



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

268B Mammoth Road Londonderry, New Hampshire 03053 • Phone: 432-1100, ext.134 • Fax: 432-1128 • email: lgandia@londonderrynh.org

SPECIAL EXCEPTION
FOR RESIDENTIAL GARAGE SETBACKS

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION
APPLICATION FOR APPEAL

Location of property: Street address _____

Tax map _____ Parcel _____ Zone _____

Owner's name (s) _____ Tel. No. _____

Owner's address _____

Owner's Email address _____

Applicant's name (s) _____ Tel. No. _____

Applicant's address _____

Applicant's Email address _____

Representative's name _____ Tel. No. _____

Representative's address _____

Representative's Email address _____

Previous Zoning Board action on this property: _____

Please describe the specifics of your request:

SPECIAL EXCEPTION
FOR RESIDENTIAL GARAGE SETBACKS

SECTION 4.1.6

A SPECIAL EXCEPTION MAY BE GRANTED TO REDUCE SIDE AND/OR REAR YARD SETBACK REQUIREMENTS FOR GARAGES (ONLY APPLICABLE FOR RESIDENTIAL USE, AND NOT FOR THE CONDUCT OF ANY BUSINESS ACTIVITIES) IN THE AR-I DISTRICT SUBJECT TO ALL OF THE FOLLOWING CONDITIONS:

a. The lot must not have been created by a subdivision that occurred after January 1, 2004. Please provide the year (or approximate year) your house was built: _____

b. A finding by the Zoning Board of Adjustment that there is some existing pattern in the area for garage setbacks smaller than those required (please note any such evidence that you have observed).

c. Locating the garage in conformance with the side and/or rear yard requirements would significantly impact existing vegetation, views from the residence, use of the yard or site circulation, or is impractical due to lot dimensions or other constraints

d. If a new driveway serves the garage, it must have an approved Driveway Permit issued by the Department of Public Works & Engineering prior to the public hearing. If this applies, please provide the ZBA with a copy of said permit.

e. The proposed garage must be designed to blend with the architectural character of the neighborhood (siding, roof pitch, etc.). Elevation drawings must be submitted to and approved by the ZBA.

f. The garage does not exceed 24 feet in either length or width _____

g. The garage walls do not exceed 10 feet in height (the roof may exceed this 10 foot limit). _____

Please provide a plot plan showing the proposed distances from all lot lines as well as elevation and dimensional drawings of the structure to demonstrate the conditions listed above.

Please note Section 4.1.7 Restrictions for Special Exceptions:

1. The granting of any special exception will be subject to all restrictions stipulated by the Board of Adjustment at the time of the public hearing

2. When applicable, building permits must be obtained from the Building Department within twelve (12) months following the granting of a variance or special exception use or the variance or exception will become null and void.

HOW TO USE THE ASSESSOR'S COMPUTER TO DO YOUR ABUTTER'S LIST



1. Make sure you are at the screen where "Parcel ID," "Street Name," "Owner Name" and "Print Record" are all listed vertically on the right hand side. If not, click on the down facing arrow "↓" on each screen until it brings you back.
2. Click on the "Parcel ID" square on the top right hand corner of the screen.
3. The first time you do this, the keyboard should pop up automatically. The next time you perform step "2," you will be brought to another screen; just look for the keyboard icon on the lower right hand screen and click on that. Then you will arrive at the keyboard itself.
4. Using the mouse, enter the parcel ID numbers as they have been written on the abutter's list, e.g. 012 001 24 (with spaces in between, no dashes).
5. Click on the "Enter" key to the far right.
6. When the property is listed on the next screen, click on "Go To" found in the middle of the screen. This will bring you to the actual card for that property, which is what you need to find.
7. When the card appears, **click on the owner's name**. This will cause a smaller insert to appear which will detail the owner's name and mailing address. **This is the information that needs to be copied down onto your application.** If the owner's mailing address is in Londonderry, you don't have to copy down "Londonderry, NH 03053." Just do this when their mailing address is outside of Londonderry.
8. Click on "Parcel ID" again to repeat the process and put in the next set of numbers.
9. If you have any problems, see the Zoning Board Secretary

I understand that I must appear in person at the public hearing scheduled by
the Zoning Board of Adjustment.

If I cannot appear in person,
I will designate a representative or agent in writing below to act on my behalf.

I hereby designate _____

to represent me as a representative/agent in the pursuance of this appeal.

Owner's Signature

Owner's Signature

Dated

Total fee due (to be calculated by ZBA secretary): \$ _____