



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

April 23, 2019

7:30 pm @ Community Development Department

Case #09-2019: Parcel 6-A-1004

Applicant – Nicholas Carvalho

Owner – Nicholas Carvalho

Location – 20 Londonderry Road

Zoning District – Rural District

Variance relief is requested from **Section(s) 702 & Appendix A-1** to allow construction of a 28'x30' (840 sf) two car garage, with living space above the garage, on a pre-existing lot (43,564 sf) to allow an easterly sideyard setback of 23' where 30' is required in the Rural District.

Case #10-2019: Parcel 17-H-2

Applicant – Windham Realty, LLC. (William P. DeLuca III)

Owner – Regent Street Properties, LLC.

Location – 56 Range Road (17-H-2) and New Lot (17-H-3) at 14 Bank Road

Zoning District – Gateway Commercial District (Sec. 618) and Cobbetts Pond & Canobie Lake Watershed Protection District

Variance Relief is requested from **Section(s): 401, 402, 616.6.4.2, 702 Appendix A-1 and 705.1.1** to allow an existing non-conforming lot 17-H-2 to be subdivided into two non-conforming lots 17-H-2 & 17-H-3 and to allow the continued use of an existing structure on lot 17-H-2 as well as new development on lot 17-H-3; **Sec. 401** to allow the expansion of a non-conforming property into two non-conforming lots where no increase in the extent of the non-conforming use or structure is allowed. **Sec. 402** to allow expansion of a non-conforming property where use or structure may continue and be expanded, where the ordinance requires that if non-conforming use or structure has been changed to be less non-conforming, it shall not again be changed to a more non-conforming use or structure, and any future use or structure shall be in conformance with this ordinance. **Sec. 616.6.4.2** to allow the lot subdivision and subsequent development to result in lot 17-H-2 (56 Range Road) having impervious surface of 80% and lot 17-H-3 (14 Bank Road) having impervious surface of 70% where development of lots that currently exceed 30% impervious surface must decrease the percent of impervious surface and the impervious surface of any lot is limited to 30% in the Cobbetts Pond & Canobie Lake Watershed Protection District. **Sec. 702 Appendix A-1**, to allow an expansion in building coverage to be 80% for lot 17-H-2 where a maximum building coverage of 70% is allowed in the Gateway Commercial District. **Sec. 705.1.1** to allow only twenty (20%) percent of total lot area to be maintained as open space for lot 17-H-2 where a minimum of thirty (30%) percent is required in all districts.

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