



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

May 22, 2018

7:30 pm @ Community Development Department

Case #29-2018: Parcel 25-G-110

Applicant – Glenn & Irene Schwartz

Owner – Corey Lewandowski

Location – 15 Emerson Road

Zoning District – Residential A

Appeal of an Administrative Decision – The issuance of a Certificate of Compliance #30-2018, issued on permit #241-2017, to construct a garage at 15 Emerson Road.

Case #30-2018: Parcel 16-C-6

Applicant – Benchmark Engineering

Owner – 16 London Bridge Road LLC

Location – Gaumont Road

Zoning District – Residential A; Cobbetts Pond & Canobie Lake Watershed Protection District

Variance Relief is requested from Section(s) 702 & Appendix A-1 to allow construct a new single family dwelling on a pre-existing non-conforming lot 5' from the ROW lot line of Gaumont Road, where 50' is required, 14' from the westerly side lot line where 30' is required, 14' from the southerly rear lot line where 30' is required and 126' +/- of frontage, where 175' is required and on 4,322 +/- sf of land where a minimum land area of 50,000 sf is required in the Residential-A District.

Case #31-2018: Parcel 16-P-191A

Applicant - Benchmark Engineering

Owner – 16 London Bridge Road LLC

Location – 29 Third Street

Zoning District – Residential A; Cobbetts Pond & Canobie Lake Watershed Protection District

Variance Relief is requested from Section(s) 702 & Appendix A-1 to allow construct a new single family dwelling on a pre-existing non-conforming lot with 0' of frontage with the access to the lot over an easement on an abutting lot out to a private road (Third Street) where 175' is required and on 43,000 +/- sf of land where a minimum land area of 50,000 sf is required in the Residential-A District.

Case #32-2018: Parcel 16-P-191

Applicant - Benchmark Engineering

Owner – 16 London Bridge Road LLC

Location – 27 Third Street

**Zoning District – Residential A; Cobbetts Pond & Canobie Lake Watershed
Protection District**

Variance Relief is requested from Section(s) 702 & Appendix A-1, to allow construct a new single family dwelling on a pre-existing non-conforming lot 29' from the ROW lot line of Third Street, where 50' is required, 14' from the left lot line where 30' is required and 169' +/- of frontage on a private road (Third Street), where 175' is required and on 12,704 +/- sf of land where a minimum land area of 50,000 sf is required in the Residential-A District.

Case #34-2018: Parcel 16-P-570

Applicant - Benchmark Engineering

Owner – 16 London Bridge Road LLC

Location – 21 Third Street

**Zoning District – Residential A; Cobbetts Pond & Canobie Lake Watershed
Protection District**

Variance Relief is requested from Section(s) 702 & Appendix A-1, to allow construct a new single family dwelling on a pre-existing non-conforming lot 30' from the ROW lot line of Third Street, where 50' front setback is required, 28' from the south westerly lot line where 30' is required, 14' from the northerly lot line where 30' is required, to construct a deck 20' from the rear lot line where 30' is required and also 10' from the side lot line where 30' is required and 112' +/- of frontage on a private road (Third Street), where 175' is required and on 8,700 +/- sf of land where a minimum land area of 50,000 sf is required in the Residential-A District.

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday 8am – 4pm