow the installation of a six feet fence where only four feet are allowed and to allow that six feet fence to encroach 40 feet into the 40 feet front setback

Result: Member J. Tirabassi made a motion to **GRANT** the applicant's request for a variance from 5.14.B to allow the installation of a six feet fence where only four feet are allowed and to allow that six feet fence to encroach 40 feet into the 40 feet front setback, 508 Mammoth Road, Map 15 Lot 156, Zoned C-II and RTE 28 POD, Jonathan Snyder (Owner & Applicant) with the condition that the fencing will encroach no more than 35 feet on the north side and no more than 32 feet on the south side.

Member J. Benard seconded the motion.

The motion was ***granted*** with conditions, 4-0-1.

Jim Tirabassi

Jim Tirabassi, Clerk

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, October 17, 2019:

Case No.: 10/16/19-3

Applicant: Virender Yadav
132 Loudon Road
Concord, NH 03301

Location of Property: Seven Rockingham Road, Map 13 Lot 97, Zoned C-II

Request: Request for a variance from 7.7.A.4 to allow a sign that will project above the roofline, which is prohibited

Result: Member J. Benard made a motion to **DENY** the applicant's request for a variance from 7.7.A.4 to allow a sign that will project above the roofline, which is prohibited, Seven Rockingham Road, Map 13 Lot 97, Zoned C-II, Henry Nguyen (Owner) and Virender Yadav (Applicant)

Member M. Feig seconded the motion.

The motion was **granted**, 3-2-0. **The applicant's request for a variance was DENIED.**

The reasons for the denial are as follows: granting the variance would be contrary to the public interest and the spirit of the ordinance would not be observed as there are safety concerns of placing the sign on a canopy rooftop and in front of windows which could impede escape access to the residential units on the second floor of the building.

Jim Tirabassi

Jim Tirabassi, Clerk

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