



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

May 20, 2019

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 15, 2019:

**Case No.:** 5/15/19-1

**Applicant:** Ernest & Doreen Evans  
300 Nashua Road  
Londonderry, NH 03053

**Location of Property:** 300 Nashua Road, Map 2 Lot 26, Zoned C-II and RTE 102 POD

**Request:** Request for a variance from the terms of a special exception for a home occupation under LZO 5.12.2.G to allow exterior storage one additional vehicle associated with a home occupation

**Result:** Member B. O'Brien made a motion in **CASE NO. 5/15/19-1** to **GRANT** the applicant's request for a variance from the terms of a special exception for a home occupation under LZO 5.12.2.G to allow exterior storage one additional vehicle associated with the home occupation, 300 Nashua Road, Map 2 Lot 26, Zoned C-II and RTE 102 POD, Ernest & Doreen Evans (Owners and Applicants) with the condition that the allowed vehicle is the flat bed tow truck with a 20 feet flatbed as presented.

Member S. Brunelle seconded the motion.

The motion was granted, 3-1-0. The applicant's request for a variance was GRANTED with a condition.

*Jim Tirabassi*

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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.

cc: Town Council; Building Inspector; Town Clerk; Assessor; Planning Board; Conservation Commission



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 15, 2019:

**Case No.:** 5/15/19-2

**Applicant:** Ernest & Doreen Evans  
300 Nashua Road  
Londonderry, NH 03053

**Location of Property:** 300 Nashua Road, Map 2 Lot 26, Zoned C-II and RTE 102 POD

**Request:** Request for a special exception under LZO 5.12 for a home occupation for a taxi cab business

**Result:** Member S. Brunelle made a motion in **CASE NO. 5/15/19-2** to **GRANT** the applicant's request for a special exception under LZO 5.12 for a home occupation for a taxi cab business, 300 Nashua Road, Map 2 Lot 26, Zoned C-II and RTE 102 POD, Ernest & Doreen Evans (Owners and Applicants) with the notation that variance from one of the terms from the special exception was granted in Case No. 5/15/19-2 and that decision is incorporated and made part of this decision.

Member B. O'Brien seconded the motion.

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

*Jim Tirabassi*

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Jim Tirabassi, Clerk

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cc: Town Council; Building Inspector; Town Clerk; Assessor; Planning Board; Conservation Commission



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 15, 2019:

**Case No.:** 5/15/19-3

**Applicant:** Zachary Martineau & Gina Rauch  
Two Lonchester Way  
Londonderry, NH 03053

**Location of Property:** Two Lonchester Way, Map 11 Lot 1, Zoned AR-1

**Request:** Request for two variances from LZO 5.14.B to allow a six feet fence in the front yard where only four feet are allowed and to allow that six feet fence to encroach 34.5 feet into the 40 feet front setback

**Result:** Member B. O'Brien made a motion in **CASE NO. 5/15/19-3** to **CONTINUE** the applicant's request for two variances from LZO 5.14.B to allow a six feet fence in the front yard where only four feet are allowed and to allow that six feet fence to encroach 34.5 feet into the 40 feet front setback, Two Lonchester Way, Map 11 Lot 1, Zoned AR-1, Zachary Martineau and Gina Rauch (Owners & Applicants) to June 19, 2019.

Member M. Feig seconded the motion.

The motion was granted, 4-0-0. The application was continued to June 19, 2019.

*Jim Tirabassi*

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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, May 15, 2019:

**Case No.:** 5/15/19-4

**Applicant:** David & Hope Scarpino  
Two Sandy Brook Lane  
Londonderry, NH 03053

**Location of Property:** Two Sandy Brook Lane, Map 14 Lot 2-1, Zoned AR-1

**Request:** Request for two variances from LZO 5.14.B to allow a six feet fence in the front yard where only four feet are allowed and to allow that six feet fence to encroach 35 feet into the 40 feet front setback

**Result:** Member B. O'Brien made a motion in **CASE NO. 5/15/19-4** to **GRANT** the applicants' request for two variances two variances from LZO 5.14.B to allow a six feet fence in the front yard where only four feet are allowed and to allow that six feet fence to encroach 25 feet into the 40 feet front setback on Litchfield Road and 35 feet into the 40 feet front setback on Sandy Brook Lane with the condition that the fence be no longer than 44 feet long on Sandy Brook Lane and no longer than 128 feet on Litchfield Road, Two Sandy Brook Lane, Map 14 Lot 2-1, Zoned AR-1, David and Hope Scarpino (Owners & Applicants).

Member S. Brunelle seconded the motion.

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

*Jim Tirabassi*

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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, May 15, 2019:

**Case No.:** 5/15/19-5

**Applicant:** Black Dog Car Wash Rt. 108, LLC  
One Garden Lane  
Londonderry, NH 03053

**Location of Property:** One Garden Lane, Map 10 Lot 54-2, Zoned C-II

**Request:** Request for a variance from LZO 7.5.C.1 to allow a 20 feet sign where only 10 feet are allowed

**Result:** Member B. O'Brien made a motion in **CASE NO. 5/15/19-5** to **GRANT** the applicant's request for a variance from LZO 7.5.C.1 to allow a 20 feet sign where only 10 feet are allowed, One Garden Lane, Map 10 Lot 54-2, Zoned C-II, Black Dog Car Wash Rt. 108, LLC (Owner & Applicant)

Member M. Feig seconded the motion.

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

*Jim Tirabassi*

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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.