



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road Londonderry, New Hampshire 03053 • Phone: 432-1100, ext.129

**Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.**

**SPECIAL EXCEPTION**  
**FOR RESIDENTIAL GARAGE SETBACKS**

**\*PLEASE READ THE GENERAL AND SPECIAL EXCEPTION GUIDELINES BEFORE COMPLETING APPLICATION\***

**Location of property:** Street address \_\_\_\_\_

Tax map \_\_\_\_\_ Parcel \_\_\_\_\_ Zone \_\_\_\_\_

Owner's name (s) \_\_\_\_\_ Tel. No. \_\_\_\_\_

Owner's address \_\_\_\_\_

Owner's Email address \_\_\_\_\_

Applicant's name (s) \_\_\_\_\_ Tel. No. \_\_\_\_\_

Applicant's address \_\_\_\_\_

Applicant's Email address \_\_\_\_\_

Representative's name \_\_\_\_\_ Tel. No. \_\_\_\_\_

Representative's address \_\_\_\_\_

Representative's Email address \_\_\_\_\_

Previous Zoning Board action on this property: \_\_\_\_\_

Please describe the specifics of your request:

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**SPECIAL EXCEPTION**  
**FOR RESIDENTIAL GARAGE SETBACKS**

**SECTION 8.1.5.3**

**A SPECIAL EXCEPTION MAY BE GRANTED TO REDUCE SIDE AND/OR REAR YARD SETBACK REQUIREMENTS FOR GARAGES (ONLY APPLICABLE FOR RESIDENTIAL USE, AND NOT FOR THE CONDUCT OF ANY BUSINESS ACTIVITIES) IN THE AR-I DISTRICT SUBJECT TO ALL OF THE FOLLOWING CONDITIONS:**

1. Was the lot created by a subdivision that occurred after January 1, 2004 \_\_\_\_\_  
(The answer to this question must be "NO")
2. Is there an existing pattern in the area for garage setbacks smaller than those required? \_\_\_\_\_  
(The answer to this question must be "YES") Please describe: \_\_\_\_\_  
\_\_\_\_\_
3. Does locating the garage in conformance with the side and/or rear yard requirements significantly impact existing vegetation, views from the residence, use of the yard or site circulation, or is such location impractical due to lot dimensions or other constraints? \_\_\_\_\_  
(The answer to this question must be "YES")
4. Is there a new driveway serving the garage? \_\_\_\_\_  
If yes, it must have an approved Driveway Permit issued by the Department of Public Works & Engineering prior to the public hearing. Was the permit provided? \_\_\_\_\_
5. Is the proposed garage set back at least 10 ft from any existing building located on an adjacent lot? \_\_\_\_\_  
(The answer to this question must be "YES")
6. Does the design of the proposed garage blend with the architectural character of the neighborhood (siding, roof pitch, etc.). (Elevation drawings must be submitted to and approved by the ZBA)? \_\_\_\_\_  
(The answer to this question must be "YES")
7. Does the garage exceed 24 feet in either length or width? \_\_\_\_\_  
(The answer to this question must be "NO")
8. Do the garage walls exceed 10 feet in height (the roof may exceed this 10 foot limit)? \_\_\_\_\_  
(The answer to this question must be "NO")

Additional comments/information:

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The granting of any special exception will be subject to all restrictions stipulated by the Board of Adjustment at the time of the public hearing.

I understand that I must appear in person at the public hearing scheduled by  
the Zoning Board of Adjustment.

If I cannot appear in person,  
I will designate a representative or agent in writing below to act on my behalf.

I hereby designate \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

to represent me as a representative/agent in the pursuance of this appeal.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Dated

Total fee due (to be calculated by Planning & Economic Development): \$ \_\_\_\_\_

## LIST OF ABUTTERS

The following is a list of all abutting property owners concerned in this appeal. The Planning Department can assist you in determining your abutters, but **YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT LIST OF ABUTTERS. YOU ARE ALSO RESPONSIBLE FOR VERIFYING THE OWNERS' NAMES AND MAILING ADDRESSES FOR THIS LIST WITH THE ASSESSOR'S OFFICE.** This information is necessary to properly notify all interested parties with certified notices. Failure to provide complete and accurate information on abutters will result in the application being returned and may delay the scheduling of your hearing or result in a rehearing.

[illegible]

## PREPARING YOUR ABUTTER'S LIST



1. Go to: <https://londonderrynh.mapgeo.io/datasets/properties?abuttersDistance=300> and click the "Search" box. Enter the property address in the address box and press enter. The parcel information should then appear as results. Click on the parcel information. Once the parcel is highlighted, click on the abutter box on the top right of the screen. A distance box containing the number 300 will appear and right below that box is a blue "Find" box. Click on the blue "Find" box.
2. A white box will appear asking "Clear search results?" Click on the "No" box.
3. A new screen will appear with the subject property outlined in blue and all other properties within 300 feet in red.
4. At this point, you will make the determination of who are the abutters.
5. Per NHRSA **672:3 Abutter**. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board.

\*\* If an abutting property is under a condominium or other collective form of ownership, the term abutter ***means the officers of the collective or association***, as defined in RSA 356-B:3, XXIII.

\*\* If an abutting property is under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes ***the manufactured housing park owner (i.e. mobile home park) and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the subject parcel.***

6. By clicking on the subject property, you are able to zoom in to assist in determining the abutter list. If there are properties outlined in red that do not meet the statutory definition of an abutter, you should click on the parcel and that parcel will then be removed from the list. Once you are satisfied with the list, click downloaded results. A white "Download Abutters" box will appear. Click on the "Abutters Report" box for the creation of the report. This report is your abutter's list.

**\*\* Please note the additional notification requirements, if an abutting parcel is under a condominium or other collective form of ownership or a manufactured housing park form of ownership.**

7. You will need to have the accuracy of the owners' names and addresses verified by the Assessing Department. You can either print out the list and bring it in to the Assessing Department or e-mail the list to [Adumont@londonderrynh.org](mailto:Adumont@londonderrynh.org).
8. Please attach the updated and verified list to your application or transfer the information to the "List of Abutters" page in the application.
9. If you have any questions about creating the list, please see the Planning Department. If you have any questions about verifying the owners' names and addresses, please see the Assessing Department.