



*OLD VALUES - NEW HORIZONS*

## **COMMUNITY DEVELOPMENT**

3 North Lowell Road, Windham, New Hampshire 03087

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[www.WindhamNH.gov](http://www.WindhamNH.gov)

**Notice of Public Site Walk  
The Zoning Board of Adjustment  
Is conducting a site walk at the following locations:**

**19 Doiron Road  
(Parcel 13-K-100)  
@ 6:00 PM on Tuesday, August 15, 2023  
Immediately following at:  
25 First Street  
(Parcel 16-R-183)**

**Case # 26-2023**

**Parcel 13-K-100**

**Applicant – Benchmark, LLC**

**Owner – Richard Farina**

**Location – 19 Doiron Road**

**Zoning District – Rural District**

The applicant is requesting a variance from **Section(s): 200 and 702/Appendix A-1** to allow the construction of a 936 sq ft single family dwelling with an attached 136 sq ft screened in porch. Relief is requested from the definition of a “Building Lot” (Section 200) due to not having frontage on a Town approved road. Relief is also requested from Section 702/Appendix A-1 to allow 10-foot side yard setbacks, where 30 feet is required; a 27 foot front yard setback, where 50 feet is required; and 23% building coverage, where 20% is the maximum allowed.

**Case # 28-2023**

**Parcel 16-R-183**

**Applicant – Benchmark, LLC**

**Owner – Phyllis & Larry Johansen**

**Location – 25 First Street**

**Zoning District – Residential District A/ WPOD**

The applicant is requesting a variance from **Section(s): 406.2 and 702/Appendix A-1** to allow the construction of an addition and roof top deck to a pre-existing, non-conforming single-family dwelling, on a pre-existing non-conforming lot. Relief is requested from Section 406.2 to increase the volume and footprint of the pre-existing non-conforming structure from 690 sf in area and 5,520 cf in volume to 1,115 sf in area and 8,920 cf in

volume, which will result in further non-conformance with the ordinance. Relief is also requested from Section 702/Appendix A-1 to allow a 47-foot front yard setback, where 50 feet is required; a 1-foot side yard setback, where 30 feet is required; and a 12-foot side yard setback, where 30 feet is required. The lot is currently 6,690 square feet, where 50,000 is required and has 40 feet of frontage on a private road, where 175 feet along a public road is required.

**\*\*\* The Cases above will be reopened on August 29, 2023 at 7:00 PM during a public meeting \*\*\***

Copies of all ZBA Case materials are available for review at the Windham Community  
Development Department