



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

January 20, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 20, 2021:

**Case No.:** 01/20/2021-1

**Applicant:** John & Denise Faiella  
96 Pillsbury Road  
Londonderry, NH 03053

**Location of Property:** 96 Pillsbury Road, Map 9 Lot 56-3, Zoned AR-1

**Request:** Request for four variances from LZO (1) 5.18.H.2 to allow an accessory dwelling unit to be located in the front of the yard which is otherwise prohibited; (2) 8.2.A.2 to allow a non-conforming building to be rebuilt after being discontinued for one year; (3) 8.2.A.3 to allow a 85 SF expansion of a non-conforming structure; and (4) 8.2.A.4 to allow a non-conforming structure to be rebuilt when the damage exceeded 75% of the replacement value

**Result:** Member J. Benard made a motion to **GRANT** the applicants' request for a variance in **CASE NO. 01/20/2021-1** from LZO 5.18.H.2 to allow an accessory dwelling unit to be located in the front of the yard which is otherwise prohibited, 96 Pillsbury Road, Map 9 Lot 56-3, Zoned AR-1, John & Denise Faiella (Owners & Applicants)

Member S. Brunelle seconded the motion.

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

The applicants withdrew their request for variances from LZO 8.2.A.2, 8.2.A.3 and 8.2.A.4.

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Neil Dunn, Chair

**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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January 20, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 20, 2021:

**Case No.:** 01/20/2021-2

**Applicant:** John & Denise Faiella  
96 Pillsbury Road  
Londonderry, NH 03053

**Location of Property:** 96 Pillsbury Road, Map 9 Lot 56-3, Zoned AR-1

**Request:** Appeal of the Zoning Administrator/Chief Building Inspector Nick Codner's administrative decisions/determinations dated December 2, 11 and 18, 2020 all of which determined that the applicant discontinued the use of a non-conforming structure for one year and that the damage on the non-conforming structure from a fire exceeded 75% of the replacement value

**Result:** The applicants withdrew their appeal.

A handwritten signature in cursive script, reading "Neil Dunn".

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Neil Dunn, Chair

**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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January 20, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 20, 2021:

**Case No.:** 01/20/2021-3

**Applicant:** Michael Fiori  
26 Sparhawk Drive  
Londonderry, NH 03053

**Location of Property:** 26 Sparhawk Drive, Map 1 Lot 82-38, Zoned AR-I

**Request:** Request for a variance from LZO 4.2.1.3.C.1 to encroach three feet into the 40 foot front setback for the construction of a farmer's porch

**Result:** Member J. Benard made a motion to **GRANT** the applicant's request for a variance in **CASE NO. 01/20/2021-3** from LZO 4.2.1.3.C.1 to encroach three feet into the 40 foot front setback for the construction of a farmer's porch, 26 Sparhawk Drive, Map 1 Lot 82-38, Zoned AR-1, Michael Fiori (Owner & Applicant)

Member B. O'Brien seconded the motion.

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

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Neil Dunn, Chair

**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.