



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

February 16, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 16, 2022:

Case No.: 11/17/2021-3

Applicant: Cedar Crest Development, LLC
25 Buttrick Road – Unit A1
Londonderry, NH 03053

Location of Property: 22 Young Road, Map 6 Lot 53, Zoned R-III

Request: Request for two variances from (1) LZO 4.2.2.2 (B) to eliminate the use requirement at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted

Result: Member B. O’Brien made a motion in **CASE NO. 11/17/2021-3** to **GRANT** the applicant’s request for a continuance to March 16, 2022 to allow time for the applicant to continue to work with Town Staff.

Member D. Armstrong seconded the motion.

The motion passed, 5-0-0. The application was **continued** to March 16, 2022.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

February 16, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 16, 2022:

Case No.: 11/17/2021-4

Applicant: Cedar Crest Development, LLC
25 Buttrick Road – Unit A1
Londonderry, NH 03053

Location of Property: 20 Young Road, Map 6 Lot 58-2, Zoned R-III

Request: Request for two variances from (1) LZO 4.2.2.2 (B) to eliminate the use requirement at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted.

Result: Member B. O'Brien made a motion in **CASE NO. 11/17/2021-4** to **GRANT** the applicant's request for a continuance to March 16, 2022 to allow time for the applicant to continue to work with Town Staff.

Member D. Armstrong seconded the motion.

The motion passed, 5-0-0. The application was **continued** to March 16, 2022.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

February 16, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 16, 2022:

Case No.: 12/15/2021-8

Applicant: Belize Real Estate Holdings, LLC
74 Page Road
Londonderry, NH 03053

Location of Property: Eight Wiley Hill Road, Map 5 Lot 28, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to allow a lot with 100.58 feet of frontage where 150 feet are required

Result: Member B. O'Brien made a motion in **CASE NO. 12/15/2021-8** to **GRANT** the applicant's request for a continuance to March 16, 2022 to update and complete a sight distance and driveway profile for Town Staff review.

Member M. Feig seconded the motion.

The motion passed, 5-0-0. The application was **continued** to March 16, 2022.

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.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

February 16, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 16, 2022:

Case No.: 02/16/2022-1

Applicant: Leon & Tamara Lampes
Six Dickey Street
Londonderry, NH 03053

Location of Property: Six Dickey Street, Map 10 Lot 109, Zoned C-II

Request: Appeal of the Zoning Administrator/Chief Building Inspector Nick Codner's administrative decision/determinations dated November 23, 2021 regarding necessary site improvements and approvals pursuant to LZO sections 5.21.A, 4.3, 4.3.2.A-D & 4.33

Result: Member B. O'Brien made a motion in **CASE NO. 02/16/2022-1** to **CONTINUE** the application until the March 16, 2022 to allow the applicant to provide more information on state licensing.

Member S. Brunelle seconded the motion.

The motion passed, 5-0-0. The application was continued to March 16, 2022.

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.