## **ZONING BOARD OF ADJUSTMENT**

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

June 22, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 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 variance

in CASE NO. 04/15/2020-3 from LZO 7.6.B.3 to allow 24 banner signs as presented

on Exhibit A which are prohibited, Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-I, Vernco Apple, LLC (Owner & Applicant) with the following conditions: (1) the banner signs shall be no larger than 30"x60"; and (2) the banner material and light poles shall be evaluated by the Building Department for structural

integrity.

Member S. Brunelle seconded the motion.

The motion passed, 5-0-0. 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, l-a (a) for further explanation and conditions.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

**Case No.:** 06/17/2020-1

**Applicant:** Russell & Denise Hartley

Two Tokanel Drive

Londonderry, NH 03053

**Location of Property:** Two Tokanel Drive, Map 7 Lot 117-7, Zoned AR-1

**Request:** Request for a variance from LZO 4.2.1.3.C.1 to encroach 22 feet into the 40 feet

front setback for the construction of a garage/accessory dwelling unit

**Result:** Member J. Benard made a motion to **GRANT** the applicant's request in **CASE NO.** 

<u>06/17/2020-1:</u> Request for a variance from LZO 4.2.1.3.C.1 to encroach 22 feet into the 40 feet front setback for the construction of a garage/accessory dwelling unit, Two Tokanel Drive, Map 7 Lot 117-7, Zoned AR-1, Russel & Denise Hartley (Owners & Applicants) with the conditions that the addition be no larger than 24x35 and the

accessory dwelling be no larger than 844 SF.

Member B. O'Brien seconded the motion.

The motion passed, 4-1-0. 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.



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June 22, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

Case No.: 06/17/2020-2

**Applicant:** Seth McMinis

Two Tanager Way

Londonderry, NH 03053

**Location of Property:** Two Tanager Way, Map 5 Lot 10-37, Zoned AR-1

**Request:** Request for a variance from LZO 5.14.B to allow a six-foot fence 38 feet into the 40 feet

front setback where only fences 4 feet in height are allowed

**Result:** Member J. Benard made a motion to **GRANT** the applicant's request in **CASE NO.** 

<u>06/17/2020-2:</u> Request for a variance from LZO 5.14.B to allow a six-foot fence 38 feet into the 40 feet front setback where only fences 4 feet in height are allowed, Two

Tanager Way, Map 5 Lot 10-37, Zoned AR-1, Seth McMinis (Owner & Applicant).

Member B. O'Brien seconded the motion.

The motion passed, 4-1-0. The applicant's request for a variance 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, l-a (a) for further explanation and conditions.



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

June 22, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

**Case No.:** 06/17/2020-3

**Applicant:** Tiffany Smith

534 Mammoth Road Londonderry, NH 03053

**Location of Property:** 534 Mammoth Road, Map 15 Lot 223, Zoned AR-1

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

hair studio salon

**Result:** Member J. Benard made a motion to **GRANT** the applicant's request for a special

exception in <u>CASE NO. 06/17/2020-3</u>: Request for a special exception pursuant to LZO 5.12 for a home occupation for a hair studio salon, 534 Mammoth Road,

Map 15 Lot 223, Zoned AR-1, Tiffany Smith (Owner & Applicant).

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, l-a (a) for further explanation and conditions.



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June 22, 2020

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, June 17, 2020:

Case No.: 06/17/2020-4

**Applicant:** Kake Preserve, LLC

Three Aviation Park Drive Londonderry, NH 03053

**Location of Property:** Three Aviation Park Drive, Map 14 Lot 29-10, Zoned IND-II

**Request:** Request for a variance from LZO 4.4.1.3.H.1 to reduce the perimeter landscaping

buffer from 15 feet to 1'5"

**Result:** Member J. Benard made a motion to **GRANT** the applicant's request in **CASE NO.** 

<u>06/17/2020-4:</u> Request for a variance from LZO 4.4.1.3.H.1 to reduce the perimeter landscaping buffer on the northwest corner of the building as presented and as shown on Exhibit 1 from 15 feet to 1' 5", Three Aviation Park Drive, Map 14 Lot 29-10, Zoned

IND-II, Kake Preserve, LLC (Owner & Applicant)

Member B. O'Brien seconded the motion. The applicant's request for a variance

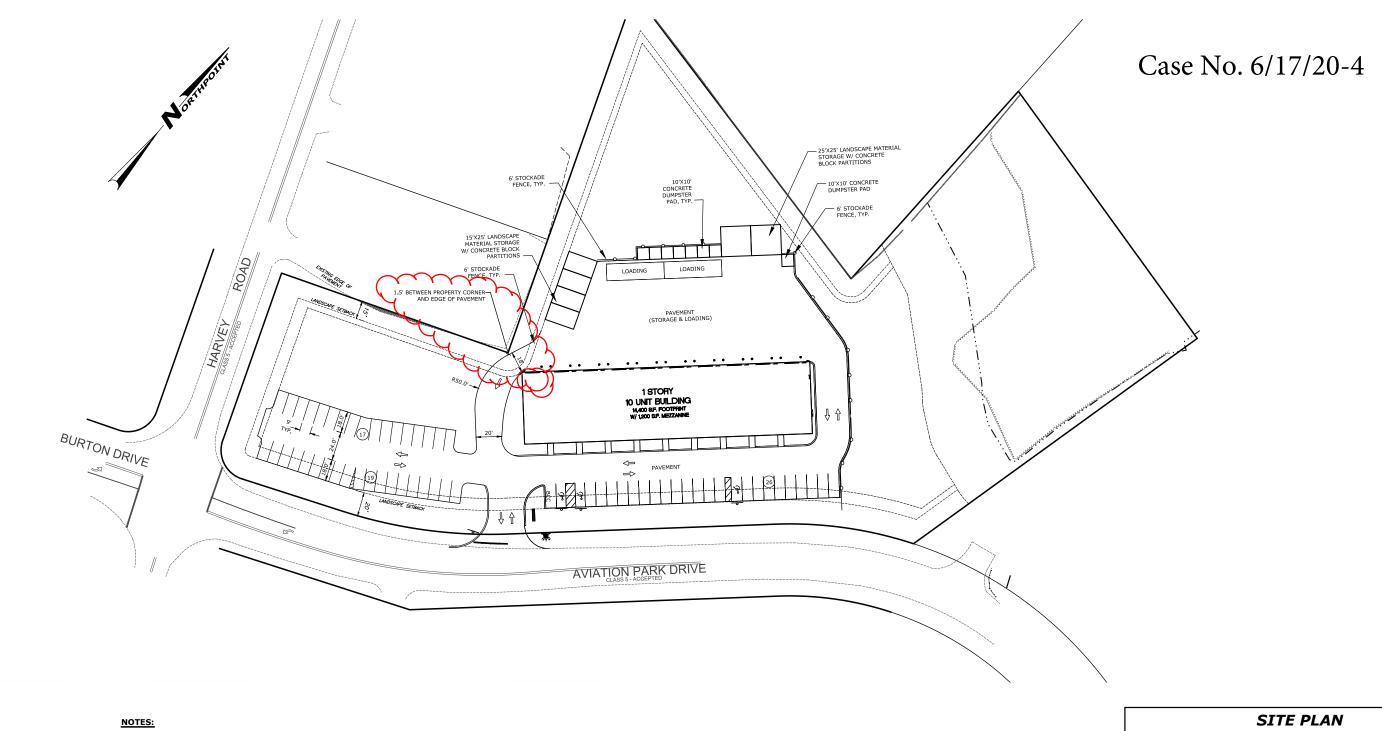
was **GRANTED**.

The motion passed, 5-0-0.

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.



- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE EXPANSION OF THE PAVED PARKING AND DRIVING LANE AREAS LOCATED ON THE SUBJECT SITE.
- 2. REFERENCE THIS PARCEL AS TOWN OF LONDONDERRY TAX MAP 22 LOT 22-28.
- 3. AREA OF SUBJECT PARCEL IS 112,494 SF (2.58 ACRES).
- 4. THE ZONING DESIGNATION OF THE SUBJECT PARCEL IS IND-II, INDUSTRIAL-II.
- 5. THE SUBJECT PARCEL AND PROPOSED USE IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS OF SECTION 2.3 OF THE LONDONDERRY ZONING ORDINANCE AND SECTION 5.02 OF THE LONDONDERRY SITE PLAN REGULATIONS AS FOLLOWS

MIN. LOT SIZE: 43,500 C
MIN. BUILDING SETBACKS:
FRONT 30 FEET
SIDE 20 FEET
BACK 20 FEET

6. THE EXISTING AND PROPOSED USE ON THE SUBJECT PARCEL IS LIGHT INDUSTRIAL MANUFACTURING.

8. PARKING REQUIREMENTS:

PROPOSED SPACES: = 62 SPACES (INCLUDING 3 HANDICAP)

# PREPARED FOR: KAKE PRESERVE

**AVIATION PARK DRIVE** LONDONDERRY, NEW HAMPSHIRE

APPLICANT		ERVE, LLC N PARK DRIVE RRY, NH 030353				
		REVISIONS:  NO. DATE	DESCR	<u>IPTION</u>		
	<b>A</b> I				- 1	DATE: MAY 2020



**GRAPHIC SCALE** 

NORTHPOINT

ENGINEERING, LLC

Il Engineering \( \) Land Planning \( \) Construction Services

119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
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www.northpointeng.com

PROJ: 20010 SCALE: 1"=40'