



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

May 21, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 20, 2020:

**Case No.:** 04/15/2020-3

**Applicant:** Vernco Apple, LLC  
70 Washington Street  
Salem, MA 01970

**Location of Property:** Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-I

**Request:** Request for a variance from LZO 7.6.B.3 to allow 24 banner signs which are prohibited

**Result:** Member J. Benard made a motion to **GRANT** the applicant's request for a continuance to June 17, 2020 in **CASE NO. 04/15/2020-3**: Request for a variance from LZO 7.6.B.3 to allow 24 banner signs which are prohibited, Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-I, Vernco Apple, LLC (Owner & Applicant)

Member B. O'Brien seconded the motion.

The motion passed, 5-0-0. The applicant's request for a continuance to June 17, 2020 was **GRANTED**.

*Jim Tirabassi*

---

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.



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

May 21, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 20, 2020:

**Case No.:** 05/20/2020-1

**Applicant:** Chris & Erin Sachs  
11 Bellflower Hollow  
Londonderry, NH 03053

**Location of Property:** 11 Bellflower Hollow, Map 18 Lot 13-75, Zoned AR-1

**Request:** Request for a variance from LZO 4.2.1.3.C.2 to encroach 11 feet into the 15 feet side setback for the construction of a shed

**Result:** Member J. Benard made a motion to **GRANT** the applicant's request in **CASE NO. 05/20/2020-1**: Request for a variance from LZO 4.2.1.3.C.2 to encroach 11 feet into the 15 feet side setback for the construction of a shed, 11 Bellflower Hollow, Map 18 Lot 13-75, Zoned AR-1, Erin & Chris Sachs (Owners & Applicants) with the conditions that the shed be no larger than 10x16 and encroach no further than 11' 4" into the side setback.

Member S. Brunelle seconded the motion.

The motion passed, 3-2-0. The applicant's request for a variance was **GRANTED with conditions**.

*Jim Tirabassi*

---

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.



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

May 21, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 20, 2020:

**Case No.:** 05/20/2020-2

**Applicant:** Jonathan Cruz  
One Nettie Way  
Londonderry, NH 03053

**Location of Property:** One Nettie Way, Map 2 Lot 44-7, Zoned AR-1

**Request:** Request for a variance from LZO 5.14.B to allow a six-foot fence 25 feet into the 40 feet front setback where only fences 4 feet in height are allowed

**Result:** Member J. Benard made a motion to **DENY** the applicant's request in **CASE NO. 05/20/2020-2**: Request for a variance from LZO 5.14.B to allow a six-foot fence 25 feet into the 40 feet front setback where only fences 4 feet in height are allowed, One Nettie Way, Map 2 Lot 44-7, Zoned AR-1, Jonathan Cruz (Owner & Applicant).

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:

!. Granting of the variance would be contrary to the public interest and the spirit of the ordinance would not be observed because the six-foot fence in the front yard would alter the character of the neighborhood. Granting of the variance would not do substantial justice because a six-foot-high fence alters the character of the neighborhood thereby resulting to a loss to the public (greater than any gain to the applicant) especially those in the general neighborhood. The values of surrounding properties would be diminished. The 6-foot-high fence negatively alters the character of the neighborhood thereby resulting in a loss of value to the neighboring properties. No evidence was presented about the uniqueness of the property and the Board therefore did not find any uniqueness resulting in the determination that there is a fair and substantial relationship between the general public purpose of the ordinance and the specific restriction on the property.



TOWN OF LONDONDERRY

**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053

Phone: 432-1100, ext.134 Fax: 432-1142

*Jim Tirabassi*

---

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.



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

May 21, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 20, 2020:

**Case No.:** 05/20/2020-3

**Applicant:** Timothy & Wilda Hood  
143 Litchfield Road  
Londonderry, NH 03053

**Location of Property:** 143 Litchfield Road, Map 11 Lot 20-16, Zoned AR-1

**Request:** Request for a special exception pursuant to LZO 5.12 for a home occupation for a nail salon

**Result:** Member J. Benard made a motion to **GRANT** the applicant's request for a special exception in **CASE NO. 05/20/2020-3**: Request for a special exception pursuant to LZO 5.12 for a home occupation for a nail salon, 143 Litchfield Road, Map 11 Lot 20-16, Zoned AR-1, Timothy & Wilda Hood (Owners & Applicants).

Member S. Brunelle seconded the motion.

The motion passed, 4-1-0. The applicant's request for a special exception was **GRANTED**.

*Jim Tirabassi*

---

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.