



Town of Londonderry
Zoning Board of Adjustment Agenda
October 17, 2018 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** September 2018
- II. **Report by Town Council liaison (if any):** n/a
- III. **Public hearing of cases:**
 - A. **CASE NO. 10/17/18-1:** Request for a variance from LZO 2.3.1.3.C.2 to encroach 11 feet into the 15 feet side setback for the construction of a shed, 17 Calla Road, Map 16 Lot 38-43, Zoned AR-1, T. William & Gladys A. White Living Trust (Owners) and William White (Applicant)
 - B. **CASE NO. 10/17/18-2:** Request for two variances (1) from LZO 2.3.1.3.C.1 to encroach 12 feet into the 40 feet front setback; and (2) from LZO 2.3.1.3.C.2 to encroach three feet into the 15 feet side setback for the construction of a shed, 174 Litchfield Road, Map 14, Lot 4, Zoned AR-1, John & Diana Marshall (Owners & Applicants)
 - C. **CASE NO. 10/17/18-3:** Request for a variance from LZO 2.3.1.3.B.1 to allow a lot with only 50 feet of frontage where 150 feet are required, 64 Chase Road, Map 1 Lot 83-1, Zoned AR-1, Rene Belanger, Jr. (Owner & Applicant)
 - D. **CASE NO. 10/17/18-4:** Request for an appeal of administrative decision regarding the Chief Building Inspector/Zoning Administrator's August 30, 2018 interpretation of LZO 1.3 regarding phasing, One Bridal Path, Map 16 Lot 3, Zoned AR-1, Wallace Farm, LLC (Owners & Applicant)
 - E. **CASE NO. 10/17/18-5:** Request for a variance from LZO 1.3.3 to permit the issuance of building permits for 144 dwelling units where 72 per year are allowed, One Bridal Path, Map 16 Lot 3, Zoned AR-1, Wallace Farm, LLC (Owners & Applicant)
 - F. **CASE NO. 10/17/18-6:** Request for two variances (1) from LZO 3.11.6.D.3.b.i to allow three wall signs where only one is allowed; and (2) from LZO 3.11.6.D.3.b.i to allow 147.15 square feet of signage where only 50 square feet is allowed, 42 Nashua Road, Map 7 Lot 68-1, Zoned C-I, NH Six Realty Trust (Owners & Applicants)
 - G. **CASE NO. 10/17/18-7:** Request for eight variances from the Londonderry Zoning Ordinance: (1) 2.4.3.A.1 to encroach into the 32 feet into the 60 feet structure setback for the construction of a retaining wall greater than three feet; (2) 2.4.3.B.1 to reduce the

overall green space from 33% to 26 %; (3) 2.4.3.B.1 to encroach 15 feet into the 15 feet perimeter green space for the installation of proposed pavement; (4) 2.4.3.A to encroach 30 feet into the 30 feet rear structure setback for the construction of a retaining wall along the easterly lot line; (5) 2.4.3.B.1 to encroach 30 feet into the 30 feet into the perimeter green space to allow the existing pavement to remain; (6) 3.11.6.C.3 to allow a directional 22 SF directional sign where only 4 SF are allowed; (7) 3.11.D.3.b to allow nine wall signs where only one is allowed; and (8) 3.11.D.3.b to allow 317.1 SF of wall signage on various facades of the existing building where only 50 SF is permitted, 33 Nashua Road and Two Palmer Drive, Map 7, Lots 73-3 and 6, Zoned C-I and C-II, Five M's Real Estate Holdings, LLC and Five M's Office Properties Holdings, LLC (Owners & Applicants)

- H. **CASE NO. 10/17/18-9:** Request for a variance from LZO 3.11.8.B to allow the alteration of a pre-existing non-conforming sign without bringing it into full compliance with the Londonderry Zoning Ordinance, 103 Nashua Road, Map 6 Lot 35-17, Zoned C-I, Robert P. Rivard (Rivard Pizza, LLC) (Owner & Applicant)

IV. Communications and miscellaneous:

V. Other business: