

ZONING BOARD OF ADJUSTMENT - AGENDA

July 17, 2025

REMOTE & LIVE –

Zoom Link

URL: <https://zoom.us/j/323909140>

Enter Meeting ID: 323909140

By phone:

Phone numbers: (646) 558-8656 or (312) 626-6799 or (301) 715-8592

Enter Meeting ID: 323 909 140

Technical Difficulty: (603)845-5585 (call during scheduled meeting)

PUBLIC HEARING

25-125 - Request for Rehearing

Owner: Bird Enterprises

Parcel ID: 10012 187 Hampstead Rd

Zoned LMDR

An abutter is requesting a rehearing for the June 19, 2025 decision by the Town of Derry Zoning Board of Adjustment (ZBA) granting the request for a variance to allow the installation of a 59 sq. ft. pylon sign which will include a 15 sq. ft. electronic message center sign.

25-117

Richard & Margaret Beaudoin (tabled from 6/19/2025)

Owner: Richard & Margaret Beaudoin Joint Revocable Trust

Parcel ID: 29066 6 Cedar St

Zoned MHDR2

The applicants are requesting a variance to the terms of Article VI, Section 165-45.1.B.1.d.ii of the Town of Derry Zoning Ordinance to allow the construction of an 8 ft by 8 ft shed less than 15 feet from the side and rear property lines.

25-118

Tapir Properties, LLC

Owner: Tapir Properties, LLC

Parcel ID: 32028 29 Crystal Ave

Zoned GC

The applicant is requesting a variance to the terms of Article VI, Section 165-32.1.A of the Town of Derry Zoning Ordinance to allow the installation of a two-bedroom dwelling unit in the basement floor of the existing building.

AGENDA - continued

25-119

Joshua Haley

Owner: Joshua Haley

Parcel ID: 19013 35 Collettes Grove Rd

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 replace an existing shed with a new 12ft by 16ft shed less than 15ft from the side and rear property lines.

25-120

The Dubay Group, Inc.

Owner: David Barka

Parcel ID: 30012 17 South Ave

Zoned MHDR-TBOD

The applicants are requesting a variance to the terms of Article VI, Section 165-49.B.1.b and Section 165-49.C.4.a of the Town of Derry Zoning Ordinance to allow the construction of a new 3-unit townhouse replacing an existing single residential building which will include residential use on the first floor and be located greater than 0 feet from the front property line.

25-121

Shaughnessy Allard, PLLC, Gino Spero & Shade Tree Farm, LLC

Owner: Shade Tree Farm, LLC & Gino Spero

Parcel ID: 07084-003 62 Drew Rd

10113 96 Drew Rd

Zoned LDR

The applicants are appealing the June 18, 2025 administrative decision by the Town of Derry Code Enforcement that a variance is required for a lot line adjustment resulting in less than 200 feet of frontage located within the Town of Derry.

25-122

Shaughnessy Allard, PLLC, Gino Spero & Shade Tree Farm, LLC

Owner: Shade Tree Farm, LLC & Gino Spero

Parcel ID: 07084-003 62 Drew Rd

10113 96 Drew Rd

Zoned LDR

The applicants are requesting a variance to the terms of Article VI, Section 165-48.B.2 of the Town of Derry Zoning Ordinance to allow for a lot line adjustment resulting in less than 200 feet of frontage located within the Town of Derry.

AGENDA - continued

25-123

TDL Birch, LLC

Owner: TDL Birch, LLC

Parcel ID: 30005 25 Birch St.

Zoned CBD

The applicant is requesting a variance to the terms of Article VI, Section 165-33. C.4 of the Town of Derry Zoning Ordinance to allow the construction of an office building exceeding the maximum front setback.

25-124

Derry Plumbing & Heating

Owner: 71 Birch St, LLC

Parcel ID: 28002 71 Birch St.

Zoned OMB

The applicants are requesting a variance to the terms of Article XII, Section 165-101.11 of the Town of Derry Zoning Ordinance to allow the installation of a 16 sq. ft. electronic message center sign.

OTHER BUSINESS

CORRESPONDENCE

APPROVAL OF MINUTES 5/22/2025, 6/5/2025, 6/19/2025

ADJOURN