



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

September 21, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 08/17/2022-1

Applicant: Alfred Pittore
15 Rockingham Road
Londonderry, NH 03053

Location of Property: 15 Rockingham Road, Map 13 Lot 99, Zoned C-II

Request: Request for a variance from LZO 4.3.3.B.2.a to encroach 30 feet into the 50 foot landscaping buffer

Result: Member C. Moore made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member M. Feig seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 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, September 21, 2022:

Case No.: 08/17/2022-2

Applicant: Alfred Pittore
15 Rockingham Road
Londonderry, NH 03053

Location of Property: 15 Rockingham Road, Map 13 Lot 99, Zoned C-II

Request: Request for a variance from LZO 4.6.1.3.B.12 to allow parking and other site improvements in the 100 foot conservation overlay district which is otherwise prohibited

Result: Member C. Moore made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member M. Feig seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 2022.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 08/17/2022-3

Applicant: Alfred Pittore
15 Rockingham Road
Londonderry, NH 03053

Location of Property: 15 Rockingham Road, Map 13 Lot 99, Zoned C-II

Request: Request for a variance from LZO 4.6.1.3.B.12 to allow parking and other site improvements in the 50 foot conservation overlay district which is otherwise prohibited

Result: Member C. Moore made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member M. Feig seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 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, September 21, 2022:

Case No.: 09/21/22-1

Applicant: Karalyn von Pichl
Six Quentin Drive
Londonderry, NH 03053

Location of Property: Six Quentin Drive, Map 5 Lot 50-10, Zoned AR-1

Request: Request for a Special Exception for a Home Occupation per LZO 5.12 for a whole body/mind training fitness center

Result: Member M. Feig made a motion in **CASE NO. 09/21/22-1** to **GRANT** the applicant's request for a Special Exception for a Home Occupation per LZO 5.12 for a whole body/mind training fitness center, Six Quentin Drive, Map 5 Lot 50-10, Zoned AR-1, Chris & Karalyn Von Pichl (Owners) and Karalyn Von Pichl (Applicant) with the condition that living space used not exceed 225 SF.

Member C. Moore seconded the motion.

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

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/22-2

Applicant: William & Jacqueline Gauvin
48 South Road
Londonderry, NH 03053

Location of Property: 48 South Road, Map 3 Lot 16, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 15 feet into the 40 foot front setback for the installation of front porch/steps

Result: Member C. Moore made a motion in **CASE NO. 09/21/22-2** to **GRANT** the applicant's request for a variance from LZO 4.2.1.3.C.1 to encroach 15 feet into the 40 foot front setback for the installation of front porch/steps, 48 South Road, Map 3 Lot 16, Zoned AR-1, William & Jacqueline Gauvain (Owners & Applicants)

Member M. Feig seconded the motion.

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

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/2022-3

Applicant: The Gardocki Family Trust
10 Sheridan Drive
Londonderry, NH 03053

Location of Property: 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #4) with 50.28 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants)

Result: Member M. Feig made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member C. Moore seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 2022.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/2022-4

Applicant: The Gardocki Family Trust
10 Sheridan Drive
Londonderry, NH 03053

Location of Property: 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1 & 13 Sheridan Drive, Map 16 Lot 50-3, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #1) with 50.00 feet of frontage where 150 feet are required, 13 Sheridan Drive, Map 16 Lot 50-3, Zoned AR-1 and 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Result: Member M. Feig made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member C. Moore seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 2022.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/2022-5

Applicant: The Gardocki Family Trust
10 Sheridan Drive
Londonderry, NH 03053

Location of Property: 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #2) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Result: Member M. Feig made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member C. Moore seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 2022.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/2022-6

Applicant: The Gardocki Family Trust
10 Sheridan Drive
Londonderry, NH 03053

Location of Property: 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #3) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1

Result: Member M. Feig made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member C. Moore seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 2022.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/22-7

Applicant: Waterford Construction, LLC
166 DW Highway
Nashua, NH 03060

Location of Property: 401 Mammoth Road, Map 12 Lot 63-2, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 10 feet into the 40 foot front setback for the construction of front stairs

Result: Member C. Moore made a motion in **CASE NO. 09/21/22-7** to **GRANT** the applicant's request for a variance from LZO 4.2.1.3.C.1 to encroach 10 feet into the 40 foot front setback for the construction of front stairs, 401 Mammoth Road, Map 12 Lot 63-2, Zoned AR-1, Waterford Construction LLC (Owner & Applicant)

Member M. Feig seconded the motion.

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

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/2022-8

Applicant: 201 Highland, LLC
83 Nashua Road
Londonderry, NH 03053

Location of Property: 77 Nashua Road, Map 7 Lot 129, Zoned C-I

Request: Request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited

Result: Member C. Moore made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member M. Feig seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 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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September 21, 2022

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/2022-9

Applicant: 201 Highland, LLC
83 Nashua Road
Londonderry, NH 03053

Location of Property: 83 Nashua Road, Map 7 Lot 130, Zoned C-I

Request: Request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited

Result: Member C. Moore made a motion to continue the public hearing at the applicant's request to October 19, 2022.

Member M. Feig seconded the motion.

The motion passed, 3-0-0. The public hearing was continued to October 19, 2022.

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, September 21, 2022:

Case No.: 09/21/22-10

Applicant: Joy Stewart Buzzell
18 Raintree Drive
Londonderry, NH 03052

Location of Property: 18 Raintree Drive, Map 8 Lot 3-49, Zoned AR-1

Request: Request for a variance from variance from LZO 4.2.1.3.C.1 to encroach 12 feet into the 40 foot front setback for the construction of covered porch/stairs

Result: Member C. Moore made a motion in **CASE NO. 09/21/22-10** to **GRANT** the applicant's request for a variance LZO 4.2.1.3.C.1 to encroach 12 feet into the 40 foot front setback for the construction of covered porch/stairs, 18 Raintree Drive, Map 8 Lot 3-49, Zoned AR-1, Joy Stewart Buzzell (Owner & Applicant)

Member M. Feig seconded the motion.

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

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