



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT
268B Mammoth Road, Londonderry, New Hampshire 03053
Phone: 432-1100, ext.129 Fax: 432-1142

January 17, 2024

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 17, 2024:

Case No.: 01/17/2024-3

Applicant: Douglas Standbridge
56 Adams Rd
Londonderry, NH 03053

Location of Property: 8 Walton Circle, Map 18 Lot 15-3, Zoned AR-1

Request: Request from a variance from LZO section 4.2.1.3.C.1 to allow an encroachment of nine feet in to the forty foot right of way setback. The parcel is located at 8 Walton Circle in the Agricultural-Residential (AR-1) zoning district. Tax Map 18, Lot 15-3. Issac Abotsi & Lauren McAdam (Owners) and Douglas Standbridge (Applicant).

Result: B. O'Brien made a motion in CASE NO. 01/17/2024-3 to grant the request for a variance from LZO section 4.2.1.3.C.1 to allow an encroachment of nine feet in to the forty foot right of way setback. The parcel is located at 8 Walton Circle in the Agricultural-Residential (AR-1) zoning district. Tax Map 18, Lot 15-3. Issac Abotsi & Lauren McAdam (Owners) and Douglas Standbridge (Applicant).

I. Macarelli seconded the motion.

The motion was granted 5-0-0. The applicant's request for a variance was GRANTED for the following reasons:

- 1) The granting of the variance is not contrary to the public interest as there is no threat to health, safety or general welfare.
- 2) The spirit of the ordinance would be observed because granting the variance does not change the essential character of the neighborhood.
- 3) Granting the variance would do substantial justice because it outweighs any loss to the public.
- 4) The values of the surrounding properties would not be diminished.
- 5) a.1. This is a corner lot and the location will make the property unique.

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, January 17, 2024:

Case No.: 01/17/2024-1

Applicant: Mark David Thibodeau & Mari-Ann Thibodeau
56 South Rd
Londonderry, NH 03053

Location of Property: 56 South Road, Map 4 Lot 3-2, Zoned AR-1

Request: Request for a special exception under LZO 5.12 to allow a home occupation for home office with company vehicles on site. The parcel is located at 56 South Road in the Agricultural-Residential (AR-1) zoning district. Tax Map 4, Lot 3-2. Mark David Thibodeau & Mari-Ann Thibodeau (Owners & Applicants).

Result: B. O'Brien made a motion in CASE NO. 01/17/2024-1 to deny the special exception to allow a home occupation. The parcel is located at 56 South Road in the Agricultural-Residential (AR-1) zoning district. Tax Map 4, Lot 3-2. Mark David Thibodeau & Mari-Ann Thibodeau (Owners & Applicants). S Brunelle seconded the motion.

The request for a variance was Denied, for the following reasons:

1. The activities associated with home occupation shall not detract from the rural character of the residential neighborhood nor shall they create traffic, environmental, or aesthetic impacts substantially different than the impacts created by other permitted uses in the neighborhood.
2. The home occupation shall be incidental and secondary to the use of the property as a residential dwelling.
3. Home occupation shall be permitted only in single-family or two-family dwelling units and are not permitted in multi-family dwelling units.
4. The home occupation shall occupy no more than 25 percent of the existing normal living area of the primary residence or if the home occupation is conducted in an accessory building, no more than 50 percent of the existing normal living area of the primary residence. Up to a maximum of 1,000 square feet may be dedicated to the home occupation.
5. Only members of the occupant's immediate family residing on the property may be employed.
6. No exterior renovations shall be permitted as part of a home occupation
7. The exterior storage of any products, equipment, machinery, or materials associated with the home occupation is prohibited. *The board clarified the vehicles are considered equipment.*
8. Traffic generated by the home occupation shall not create safety hazards or be substantially greater in volume than would normally be expected in the neighborhood.



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9. The off-street parking shall be adequate for anticipated customers, although no parking areas in excess of those necessary for normal residential purposes will be allowed.
10. All home occupations shall be conducted in accordance with all Town regulations, state laws and licensing requirements.
11. There is no sign.
12. Hours of operation are 8:00 a.m. to 3:00 p.m. Monday through Friday.

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, January 17, 2024:

- Case No.:** 01/17/2024-2
- Applicant:** Ashley and Kevin Swenson
6 Autumn Lane
Londonderry, NH 03053
- Location of Property:** 6 Autumn Lane, Map 13, Lot 71-23, Zoned AR-1
- Request:** Request for a special exception under LZO 5.12 to allow a home occupation for esthetician services. The parcel is located at 6 Autumn Lane in the Agricultural-Residential (AR-1) zoning district. Tax Map 13, Lot 71-23. Ashley & Kevin Swenson (Owners & Applicants).
- Result:** B. O'Brien made a motion in CASE NO. 01/17/2024-2 to grant the special exception to allow a home occupation. The parcel is located at 6 Autumn Lane in the Agricultural-Residential (AR-1) zoning district. Tax Map 13, Lot 71-23. Ashley & Kevin Swenson (Owners & Applicants). I. Macarelli seconded the motion. The motion was granted 5-0-0. The applicant's request for a special exception was GRANTED for the following reasons.
1. The activities associated with home occupation shall not detract from the rural character of the residential neighborhood nor shall they create traffic, environmental, or aesthetic impacts substantially different than the impacts created by other permitted uses in the neighborhood.
 2. The home occupation shall be incidental and secondary to the use of the property as a residential dwelling.
 3. Home occupation shall be permitted only in single-family or two-family dwelling units and are not permitted in multi-family dwelling units.
 4. The home occupation shall occupy no more than 25 percent of the existing normal living area of the primary residence or if the home occupation is conducted in an accessory building, no more than 50 percent of the existing normal living area of the primary residence. Up to a maximum of 1,000 square feet may be dedicated to the home occupation.
 5. Only members of the occupant's immediate family residing on the property may be employed.
 6. No exterior renovations shall be permitted as part of a home occupation
 7. The exterior storage of any products, equipment, machinery, or materials associated with the home occupation is prohibited.
 8. Traffic generated by the home occupation shall not create safety hazards or be substantially greater in volume than would normally be expected in the neighborhood.



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9. The off-street parking shall be adequate for anticipated customers, although no parking areas in excess of those necessary for normal residential purposes will be allowed.
10. All home occupations shall be conducted in accordance with all Town regulations, state laws and licensing requirements.
11. Sign is free standing and is non-illuminated, it does not exceed 3SF per side.
12. Hours of operation are 9 A.M to 6 P.M. seven days per week.

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.