



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

May 24, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 18, 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 **continue** the applicant's 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, Eight Wiley Hill Road, Map 5 Lot 28, Zoned AR-I, Belize Real Estate Holding, LLC (Owner & Applicant) to June 15, 2022 to allow time for the applicant to continue to research the right-of-way located in front of 82 High Range and work with Town staff.

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **continued** to June 15, 2022.

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, May 18, 2022:

Case No.: 05/18/2022-1

Applicant: Justin & Emily Soucy
Eight Woodside Drive
Londonderry, NH 03053

Location of Property: Eight Woodside Drive, Map 14 Lot 3-24, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 11 feet into the 40 foot front setback for the construction of a family room addition

Result: Member B. O'Brien made a motion in **CASE NO. 05/18/2022-1** to **GRANT** the applicants' request for a variance from LZO 4.2.1.3.C.1 to encroach 11 feet into the 40 foot front setback for the construction of a family room addition, Eight Woodside Drive, Map 14 Lot 3-24, Zoned AR-1, Justin & Emily Soucy (Owners & Applicants).

Member C. Moore seconded the motion.

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

Request: Request for a variance to encroach 15 feet into the 100 foot Planned Residential Development (PRD) setback for the construction of a family room addition

Result: Member B. O'Brien made a motion in **CASE NO. 05/18/2022-1** to **GRANT** the applicants' request for a variance to encroach 15 feet into the 100 foot Planned Residential Development (PRD) setback for the construction of a family room addition, Eight Woodside Drive, Map 14 Lot 3-24, Zoned AR-1, Justin & Emily Soucy (Owners & Applicants).

Member I. Macarelli seconded the motion.

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

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 18, 2022:

- Case No.:** 05/18/2022-2
- Applicant:** HOTWORX
42 Nashua Road
Londonderry, NH 03053
- Location of Property:** 42 Nashua Road, Map 7 Lot 68-1, Zoned C-I
- Request:** Request for a variance from 7.6.D.3.b to allow two walls signs where only one is permitted
- Result:** Member B. O'Brien made a motion in **CASE NO. 05/18/2022-2** to **GRANT** the applicant's request for a variance from 7.6.D.3.b to allow two walls signs where only one is permitted, 42 Nashua Road, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner) and HOTWORX (Applicant).
- Member C. Moore seconded the motion.
- The motion passed, 5-0-0. The applicant's request for a variance was **GRANTED**.
- Request:** Request for a variance from 7.6.D.3.b to allow two wall signs to total 43.16 SF where only 40 SF are permitted
- Result:** Member B. O'Brien made a motion in **CASE NO. 05/18/2022-2** to **GRANT** the applicant's request for a variance from 7.6.D.3.b to allow two walls signs to total 43.16 SF where only 40 SF are permitted, 42 Nashua Road, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner) and HOTWORX (Applicant).
- Member D. Armstrong seconded the motion.
- The motion passed, 5-0-0. The applicant's request for a variance was **GRANTED**.

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 18, 2022:

Case No.: 05/18/2022-3

Applicant: Brown Ave Properties, LLC
670 N. Commercial Street
Manchester, NH 03101

Location of Property: Six Rear Roundstone Drive, Map 28 Lot 15, Zoned GB

Request: Request for a variance from LZO 4.5.2.A to allow the use of a self-storage facility which is prohibited

Result: Member B. O'Brien made a motion in **CASE NO. 05/18/2022-3** to **GRANT** the applicant's request for a variance from LZO 4.5.2.A to allow the use of a self-storage facility which is prohibited, Six Rear Roundstone Drive, Map 28 Lot 15, Zoned GB, Brown Ave Properties, LLC (Owner & Applicant) with the condition that there is no outside storage.

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 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 18, 2022:

Case No.: 05/18/2022-4

Applicant: Amanda & Benjamin Harrison
Five Foxglove Street
Londonderry, NH 03052

Location of Property: Five Foxglove Street, Map 15 Lot 203, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 38 feet into the 40 foot front setback for the construction of a second floor addition

Result: Member B. O'Brien made a motion in **CASE NO. 05/18/2022-4** to **GRANT** the applicants' request for a variance from LZO 4.2.1.3.C.1 to encroach 38 feet into the 40 foot front setback for the construction of a second floor addition, Five Foxglove Street, Map 15 Lot 203, Zoned AR-1, Amanda & Benjamin Harrison (Owners & Applicants)

Member C. Moore seconded the motion.

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

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.