



**TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT**

WILL MEET **WEDNESDAY, MARCH 20, 2013** AT 7:00 P.M.
in the Moose Hill Council Chambers, 268B Mammoth Road

**PLEASE NOTE: THE BOARD RESERVES THE RIGHT TO CONTINUE PRESENTATIONS, DELIBERATIONS,
AND/OR DISCUSSION TO APRIL 4, 2013 HEARING IF THE NEED ARISES.**

MINUTES (FEBRUARY 20, 2013)

7:00 P.M.

CASE NO. 3/20/2013-1

7:01 P.M.

**GC NOMINEE TRUST, JASON L. AND HEATHER S. PARENT, TRUSTEES,
REQUESTS A VARIANCE TO ALLOW AN IN-GROUND POOL AND A SHED WITHIN
THE CONSERVATION OVERLAY DISTRICT BUFFER WHERE OTHERWISE PROHIBITED BY SECTION 2.6.3
38 Tanager Way; 5-10-19; AR-I**

CASE NO. 3/20/2013-2

7:05 P.M.

**HSL REAL ESTATE TRUST, C/O GBI, TAI DEH HSU, TRUSTEE,
REQUESTS A VARIANCE
TO ALLOW CREATION OF A LOT IN THE C-II ZONE WITH LESS THAN 1 ACRE,
WITH NO FRONTAGE ON A CLASS V OR BETTER ROAD,
AND WITH NON-COMPLIANT SETBACKS AS REQUIRED BY SECTION 2.4
304 NASHUA ROAD; 2-27; C-II, WITHIN THE ROUTE 102 PERFORMANCE OVERLAY DISTRICT**

CASE NO. 10/17/2012-2 (REHEARING; TENTATIVELY CONTINUED)

7:10 P.M.

**ALFRED WALLACE, HENRY WALLACE, AND HAROLD WALLACE
62 PERKINS ROAD; 16-3; AR-I
AND VAN STEENBURG ONE FAMILY TRUST, LEO AND MELANIE VAN STEENBURG, TRUSTEES
48 PERKINS ROAD; 16-1; AR-I
REQUEST A VARIANCE TO ALLOW PROJECT PHASING TO EXCEED
THE MAXIMUM NUMBER OF DWELLING UNITS LIMITED BY SECTION 1.3.3.3,
AND TO PROVIDE RELIEF FROM BUILDING PERMIT RESTRICTIONS UNDER SECTION 1.4.7.2**

(Continued)

CASE NO. 10/17/2012-3 (REHEARING; TENTATIVELY CONTINUED)

7:10 P.M.

**ALFRED WALLACE, HENRY WALLACE, AND HAROLD WALLACE
62 PERKINS ROAD; 16-3; AR-I
AND VAN STEENBURG ONE FAMILY TRUST, LEO AND MELANIE VAN STEENBURG, TRUSTEES
48 PERKINS ROAD; 16-1; AR-I
REQUEST A VARIANCE TO ALLOW A REDUCTION IN THE NUMBER OF WORKFORCE HOUSING UNITS FROM 75%
AS REQUIRED BY SECTION 2.3.3.7.1.1.4 TO 50%**

CASE NO. 10/17/2012-4 (REHEARING; TENTATIVELY CONTINUED)

7:10 P.M.

**ALFRED WALLACE, HENRY WALLACE, AND HAROLD WALLACE
62 PERKINS ROAD; 16-3; AR-I
AND VAN STEENBURG ONE FAMILY TRUST, LEO AND MELANIE VAN STEENBURG, TRUSTEES
48 PERKINS ROAD; 16-1; AR-I
REQUEST A VARIANCE TO ALLOW 24 DWELLING UNITS IN A MULTI-FAMILY BUILDING WHERE A MAXIMUM OF
16 UNITS IS PERMITTED BY SECTION 2.3.3.7.3.1.2,
AND A VARIANCE FROM THE DIMENSIONAL RELIEF CRITERIA OF SECTION 2.3.3.7.4.5 AND
THE ADDITIONAL CRITERIA OF SECTION 2.3.3.7.4.6**

This agenda was created with reference to the Londonderry Zoning Ordinance dated December, 2011