



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

December 22, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-1

**Applicant:** Lee & Gretchen Ingersoll  
14 South Road  
Londonderry, NH 03053

**Location of Property:** 14 South Road, Map 3 Lot 24, Zoned AR-1

**Request:** 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

**Result:** Member I. Macarelli made a motion in **CASE NO. 12/21/2022-1** to **GRANT** the applicants' 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)

Member C. Moore seconded the motion.

The motion passed, 5-0-0. The applicants' request for a variance was **GRANTED.**

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December 22, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-2

**Applicant:** Audrey & Jason Withee (When I Grow Up, LLC)  
321 Joppa Hill Road  
Bedford, NH 03110

**Location of Property:** 298 Rockingham Road, Map 17 Lot 24, Zoned C-II

**Request:** 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

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/22-2** to **DENY** the applicants' 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).

Member I. Macarelli seconded the motion.

The motion passed, 4-1-0. The applicants' request for a variance was **DENIED** for the following reasons:

The spirit of the ordinance would not be observed as there are issues relating to what other uses are allowed in the C-II district and concerns relating to traffic. The property is not unique and the use of a group child care center in the C-II district is not a reasonable one.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-3

**Applicant:** Daniel J. Jozwiak  
254 Nashua Road  
Londonderry, NH 03053

**Location of Property:** 254 Nashua Road, Map 3 Lot 136, Zoned C-III

**Request:** 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

**Result:** Member I. Macarelli made a motion in **CASE NO. 12/21/2022-3** to **GRANT** the applicant's 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) with the condition that the shed be no larger than 12' X 16'.

Member M. Feig seconded the motion.

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

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December 22, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-3

**Applicant:** Daniel J. Jozwiak  
254 Nashua Road  
Londonderry, NH 03053

**Location of Property:** 254 Nashua Road, Map 3 Lot 136, Zoned C-III

**Request:** 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

**Result:** Member I. Macarelli made a motion in **CASE NO. 12/21/2022-3** to **GRANT** the applicant's 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) with the condition that the shed be no larger than 12' X 16'.

Member C. Moore seconded the motion.

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

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December 22, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-3

**Applicant:** Daniel J. Jozwiak  
254 Nashua Road  
Londonderry, NH 03053

**Location of Property:** 254 Nashua Road, Map 3 Lot 136, Zoned C-III

**Request:** Request for a variance from LZO 4.3.3.B.1 to encroach 7.5 feet into the 15 foot green perimeter buffer for the construction of a shed

**Result:** Member I. Macarelli made a motion in **CASE NO. 12/21/2022-3** to **GRANT** the applicant's request for a variance from LZO 4.3.3.B.1 to encroach 7.5 feet into the 15 foot green perimeter buffer 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) with the condition that the shed be no larger than 12' X 16'.

Member S. Brunelle seconded the motion.

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

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-4

**Applicant:** Scannell Properties, LLC  
294 Grove Lane  
Wayzata, MN 55391

**Location of Property:** 36 Industrial Drive, Map 28 Lot 18-3, Zoned GB

**Request:** 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

**Result:** Member I. Macarelli made a motion in **CASE NO. 12/21/2022-4** to **GRANT** the applicant's 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) with the condition that no combustible engines be serviced on the property.

Member C. Moore seconded the motion.

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

**NOTE:** Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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 22, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-5

**Applicant:** Scannell Properties, LLC  
294 Grove Lane  
Wayzata, MN 55391

**Location of Property:** 36 Industrial Drive, Map 28 Lot 18-3, Zoned GB

**Request:** 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

**Result:** The applicant withdrew its request.

**NOTE:** Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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 22, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-6

**Applicant:** Kassie Eacrett  
17 Saddleback Road  
Londonderry, NH 03053

**Location of Property:** Two Hampshire Way, Map 6 Lot 99-100, Zoned AR-1

**Request:** Request for a special exception for a home occupation pursuant to LZO 5.12 for a special performance, strength, coordination work and fitness center

**Result:** The applicant withdrew her request.

**NOTE:** Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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, December 21, 2022:

**Case No.:** 12/21/2022-7

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II & IND-II)

**Request:** Request for a variance from LZO 4.3.3.A to encroach 24.9 feet into the 30 foot side setback (tennis courts)

**Result:** Member I. Macarelli made a motion in **CASE NO. 12/21/2022-7** to **GRANT** the applicant's 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)

Member C. Moore seconded the motion.

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

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December 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-8

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II & IND-II)

**Request:** Request for a variance from LZO 4.3.2.A to create a lot with 0 feet of frontage where 150 feet are required

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-8** to **GRANT** the applicant's 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) as all five variance criteria were met with the condition that no additional new structures may be built on the subject lot without prior approval of the zoning board. The intent being that the property would remain as it currently exists as tennis courts with the existing bathroom facilities.

Member C. Moore seconded the motion.

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

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December 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-9

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II)

**Request:** 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

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-9** to **GRANT** the applicant's 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) as all five variance criteria were met with the condition that no additional new structures may be built on the subject lot without prior approval of the zoning board. The intent being that the property would remain as it currently exists as tennis courts with the existing bathroom facilities.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED** with conditions.

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December 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-9

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II)

**Request:** 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

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-9** to **GRANT** the applicant's 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) as all five variance criteria were met with the condition that no additional new structures may be built on the subject lot without prior approval of the zoning board. The intent being that the property would remain as it currently exists as tennis courts with the existing bathroom facilities.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED** with conditions.

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December 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-10

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-4, Zoned C-II)

**Request:** Request for a variance from LZO 4.3.3.B.1 to encroach 15 feet into the 15 foot landscape buffer

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-10** to **GRANT** the applicant's 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) as all five variance criteria were met with the condition that no additional new structures may be built on the subject lot without prior approval of the zoning board. The intent being that the property would remain as it currently exists as tennis courts with the existing bathroom facilities.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED** with conditions.

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December 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-11

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-1, Zoned C-II)

**Request:** Request for a variance from LZO 4.3.3.A to encroach 25.6 feet into the 30 foot side setback

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-11** to **GRANT** the applicant's 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) as all five variance criteria were met.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

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December 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-12

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-1), Zoned C-II)

**Request:** Request for a variance from LZO 4.3.2.D to increase the allowable building coverage to 26.2% where only 25% is allowed

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-12** to **GRANT** the applicant's 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) as all five variance criteria were met.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-13

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-1, 14-9, 4-1, Zoned C-II/IND-II)

**Request:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 7.5 feet into the 15 foot landscaping perimeter buffer

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-13** to **GRANT** the applicant's 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, 4-9, 4-1 Zoned C-II/IND-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant) as all five variance criteria were met.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-13

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-1, 14-9, 4-1, Zoned C-II/IND-II)

**Request:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 12.5 feet into the 20 foot landscaping perimeter buffer

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-13** to **GRANT** the applicant's 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, 4-9, 4-1, Zoned C-II/IND-II, City of Manchester/Benton Family Trust (Owners) and Michael Benton (Applicant) as all five variance criteria were met.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-14

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-1, 4-1, Zoned C-II/IND-II)

**Request:** Request for a variance from LZO 4.3.3.B.1 to encroach 6.1 feet into the 15 foot landscaping perimeter buffer

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-14** to **GRANT** the applicant's request for 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) as all five variance criteria were met.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

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**ZONING BOARD OF ADJUSTMENT**

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

December 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-15

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, 10-1, Zoned C-II/IND-II)

**Request:** Request for a variance from LZO 4.3.3.B.1 to reduce the required 33% landscaping coverage from 33% to 24.7%

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-15** to **GRANT** the applicant's request for 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) as all five variance criteria were met.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

**NOTE:** Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-16

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 14, 14-9, Zoned C-II/IND-II)

**Request:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 15 feet into the 15 foot green space perimeter buffer

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-16** to **GRANT** the applicant's 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).

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

**NOTE:** Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-16

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 14, 14-9, Zoned C-II/IND-II)

**Request:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 15 feet into the 20 foot green space perimeter buffer along the right-of-way

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-16** to **GRANT** the applicant's request for a variance from LZO 4.4.1.3.H.1 to encroach 15 feet into the 20 foot green space perimeter buffer along, 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) as all five variance criteria were met.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

**NOTE:** Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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 23, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 21, 2022:

**Case No.:** 12/21/2022-17

**Applicant:** Michael Benton  
One Highlander Way  
Londonderry, NH 03053

**Location of Property:** One Highlander Way (Map 28 Lot 10, Zoned C-II)

**Request:** Request for a variance from LZO 4.3.3.B.1 to encroach 15 feet into the 15 foot green perimeter buffer

**Result:** Member S. Brunelle made a motion in **CASE NO. 12/21/2022-17** to **GRANT** the applicant's 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) as all five variance criteria were met.

Member C. Moore seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

**NOTE:** Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby 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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