



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100, ext.122 Fax: 432-1142

August 26, 2024

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

Case No.: 08/21/2024-1

Applicant: Lee Dutton
18 Woodside Drive
Londonderry, NH 03053

Location of Property: 18 Woodside Drive, Map 14, Lot 3-19

Request: Request for variance from LZO section 4.2.1.3.C.2 to allow an encroachment of 7 feet into the 15-foot side setback for a shed. The parcel is located at 18 Woodside Drive in the Agricultural-Residential (AR-1) zoning district. Tax Map 14, Lot 3-19, Lee Dutton (Owner & Applicant).

Result: B. O'Brien moved to approve Case No. 08/21/2024-1. Request for a variance to allow an encroachment of 7 feet into the 15-foot side setback for a shed. S. Brunelle seconded the motion. A vote was taken. The motion passed 5-0-0 with the condition that the shed be built as presented. The Variance was GRANTED.

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, August 21, 2024:

Case No.: 08/21/2024-2

Applicant: Stephen Mandolare
48 Wilson Road
Londonderry, NH 03053

Location of Property: 48 Wilson Road, Map 18, Lot 28-121

Request: Request for a variance from LZO section 5.14.B to allow an encroachment of 13 feet into the 40-foot setback for a fence. The Parcel is located at 48 Wilson Road in the Agricultural-Residential (AR-1) zoning district. Tax Map 18, Lot 28-121. Stephen Mandolare (Owner & Applicant).

Result: B. O'Brien moved to approve Case No. 08/21/2024-2. Request for a variance from LZO section 5.14.B to allow an encroachment of 13 feet into the 40-foot setback for a fence. A vote was taken. The motion passed 5-0-0 with the condition that the fence not exceed six (6) feet in height. The Variance was GRANTED.

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, August 21, 2024:

Case No.: 08/21/2024-3

Applicant: Stephen & Renee Kelly
552 Mammoth Road
Londonderry, NH 03053

Location of Property: 552 Mammoth Road, Map 15, Lot 231

Request: Request for a variance from LZO section 5.14.B to allow a 6-foot fence within the 40-foot setback. The parcel is located at 552 Mammoth Road in the Agricultural-Residential (AR-1) zoning district. Tax Map 15, Lot 231, Stephen & Renee Kelly (Owners & Applicants).

Result: B. O'Brien moved to approve Case No. 08/21/2024-3. Request for a variance from LZO section 5.14.B to allow a 6-foot fence within the 40-foot setback. I. Macarelli seconded. A vote was taken. The motion passed 5-0-0 with the condition that it can be satisfactorily demonstrated that the fence does not conflict with any sight distance requirements. The Variance was GRANTED.

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, August 21, 2024:

Case No.: 08/21/2024-4

Applicant: Robert E. & Jacqueline Demers
18 Stokes Road
Londonderry, NH 03053

Location of Property: 18 Stokes Road, Map 15, Lot 38

Request: Request for a variance from LZO section 4.2.1.3.C.2 to allow an encroachment into the side setback to allow an addition to an existing garage. The parcel is located at 18 Stokes Road in the Agricultural-Residential (AR-1) zoning district. Tax Map 15, Lot 38, Robert E. Demers and Jacqueline Demers (Owners & Applicants)

Result: B. O'Brien moved to approve Case No. 08/21/2024-4. Request for a variance from LZO section 4.2.1.3.C.2 to allow an encroachment into the side setback to allow an addition to an existing garage. M. Feig seconded. A vote was taken. The motion passed 5-0-0 with the condition that the addition will not exceed 14' x 26' in size. The Variance was GRANTED.

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.