



**TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100, ext.129 Fax: 432-1142

February 28, 2024

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 21, 2024:

Case No.: 02/21/2024-5

Applicant: Joseph & Alissa Hoggard
14 Grenier Field Road
Londonderry, NH 03053

Location of Property: 14 Grenier Field Road, Map 15, Lot 248, Zoned AR-1

Request: Request for a variance from IZO section 4.2.1.3.C.1 to allow an encroachment of six (6) feet into the forty (40) foot front setback. The parcel is located at 14 Grenier Field Road in the Agricultural-Residential (AR-1) zoning district. Tax Map 15, Lot 248. Joseph & Alissa Hoggard (Owners & Applicant)

Result: In Case No. 02/21/2024-5, Vice Chair Brunelle moved to allow a variance from IZO section 4.2.1.3.C.1 to allow an encroachment of six (6) feet into the forty (40) foot front setback of a parcel located at 14 Grenier Field Road in the Agricultural-Residential (AR-1) zoning district, Tax Map 15, Lot 248, Joseph & Alissa Hoggard (Owners & Applicant), in that the five criteria have been met.

R. Robicsek seconded the motion.

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

1. Granting the variance would not be contrary to the public interest because it does not adversely impact the character of the neighborhood.
2. The spirit of the ordinance would be observed because it does not pose a threat to the health, safety, and general welfare of the public.
3. Granting the variance would do substantial justice because the loss to the applicant is greater than any gain to the general public.
4. The values of the surrounding properties would not be diminished, as adding a farmers porch will increase the value.
5. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because (a) there is not a fair and substantial relationship between the general public purpose of the ordinance provision and the specific application of that provision to the property because of the unique shape of the lot and

placement of the home, and (b) the proposed use is a reasonable one because porches and stairs to access the porch are reasonable.

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.



**TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100, ext.129 Fax: 432-1142

February 28, 2024

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, February 21, 2024:

Case No.: 02/21/2024-1

Applicant: Ashley & Stephen Mayo
14 Raintree Drive
Londonderry, NH 03053

Location of Property: 14 Raintree Drive, Londonderry, NH 03053, Map 8, Lot 3-47, Zoned AR-1

Request: Request for a variance from LZO section 4.2.1.3. C.2 to allow an encroachment of six (6) feet in to the fifteen (15) foot side set back. The parcel is located at 14 Raintree Drive in the Agricultural-Residential (AR-1) zoning district. Tax Map 8, Lot 3-47. Ashley & Stephen Mayo (Owners & Applicants).

Result:

In Case No. 02/21/2024-1, Vice Chair Brunelle moved to allow a variance from LZO section 4.2.1.3. C.2 to allow an encroachment of six (6) feet into the fifteen (15) foot side setback for a parcel located at 14 Raintree Drive in the Agricultural-Residential (AR-1) zoning district, Tax Map 8, Lot 3-47, Ashley & Stephen Mayo (Owners & Applicants), in that the five criteria have been met, with the condition that the garage footprint shall not exceed 16 feet by 24 feet.

I. Macarelli seconded the motion.

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

1. The variance will not be contrary to the public interest, as it will improve the property. It will not alter the character of the neighborhood, as there are many residences that have additions in the neighborhood.
2. The spirit of the ordinance would be observed, as the addition will not present a threat to the health, safety, or general welfare, nor will the attached garage change the character of the neighborhood.
3. Granting the variance would do substantial justice, as the loss to the applicants would be greater than the gain to the general public.
4. The values of the surrounding properties would not be diminished, as adding a garage does not diminish property values. It would also give the abutter more privacy.
5. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because (a) there is not a fair and substantial

relationship between the general public purpose of the ordinance provision and the specific application of the provision to the property, given the characteristics of the property. This is their only option, due to the location of the septic, pool, and deck. And (b) the proposed use is reasonable because a garage and a family room are reasonable.

Conditions:

1. Garage footprint shall not exceed 16ft x 24ft.

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.