



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

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

December 26, 2023

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 20, 2023:

**Case No.:** 12/20/2023-3

**Applicant:** Sousa Signs, LLC  
225 East Industrial Park Drive  
Manchester, NH 03109

**Location of Property:** 37 Nashua Rd., Map 7 Lot 119-2, Zoned C-1

**Request:** Request for a variance from LZO section 7.7.E.3 to allow an electronic changeable messaging sign. The parcel is located at 37 Nashua Road in the C-1 zoning district. Tax Map 7, Lot 119-2. The Southland Corporation (Owner) and Sousa Signs, LLC (Applicant).

**Result:** B. O'Brien made a motion in CASE NO. 12/20/2023-3 to grant the request for a variance from LZO section 7.7.E.3 to allow an electronic changeable messaging sign, 37 Nashua Road, Map 7 Lot 119-2, Zoned C-1, 87 The Southland Corporation (Owner) and Sousa Signs, LLC (Applicant).  
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) The granting of the variance is not contrary to the public interest as the electronic sign is consistent with the character of the neighborhood.
- 2) The spirit of the ordinance would be observed as there is no threat to health, safety, or general welfare.
- 3) Granting the variance would do substantial justice because it benefits employee safety and poses no risk to the public.
- 4) There is a significant potential that the values of surrounding properties would not be diminished because it is a commercial area.
- 5) a.1. This is a gas station located on a busy corner lot.  
a.2. Electronic signs 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.