

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, January 3, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Timothy A. Peloquin, LLS

Owners: Manuel L. & Heather D. Gendron

PID 52008, 2 Lake Ave

Owner: Peter & Amy Simon

PID 52007, 54 North Shore Road

Zoned MDR

The applicants are requesting a variance to the terms of Article III, Section 165-25 and Article VI, Section 165-46C of the Town of Derry Zoning Ordinance to allow a lot line adjustment between the two parcels and the conversion of an existing detached garage into an accessory dwelling unit (ADU)

POSTED: DECEMBER 21, 2018

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Union Leader for publication, December 27, 2018

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, January 17, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

William & Sarah Basnett
dba: Rick's Motorcycle Ent. Inc.
Property Owner: E & J Realty Trust
Edward & Julie Warren, Trustees
PID 0286-001, 22 Manchester Road, Unit #1
Zoned IND IV

The applicants are requesting a variance to the terms of Article VI, Section 165-42.A and Section 165-42.C.2 of the Town of Derry Zoning Ordinance to allow the sale of used motorcycles, ATV's, UTV's and snowmobiles at the property.

Pathway Homes
PID 14011, 13 Hemlock Spring Road
Zoned LMDR

The applicant is requesting a variance to the terms of Article VI, Section 165-47.B.1 of the Town of Derry Zoning Ordinance to allow the subdivision of the property into 2 building lots.

POSTED: JANUARY 4, 2019
Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, January 10, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, February 7, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Promised Land Survey, LLC

Owner: Edwin C. Simonsen Revocable Trust

PID 13001, 12 Halls Village Road

Zoned LDR

The applicant is requesting a variance to the terms of Article III, Section 165-9 of the Town of Derry Zoning Ordinance and an exception as provided in N.H. RSA 674:41II to allow the construction of one new dwelling on the discontinued portion of Halls Village Road.

Promised Land Survey, LLC

Owner: Nikko Land, LLC

PID 06040-001, 45 Mill Road & Alyssa Drive

Zoned LDR

The applicant is requesting a variance to the terms of Article VI, Section 165-48.B.2 of the Town of Derry Zoning Ordinance to allow the subdivision of the property into 6 single family residential building lots with two of the lots fronting on Alyssa Drive with less than the required frontage.

POSTED: JANUARY 28, 2019

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Union Leader for publication, January 31, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, February 21, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Thi My Hanh Nguyen
Owner: Douglas & Rosalind Hartley
PID 26066-001, 91 West Broadway
Zoned OBD

The applicant is requesting a variance to the terms of Article XII, Section 165-101.3.A.11 of the Town of Derry Zoning Ordinance to allow the installation of 2 exterior signs, each one to be greater than 10 square feet with one of them to be internally illuminated.

BR-10 Lot, LLC
Care of Bob Allen
PID 04084-005, 51 Steele Road
Zoned LDR

The applicant is requesting an Equitable Waiver to the terms of Article VI, Section 165-48.B.4 of the Town of Derry Zoning Ordinance to allow for a portion of the house, currently under construction, to be located within the front yard setback of 35 feet.

POSTED: FEBRUARY 11, 2019
Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, February 14, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, March 7, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Scott D. Copeland Trust
Scott D. Copeland, Trustee
PID 37032, 132 East Broadway
Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45.A of the Town of Derry Zoning Ordinance to allow the first floor of the residence, previously granted a variance for a dental office, to be utilized as a professional or medical office.

Stephen Vadney & Shannon L. Vadney
PID 31017-001, 5 Ferland Drive
Zoned MHDR II

The applicants are requesting a Variance to the terms of Article VI, Section 165-45.1.A of the Town of Derry Zoning Ordinance to allow the construction of a four (4) unit multi-family building after the subdivision of the property.

POSTED: FEBRUARY 25, 2019
Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, February 28, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, March 21, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Daniel M. Moge

PID 03103-003R, 9R Lesley Circle
Zoned LMDR

The applicant is requesting a Special Exception as provided in Article VI, Section 165-47.A of the Town of Derry Zoning Ordinance to allow the operation of an automotive wholesale repair business at the residence

POSTED: MARCH 12, 2019

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Union Leader for publication, March 14, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, April 4, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Scott & Marni Ryan

PID 09059-023, 10 Partridge Lane
Zoned LDR

The applicant is requesting a Variance to the terms of Article VI, Section 165-48.B.4 of the Town of Derry Zoning Ordinance to construct a 12' x 24' garage less than 15 feet from the side property line.

Phil McCabe & Sal's Pizza

Owner: Salvatore Lupoli, Trustee
PID 32032, 2 Lenox Road
Zoned GC

The applicant is requesting a variance to the terms of Article XII, Section 165-101.3.A.2 of the Town of Derry Zoning Ordinance to allow 4 building signs and 1 pylon sign at the property.

POSTED: MARCH 26, 2019

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, March 28, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, May 2, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Brian & Gisele Mercier

PID 51068, 42 Beaver Lake Avenue
Zoned MDR

The applicants are requesting a Variance to the terms of Article VI, Section 165-46.C.4 of the Town of Derry Zoning Ordinance to construct an attached 2-car garage less than 15 feet from the side property line.

Craig & Linda Boulanger

PID 56053-001, 9 Mundy Lane
Zoned MDR

The applicant is requesting a Special Exception as provided in Article VI, Section 165-46.B of the Town of Derry Zoning Ordinance to allow a handyman service business to be operated from the property.

Alfred R. Arcidi

Owner: Jarrell Revocable Trust

PID 39031, 46 East Derry Road, Bld A
Zoned MDR

The applicant is requesting a modification of condition #3 (regarding hours of operation) for the variance granted in case #18-133, dated December 20, 2018, to allow the operation of an auto sales dealership at the property.

POSTED: APRIL 23, 2019

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, April 25, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, June 6, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Kids Coop Theatre, Inc

Owner: Jarrell Revocable Trust

PID 39031, 46 East Derry Road, Bld A

Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46.A of the Town of Derry Zoning Ordinance to allow the building to be utilized for artistic office space.

Promised Land Survey, LLC

Owner: Riccardo L. & Tracy I. Buzzanga

PID 55022, 8 North Shore Road

Zoned MDR

The applicants are requesting a Variance to the terms of Article VI, Section 165-9 of the Town of Derry Zoning Ordinance to allow the subdivision of the property into 3 lots with 2 of the lots having frontage on a private way rather than a Town approved road.

Kevin & Kathrin Coyle

PID 09139-001, 87 North Shore Road

Zoned MDR

The applicant is requesting a Variance to the terms Article VI, Section 165-46.A of the Town of Derry Zoning Ordinance to allow the construction of a 2 family dwelling for persons over 65 on the property.

POSTED: MAY 28, 2019

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Union Leader for publication, May 30, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, June 20, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Andrew Lane

OBO: Luke Lane

PID 26041-001, 5 Aiken Street

Zoned MHDR

The applicant is requesting a Variance to the terms of Article VI, Section 165-45.A of the Town of Derry Zoning Ordinance to allow the owner to permit commercial parking in the rear yard of the property.

84 West Broadway Revocable Trust

Owner: Andrew & Christine Lane, Trustees

PID 26045, 84 West Broadway

Zoned OBD

The applicant is requesting a variance to the terms of Article VI, Section 165-34.H of the Town of Derry Zoning Ordinance to allow the waiver of the 10 foot arborvitae buffer zone at the rear and side of the building to allow access to the parking in the rear yard of 5 Aiken Street.

POSTED: JUNE 10, 2019

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Union Leader for publication, June 13, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, July 11, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Richard E. & Doris B. Rand
PID 12028, 145 Chester Road
Zoned LDR

The applicant is requesting a Variance to the terms of Article III, Section 165-25.d & e of the Town of Derry Zoning Ordinance to allow the construction of a single story detached accessory dwelling unit of approximately 1300 sq. ft. with a 2 car garage at the property.

POSTED: JULY 1, 2019
Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, July 4, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, August 15, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Sean LeBlanc
Mammoth Properties
PID 26146, 60 West Broadway
Zoned OBD

The applicant is requesting a variance to the terms of Article VI, Section 165-34.B.7 & 165-49.B.1.b of the Town of Derry Zoning Ordinance to allow an existing commercial space on the first floor to be converted to a residential living unit

Joseph Hicks/Hicks Builders, LLC
Owner: Todd Rovinelli & Erika Lee Reinikainen
PID 51082, 70 Beaver Lake Ave
Zoned MDR

The applicant is requesting a variance to the terms of Article VI, Section 165-46.C.4 of the Town of Derry Zoning Ordinance to allow the construction of a 26' x 28' addition less than 15' to the side lot lines and less than 35' from the front lot line.

Meisner Brem Corporation
Owner: John Lanzafame & Brian Bell
PID 24003, 66 Fordway
Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45.B.1.a.i of the Town of Derry Zoning Ordinance to subdivide the property into two lots with one having a lot area of 14,113 square feet where 15,000 square feet is required.

POSTED: AUGUST 6, 2019
Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, August 8, 2019

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, September 19, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Dawn V. Merrill Revocable Trust

Dawn V. Merrill

PID 51019, 30 Coles Grove Road

Zoned MDR

The applicant is requesting an equitable waiver to the terms of Article VI, Section 165-46.C.4 of the Town of Derry Zoning Ordinance to allow an existing attached shed to be located less than 15 feet from the side property line.

POSTED: SEPTEMBER 10, 2019

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Union Leader for publication, September 12, 2019

14 Manning Street . Derry, New Hampshire 03038 . Tel 603.432.6148. Fax 603.432.6109

Website: www.derry-nh.org

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, October 3, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Cassandra J. Harris

Owner: John & Francine Kermelewicz

PID 07068-009, 31 Drew Road

Zoned LDR

The applicant is requesting a Special Exception as provided in Article VI, Section 165-48.A.1 of the Town of Derry Zoning Ordinance to allow the operation of an eyelash extension business at the residence.

Roger Caron

Shane Edward Caron

PID 51018, 28 Coles Grove Road

Zoned MDR

The applicant is requesting an Equitable Waiver to the terms of Article VI, Section 165-46.C.4 of the Town of Derry Zoning Ordinance to allow an existing garage to be located less than 35 feet from the front property line.

Bernardo de la Cruz

Gissell M Amezquita

PID 26212, 31 Central Street

Zoned MHDR

The applicant is requesting a variance to the terms of Article VI, Section 165-45.B.2 a,b,c & d of the Town of Derry Zoning Ordinance to allow the creation of a 3rd living unit at the property.

Thomas Watson

PID 11070, 36 Hilda Ave

Zoned LMDR

The applicant is requesting renewal of the expired variance, granted May 4, 2017, to the terms of Article VI, Section 165-47.B.2 of the Town of Derry Zoning Ordinance to construct a single family dwelling on a 13(+/-) acre lot with 47 feet of frontage on Hilda Ave where 150 feet is required.

POSTED: SEPTEMBER 24, 2019

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Union Leader for publication, September 26, 2019

14 Manning Street . Derry, New Hampshire 03038 . Tel 603.432.6148. Fax 603.432.6109

Website: www.derry-nh.org

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Zoning Board of Adjustment for the Town of Derry will hold a public hearing on **Thursday, November 21, 2019**, at **7:00 p.m.** at the Derry Municipal Center, 14 Manning Street, to review the following.

Kenneth Vigeant

PID 03103-016R, 2R Homestead Drive
Zoned LMDR

The applicant is requesting a Special Exception as provided in Article VI, Section 165-47.A.1 of the Town of Derry Zoning Ordinance to allow the operation of an automobile detail business at the residence.

POSTED: NOVEMBER 12, 2019

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, November 14, 2019