



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT
268B Mammoth Road, Londonderry, New Hampshire 03053
Phone: 432-1100, ext.134 Fax: 432-1142

December 16, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 16, 2020:

Case No.: 10/21/2020-1

Applicant: STG Realty Associates, LLC
18 Orchard View Drive – Unit 2
Londonderry, NH 03053

Location of Property: 18 Orchard View Drive, Map 7 Lot 40-12, Zoned AR-1

Request: Request for three variances from LZO: (1) 7.5.C.1 to allow a sign 20 feet in height where only 10 are allowed; 7.6.D.3.a to allow a 120 SF free standing sign where only 65 SF are allowed; and 7.6.D.3.a.i to allow a free standing sign to be located five feet from the property line where 15 feet are required

Result: Member S. Brunelle made a motion in **CASE NO. 10/21/2020-1** to grant the applicant's request for two variances from LZO: (1) 7.5.C.1 to allow a sign 20 feet in height where only 10 are allowed and (2) 7.6.D.3.a to allow a 120 SF free standing sign where only 65 SF are allowed as presented in Exhibit A, 18 Orchard View Drive, Map 7 Lot 40-12, Zoned C-I, STG Realty Associates, LLC (Owner & Applicant)

Member I. Macarelli seconded the motion.

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

The applicant withdrew its request for a variance from LZO 7.6.D.3.a.i to allow a free standing sign to be located five feet from the property line where 15 feet are required.

Neil Dunn, Chair

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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December 16, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 16, 2020:

Case No.: 12/16/2020-1

Applicant: Aaron & Kelly Richards
68 Hunter Mill Way
Londonderry, NH 03053

Location of Property: 68 Hunter Mill Way, Map 18 Lot 13-33, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.2.C.2 to encroach 11 feet into the 15 feet side setback for the construction of a shed

Result: Member S. Brunelle made a motion to **DENY** the applicant's request for a variance in **CASE NO. 11/18/2020-1** from LZO 4.2.1.2.C.2 to encroach 11 feet into the 15 feet side setback for the construction of a shed, 68 Hunter Mill Way, Map 18 Lot 33, Zoned AR-1, Aaron & Kelly Richards (Owners & Applicants).

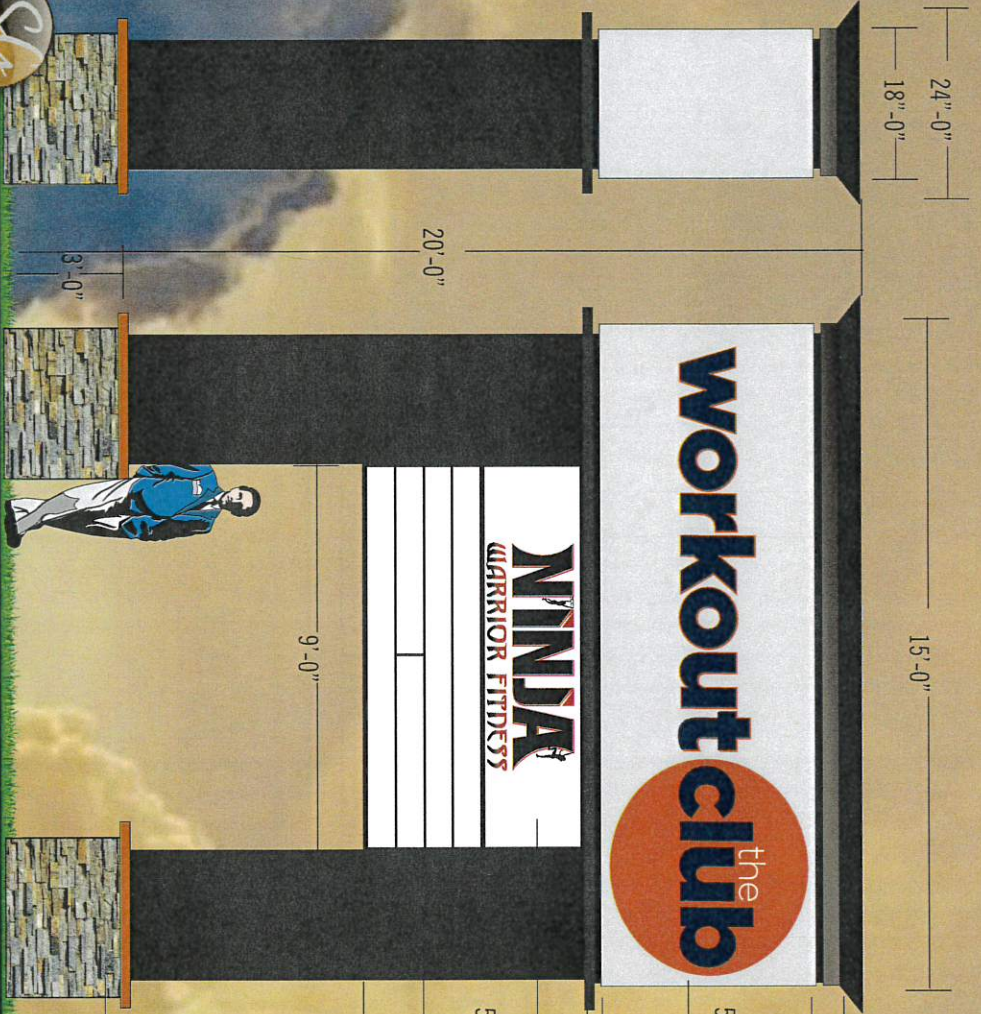
Member B. O'Brien seconded the motion.

The motion passed, 5-0-0. The applicant's request for a variance was **DENIED** for the following reasons:

There is a fair and substantial relationship between the general public purpose of the ordinance and the specific restrictions on the property. The Board found that the property is not unique in size or shape compared to other properties in the area. Further, there are other viable options for the owner to place the shed without encroaching in the setback. No hardship was found to exist.

Neil Dunn, Chair

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.



.063" aluminum accents top and bottom

Double sided cabinet with .125" aluminum faces CNC cut with 3/4" Clear Plexiglas pushed through the face and backed with white Lexan. Sign is internally illuminated with white leds.

Double sided electric sign with 3/16" white Lexan faces with printed graphics and internally illuminated with white leds.

.063" aluminum skirting around steel poles set into 3000# concrete

The entire sign will draw a total of 200 watts per side x 2 sides = 400watts total

Real stone veneer face around Durarock sheets

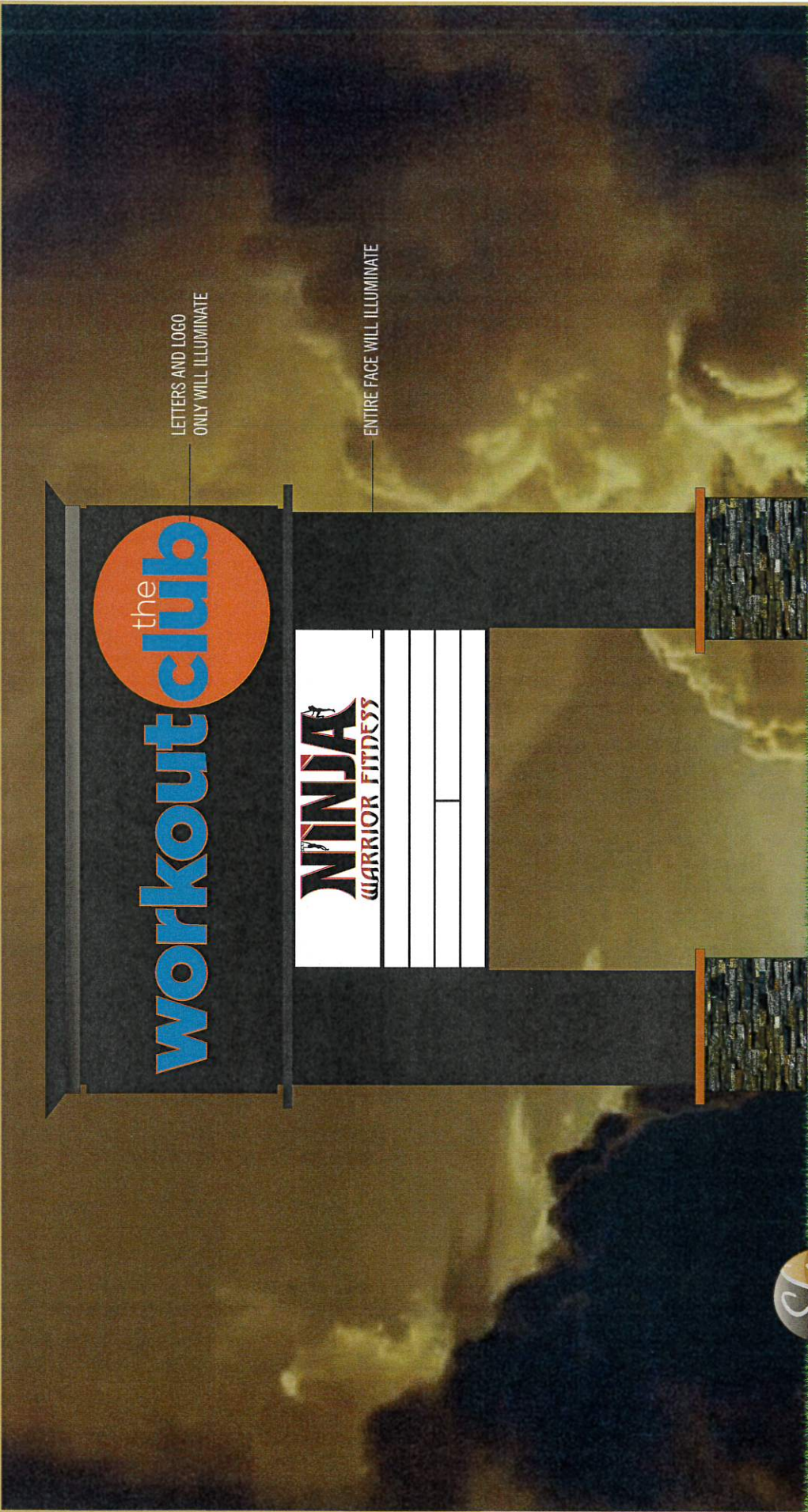
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| CLIENT | DESCRIPTION |
|---------------------------|------------------|
| The WORKOUT CLUB | DRAWING APPROVAL |
| LOCATION: LONDONDERRY, NH | DWG. # WOC-100 |
| DATE: 6.21.20 | SCALE: |
| REV: 12.7.20 | |
| DRAWN BY: CS | |

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| LOCATION | LONDONDERRY, NH | DRAWING APPROVAL | |
| DATE | 6.21.20 | REV. | 12.7.20 |
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| | | SCALE | |