

1. Zoning Board Regular Meeting Amended Agenda (PDF)

Documents: [20160614 ZBA AGENDA AMENDED.PDF](#)

2. Zoning Board Regular Meeting Agenda (PDF)

Documents: [20160614 ZBA AGENDA.PDF](#)

3. 20160614 ZBA Meeting Packet

Documents: [20160614 3 BUD WAY UNIT 21.PDF](#), [20160614 3 DORA ST.PDF](#),  
[20160614 12 WILDER ST.PDF](#), [20160614 26 DELAWARE RD.PDF](#), [20160614 34 BELL  
ST.PDF](#), [20160614 225 DANIEL WEBSTER HWY.PDF](#)



# City of Nashua

## Community Development Division

City Hall, 229 Main Street, PO Box 2019  
Nashua, New Hampshire 03061-2019

Community Development 589-3095  
Planning and Zoning 589-3090  
Building Safety 589-3080  
Code Enforcement 589-3100  
Urban Programs 589-3085  
Economic Development 589-3070  
Conservation Commission 589-3105  
FAX 589-3119  
www.gonashua.com

## ZONING BOARD OF ADJUSTMENT

**JUNE 14, 2016**

### AMENDED AGENDA

1. Stephen J. & Andrea M. Curtis (Owners) 213 Harris Road (Sheet C Lot 501) requesting special exception to allow an accessory (in-law) dwelling unit within existing house. R9 Zone, Ward 9. **[TABLED FROM 5-24-16 MEETING]**
2. Sui Ying & Sun Ho Fang (Owners) Key to Escape, LLC (Applicant) 3 Bud Way, Unit #21 (Sheet E Lot 1353) requesting use variance to open a recreation enterprise, an "escape room" within an existing building. GI Zone, Ward 1.
3. Linear Retail Nashua #1, LLC (Owner) 225 Daniel Webster Highway (Sheet A Lot 190) requesting variance to exceed maximum ground sign area, 150 sq.ft permitted, 315 sq.ft allowed by 8-12-14 variance, an additional 20 sq.ft requested for plaza name at top of existing ground sign for a total of 335 sq.ft. HB Zone, Ward 8.
4. Josefina & Enrique Ruiz (Owners) 34 Bell Street (Sheet 135 Lot 80) requesting variance to exceed maximum driveway width, 23 feet existing, (12 feet on May Street, 11 feet on Bell Street) - 24 feet permitted, an additional 10 feet requested on Bell Street for a total width of 33 feet. RA Zone, Ward 3.
5. Stan & Laura Rogers (Owners) Kenneth & Lorrie Dunn (Applicant) 26 Delaware Road (Sheet D Lot 318) requesting variance to exceed maximum fence height, 6 feet permitted, 8 feet proposed on both sides of the house. R9 Zone, Ward 5.
6. Nabil & Ihsane Eloufir (Owners) 3 Dora Street (Sheet 111 Lot 100) requesting special exception for a major home occupation for an in home day care for four children. R9 Zone, Ward 6.
7. Michelle Roy (Owner) 12 Wilder Street (Sheet 84 Lot 97) requesting variance to encroach 6 feet into the 7 foot required left side yard setback to construct an open deck. RC Zone, Ward 4.

OTHER BUSINESS:

1. Review of Motion for Rehearing:
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings:  
Apr 12, Apr 26, May 10, May 24

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED  
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."



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May 31, 2016

The following is to be published on ROP June 4, 2016, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will be held on Tuesday, June 14, 2016, at 6:30 PM at the Nashua City Hall Auditorium, 3rd floor, 229 Main Street.

1. Sui Ying & Sun Ho Fang (Owners) Key to Escape, LLC (Applicant) 3 Bud Way, Unit #21 (Sheet E Lot 1353) requesting use variance to open a recreation enterprise, an "escape room" within an existing building. GI Zone, Ward 1.
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### OTHER BUSINESS:

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2. Review of upcoming agenda to determine proposals of regional impact.
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"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED  
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."

To: Zoning Board of Adjustment

From: Carter W. Falk, AICP, Deputy Planning Manager/Zoning

Date: June 14, 2016

Subj: **USE VARIANCE: Sui Ying & Sun Ho Fang (Owners) Key to Escape, LLC (Applicant) 3 Bud Way, Unit #21 (Sheet E Lot 1353) requesting use variance to open a recreation enterprise, an “escape room” within an existing building. GI Zone, Ward 1.**

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**PROPOSAL:**

The applicant, Keys to Escape, LLC, is requesting a use variance to use Unit 21 at the above mentioned address for an indoor recreation enterprise, a.k.a. an “escape room”. The property is located in the Airport Industrial (AI) Zone, and is. The property is 2.37 acres in size.

**HISTORY:**

April 27, 1999: Variance – **Granted** – to allow a ground sign in the front yard setback.

Meeting minutes are enclosed in the package.

**SITE ANALYSIS:**

The subject site is located on the south side of Bud Way, which is located off of Charron Avenue (see attached location map). To the north of the subject lot is an industrial building, zoned AI. To the south and east are single family homes with frontage on Pine Hill Road, zoned C-Suburban Residence (R9). To the west is a similar commercial condominium building with a variety of uses, zoned AI.

According to the City of Nashua Land Use Code, Section 190-15, Table 15-1, (#222), “*Recreation or amusement enterprises conducted inside or outside a building for profit, not otherwise listed*” is not a permitted use in the AI zone. This use is permitted in the General Business (GB), Highway Business (HB), Downtown-1/Mixed Use (D-1/MU) and Downtown-3/Mixed Use (D-3/MU) zones.

The building has several individual condominium units, each one independently owned. The subject unit is 1,976 square feet on the first floor, and 1,781 square feet on the second floor, for a total of 3,757 square feet. The applicant is proposing to have two “escape rooms”, also called “locked rooms.” Customers get “locked” in a room, and have 60 minutes to find clues to puzzles to get out of the room, usually in teams of less than 6 people per room. According to the application, there will be a total of three employees.

There is no site plan for the property, but Staff’s observation is that there are numerous parking spaces and there doesn’t seem to be any issues with parking for the site. In addition, the use is only open on

Thursday and Friday from 4:00 – 9:00 pm, Saturday from 11:00 am – 10:00 pm, and Sunday from noon – 7:00 pm, so a majority of the time they are operating at night or on weekends, when the traditional office hours businesses are closed.

The City's Future Land Use Plan identifies the subject property as "Industrial". In order for the ZBA to grant the variance request, the applicant must satisfy all the relevant points of law, as listed below:

**Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship:** The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

**The applicant has indicated that the AI district allows similar uses, and there is no fair and substantive reason to prohibit the proposed use in a multi-use property, as it is reasonable and will not alter the character of the neighborhood.**

**The proposed use will observe the spirit of the ordinance:** the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights".

**The applicant has indicated that the proposed use will observe the spirit of the ordinance because traffic will not be adversely affected, and there are very similar uses allowed in the AI District.**

**The proposed use will not diminish the values of surrounding properties:** the Board will consider expert testimony, but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.

**The applicant indicates that there will be no alterations to the exterior of the building, and therefore, surrounding area property values will not be diminished, and traffic will be active on two week day evenings and Saturday and Sunday afternoons.**

**Granting of the requested variance will not be contrary to the public interest:** the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights".

**The applicant states the proposal will not be contrary to the public interest because there are similar small businesses in the same area, and they all abide by the condo association rules, and the proposed use will not have a negative impact on the public health, safety or welfare of the surrounding area.**

**Substantial justice would be done to the property owner by granting the variance: the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.**

**The applicant states that they hope to improve the viability of the surrounding businesses, including restaurants and shopping, by attracting families and friends to the area during evenings and weekends.**

## **Key To Escape, LLC Business Summary**

Key To Escape is a live interactive adventure – where players engage with other people around a series of fun challenges, and solve the puzzles to complete game (“escape”) in 60 minutes or less. The escape room adventures is a new type of entertainment in the United States, with the first one opening in 2012, there are now over 500 active rooms across the country. The escape room business has been a tremendous growth in a very short time and rooms are opening up every month. There are two owner types of rooms being operated, individual owners and franchise. Key To Escape is a locally owned and operated facility.

Key To Escape will build 4 interactive rooms over a 12 month period. The first room will be built and thoroughly tested for complexity and timing. After the room has been open for a test period of approximately one 1 month, we plan to open the second room, in the same manor. The additional rooms will be planned to open three to six months later. The rooms will alternate start times in order to allow ample time for patrons to arrive and receive their instructions in private and not conflict with those leaving.

Updating/Refreshing the rooms: After a group of people have experienced a room it is highly unlikely that they will return to repeat the same room. In planning for this effect, we will monitor the profitability/usage of the active rooms, and replace the least used, least profitable room with a new theme. The current plan is to replace one room every quarter; profitability will determine the actual frequency of updating the rooms. For every update, we will have a marketing launch plan to give our followers new reasons to return to Key To Escape month after month, year after year.

There are two categories of customers that we are targeting: People who like to be entertained and any organization looking for team building. Most escape rooms target the former, to entertain a group of people in small out of the way locations (like basements of office buildings). Some of the escape rooms do offer team building, but they have limited space, and no area to bring the group together after they have escaped to review the event.

We plan to offer a full conference room setup and an area for catering (brought in) to take place in order to help provide the best team building experience in the area. We believe that our location will allow us to provide a professional environment for business meetings, organization planning meetings, as well as offering an integrated team building experience. Key To Escape will not be selling food or alcohol.

Unit 21 has two entrance ways, and we plan to use both. We will advertise to enter under the blue canopy between buildings #1 and #3 Bud Way to help alleviate any potential parking congestion in the interior parking area. We will operate off hours and currently have ample parking available.



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# EVERGREEN

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M A N A G E M E N T I N C

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June 2, 2016

RE: Vantagepoint Condominium Commercial Use

To whom it may concern,

Vantagepoint Condominium Association is a mixed use of 32 individually owned units for commercial purposes located at 28 Charron Avenue and 3 Bud Way in Nashua, NH. An example of the current businesses located in the business park include knife & instrument sharpening, construction, flooring, hair salon, music lessons, drivers education, self defense & fitness, Jenny Craig, product package & resell, stucco applications, property restoration, sign making, and a dance studio, to name a few.

The ownership of the units are bound by the Condominium Governing Documents and Rules which outline the business use to bring a harmonious atmosphere to the business park. The applicant's proposed use for unit 21 complies with the Condominium Documents and does not jeopardize the use of the other businesses in the Condominium Association.

Any unit owner requiring interior building modifications are required to apply and pull the appropriate City permits and use insured contractors. This is for the safety and protection of all unit owners and the Association.

On behalf of the Vantagepoint Condominium Association, the application for the use of an Escape Room does indeed comply with the Documents and use of the Association.

Should you have any concerns or questions, please do not hesitate to contact me.

Sincerely,

Paul Okonak, Director of Management Services, Evergreen Management and Managing Agent  
for The Vantagepoint Condominium Association [pokonak@evergreenmgt.com](mailto:pokonak@evergreenmgt.com)

**Corporate Office**  
17 Commerce Drive  
Bedford, NH 03110  
603/622-7000 Fax: 603/623-7200  
[EMI@evergreenmgt.com](mailto:EMI@evergreenmgt.com)

**Regional Office**  
72 Portsmouth Ave., Suite 101  
Stratham, NH 03885  
603/622-7000 Fax: 603/580-6590  
[EMISEacoast@evergreenmgt.com](mailto:EMISEacoast@evergreenmgt.com)

**Regional Office**  
67 Water St., Suite 203  
Laconia, NH 03246  
603/528-3044 Fax: 603/524-1331  
[EMILaconia@evergreenmgt.com](mailto:EMILaconia@evergreenmgt.com)

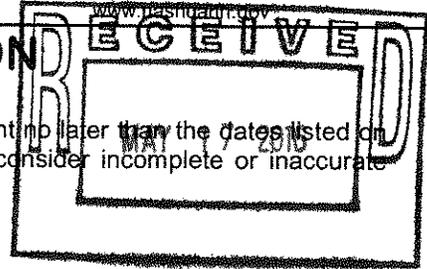
**Regional Office**  
565 Turnpike St., Suite 62  
North Andover, MA 01845  
978/258-2927 Fax: 978/258-2712  
[EMAndover@evergreenmgt.com](mailto:EMAndover@evergreenmgt.com)



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**VARIANCE APPLICATION**



This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. The ZBA will not consider incomplete or inaccurate applications for action. ~ PLEASE PRINT OR TYPE ~

**1. VARIANCE INFORMATION**

- a. ADDRESS OF REQUEST 3 Bud Way, Unit 21  
 Zoning District AI Sheet E Lot 1353-21
- b. VARIANCE(S) REQUESTED  
Requesting a variance to open a live action "escape room" business.

**2. GENERAL INFORMATION**

- a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)  
Key to Escape, LLC  
 Applicant's signature [Signature] Date 5-12-16  
 Applicant's address 4 Paradise Ln., Hudson, NH 03051  
 Telephone number (home) (603) 881-5835 (work) (617) 803-6505
- b. PROPERTY OWNER Sui Ying and Sun Ho Fang  
 Owner's signature [Signature] Date 5/13/16.  
 Owner's address 123 Baboosic Lake Road, Merrimack, NH 03054  
 Telephone number (home) 603-424-3255 (work) 603-801-2059

Case number \_\_\_\_\_ Application Deadline \_\_\_\_\_ Date Received 5/17/16 Date of hearing 6/14/16

Notices: Newspaper  Abutters  Board Action \_\_\_\_\_

\$ \_\_\_\_\_ fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$ \_\_\_\_\_ application fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$15 signage fee  \$100 recovery fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

PLR2016-00094

**3. PURPOSE OF REQUEST**

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attached additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

Granting the requested variance will not be contrary to the public interest because there are similar small businesses in the same area and they all abide by the condo association rules. This proposal will not have a negative impact on the public health, safety or welfare of the surrounding area.

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- 2. **The proposed use will observe the spirit of the ordinance**, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The proposed use will observe the spirit of the ordinance because traffic will not be adversely affected. Very similar uses are allowed in the AI District.

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- 3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

The applicant hopes to improve the viability of the surrounding businesses, including restaurants and shopping, by attracting families and friends to the area during evenings and weekends.

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- 4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

There will be no alternations to the exterior of the building presently located at the site, therefore, surrounding area property values will not be diminished. Traffic will be active on two week day evenings and Saturday and Sunday afternoons.

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- 5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship**, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the

ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

The AI District allows similar uses, and there is no fair and substantive reason to prohibit the proposed use in a multi-use property. The proposed use is reasonable and will not alter the character of the neighborhood.

**4. USE VARIANCE ADDITIONAL INFORMATION**

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees 3 Number of employees per shift 2-3
- b. Hours and days of operation Thu & Fri 4-9, Sat 11-10, Sun 12-7
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 50-60 per week
- d. Number of daily and weekly commercial deliveries to the premises no deliveries
- e. Number of parking spaces available 30+
- f. Describe your general business operations  
A live interactive adventure - where players engage with other people around a series of fun challenges to solve the puzzles and complete the game in 60 minutes or less.
- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation  
Interior fit up work only. No other changes or exterior modifications are planned. Signage placement determined by the condo association.

*I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction.*

*I understand that only those point specifically mentioned are affected by action taken on this appeal.*

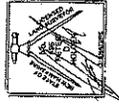
  
Signature of applicant

5-12-16  
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
- Please email it to me at \_\_\_\_\_
- Please mail it to me at \_\_\_\_\_

FOR USE BY COUNTY OFFICE OF DEEDS



PLEASE HOLDEN SURVEYING & ENGINEERING, INC. HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THIS CONDOMINIUM CONVERSION ARE ACCURATELY DRAWN FROM AN ACTUAL FIELD EXAMINATION OF THE PROPERTY AND THAT THE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE. I, THE SURVEYOR, HAVE BEEN FULLY ADVISED AND AM AWARE OF THE ABOVE AND AM NOT PROVIDING ANY DESIGN SERVICES OR PROFESSIONAL ENGINEERING SERVICES. DATE: 05-23-2017

CONDOMINIUM FLOOR PLANS  
VANTAGE POINT CONDOMINIUM  
CONDOMINIUM CONVERSION  
MAP E, LOTS 1330 & 1353  
NASHUA, VT, LLC

NASHUA, HILLSBOROUGH COUNTY, NEW HAMPSHIRE  
02-01-03

Revision	Description
01-23-17	ISSUED FOR PERMIT
02-23-17	REVISIONS TO PERMIT
03-23-17	REVISIONS TO PERMIT
04-23-17	REVISIONS TO PERMIT
05-23-17	REVISIONS TO PERMIT

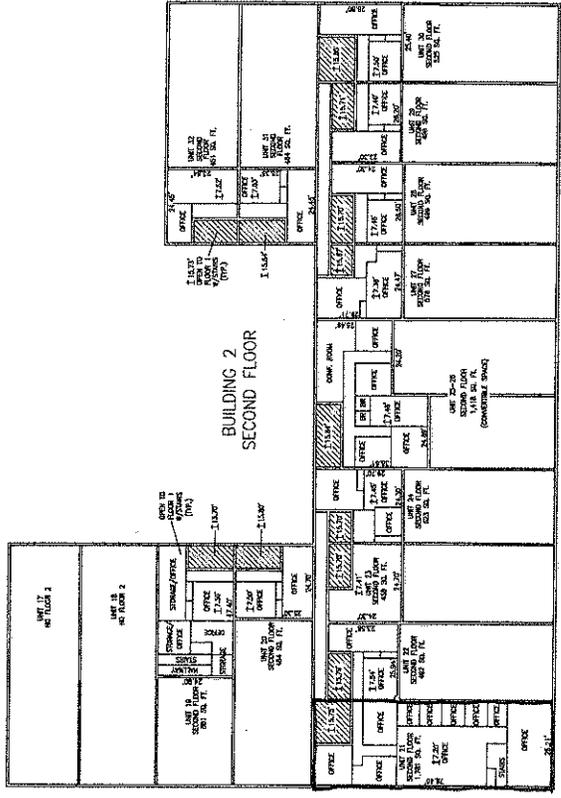
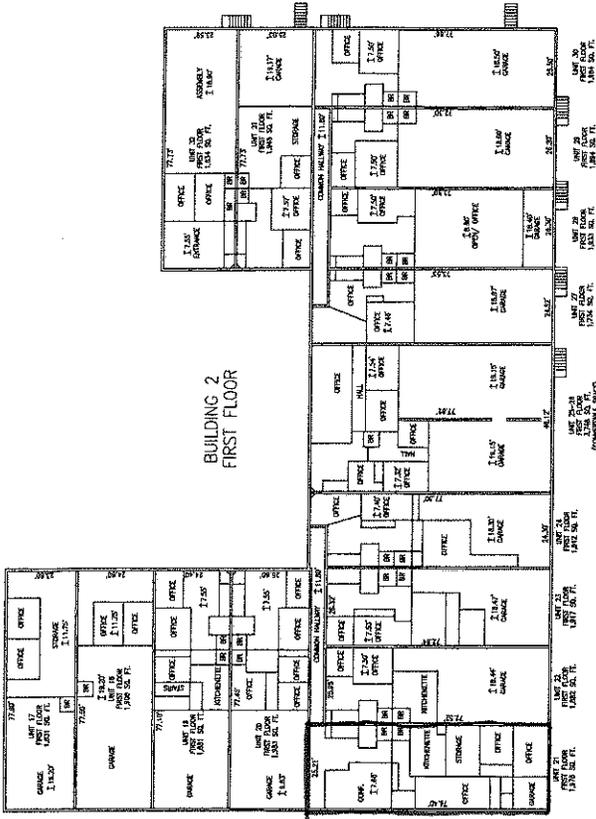
Scale: 1" = 20'  
 Drawn by: DJ  
 Checked by: AR  
 Field Book No. 197  
 Field Book Page No. 919  
 Sheet No. 3 of 3



**HOLDEN**  
 ENGINEERING &  
 SURVEYING, Inc.

100 Main Street, Suite 100  
 North Ferrisburgh, VT 05703  
 Phone: 802-253-4444  
 Fax: 802-253-4444  
 Email: info@holdensurveying.com

PLANS SHOWN INCLUDE 3 OF 3  
 VANTAGE POINT CONDOMINIUM



NOTE: THESE PLANS SHOW THE GENERAL LAYOUT OF THE BUILDING AND DO NOT SHOW THE EXACT LOCATION OF THE WALLS AND PARTITIONS.

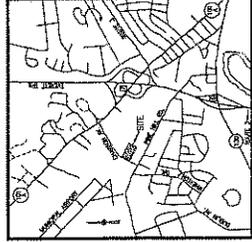
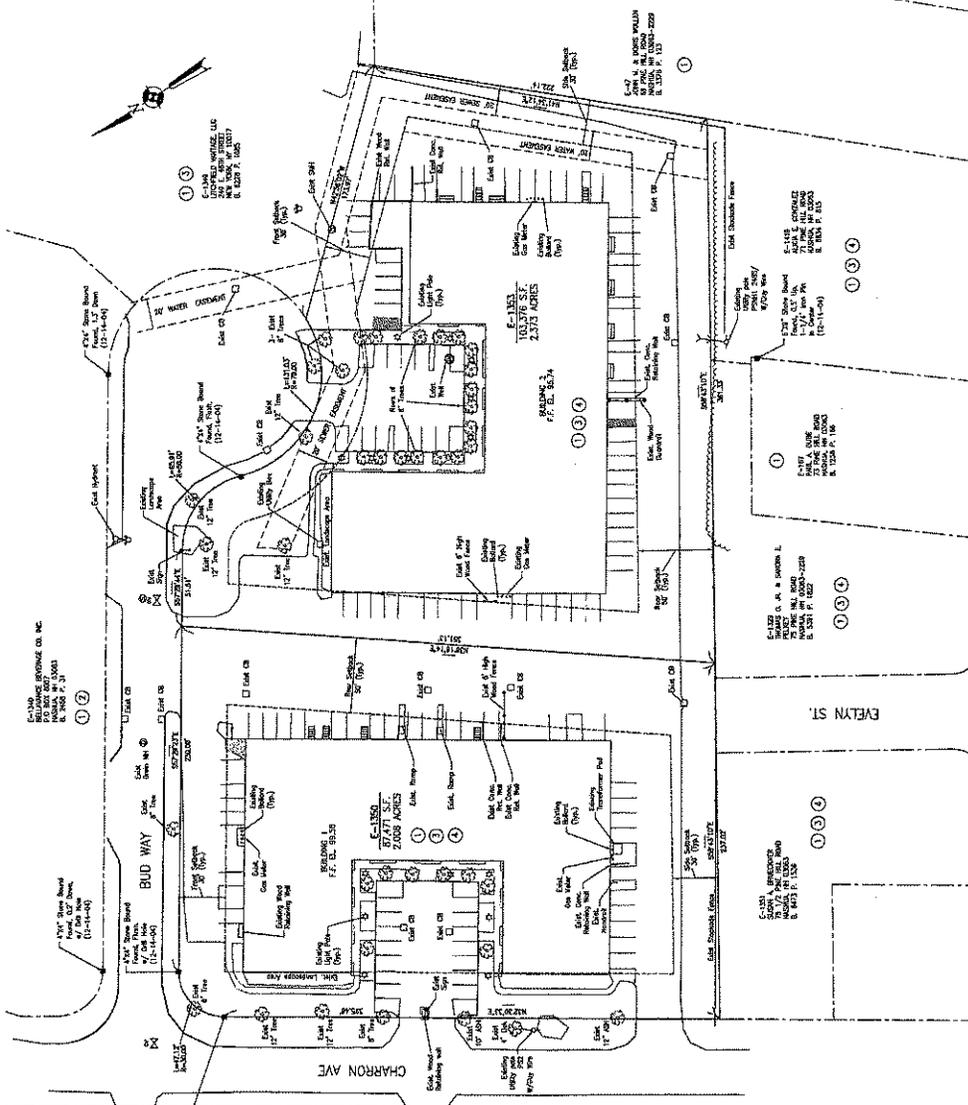
UNIT 21  
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**PLAN REFERENCE:** ① PLAN REFERENCE NUMBER (P/R)

- 1) SUBDIVISION PLAN FOR THE CONVERSION OF A FINE HILL IN NASHUA, NEW HAMPSHIRE, TO A COMMERCIAL CONDOMINIUM, RECORDED AS LOCAL PLAN # 1001.
- 2) SUBDIVISION PLAN FOR THE CONVERSION OF A FINE HILL IN NASHUA, NEW HAMPSHIRE, TO A COMMERCIAL CONDOMINIUM, RECORDED AS LOCAL PLAN # 1001.
- 3) SUBDIVISION PLAN FOR THE CONVERSION OF A FINE HILL IN NASHUA, NEW HAMPSHIRE, TO A COMMERCIAL CONDOMINIUM, RECORDED AS LOCAL PLAN # 1001.
- 4) SUBDIVISION PLAN FOR THE CONVERSION OF A FINE HILL IN NASHUA, NEW HAMPSHIRE, TO A COMMERCIAL CONDOMINIUM, RECORDED AS LOCAL PLAN # 1001.
- 5) SUBDIVISION PLAN FOR THE CONVERSION OF A FINE HILL IN NASHUA, NEW HAMPSHIRE, TO A COMMERCIAL CONDOMINIUM, RECORDED AS LOCAL PLAN # 1001.
- 6) SUBDIVISION PLAN FOR THE CONVERSION OF A FINE HILL IN NASHUA, NEW HAMPSHIRE, TO A COMMERCIAL CONDOMINIUM, RECORDED AS LOCAL PLAN # 1001.

**NOTES:**

- 1) THIS PLAN IS A REVISION OF LOCAL PLAN # 1001.
- 2) THE CONVERSION OF THE CONDOMINIUM UNITS TO A COMMERCIAL CONDOMINIUM IS SUBJECT TO THE APPROVAL OF THE CITY OF NASHUA, NEW HAMPSHIRE.
- 3) THE CONVERSION OF THE CONDOMINIUM UNITS TO A COMMERCIAL CONDOMINIUM IS SUBJECT TO THE APPROVAL OF THE CITY OF NASHUA, NEW HAMPSHIRE.
- 4) THE CONVERSION OF THE CONDOMINIUM UNITS TO A COMMERCIAL CONDOMINIUM IS SUBJECT TO THE APPROVAL OF THE CITY OF NASHUA, NEW HAMPSHIRE.
- 5) THE CONVERSION OF THE CONDOMINIUM UNITS TO A COMMERCIAL CONDOMINIUM IS SUBJECT TO THE APPROVAL OF THE CITY OF NASHUA, NEW HAMPSHIRE.
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COMMERCIAL CONDOMINIUM PLAN  
VANTAGE POINT CONDOMINIUM  
CONDOMINIUM CONVERSION  
MAP E, LOTS 1.350 & 1.353  
NASHUA VP, LLC

NASHUA, HILLSBOROUGH COUNTY, NEW HAMPSHIRE  
02-01-05

Number	Description
01-01-01	RECORD BALANCE TO AVOID CORRECTION
01-01-02	RECORD BALANCE TO AVOID CORRECTION
01-01-03	RECORD BALANCE TO AVOID CORRECTION
01-01-04	RECORD BALANCE TO AVOID CORRECTION
01-01-05	RECORD BALANCE TO AVOID CORRECTION
01-01-06	RECORD BALANCE TO AVOID CORRECTION
01-01-07	RECORD BALANCE TO AVOID CORRECTION
01-01-08	RECORD BALANCE TO AVOID CORRECTION
01-01-09	RECORD BALANCE TO AVOID CORRECTION
01-01-10	RECORD BALANCE TO AVOID CORRECTION



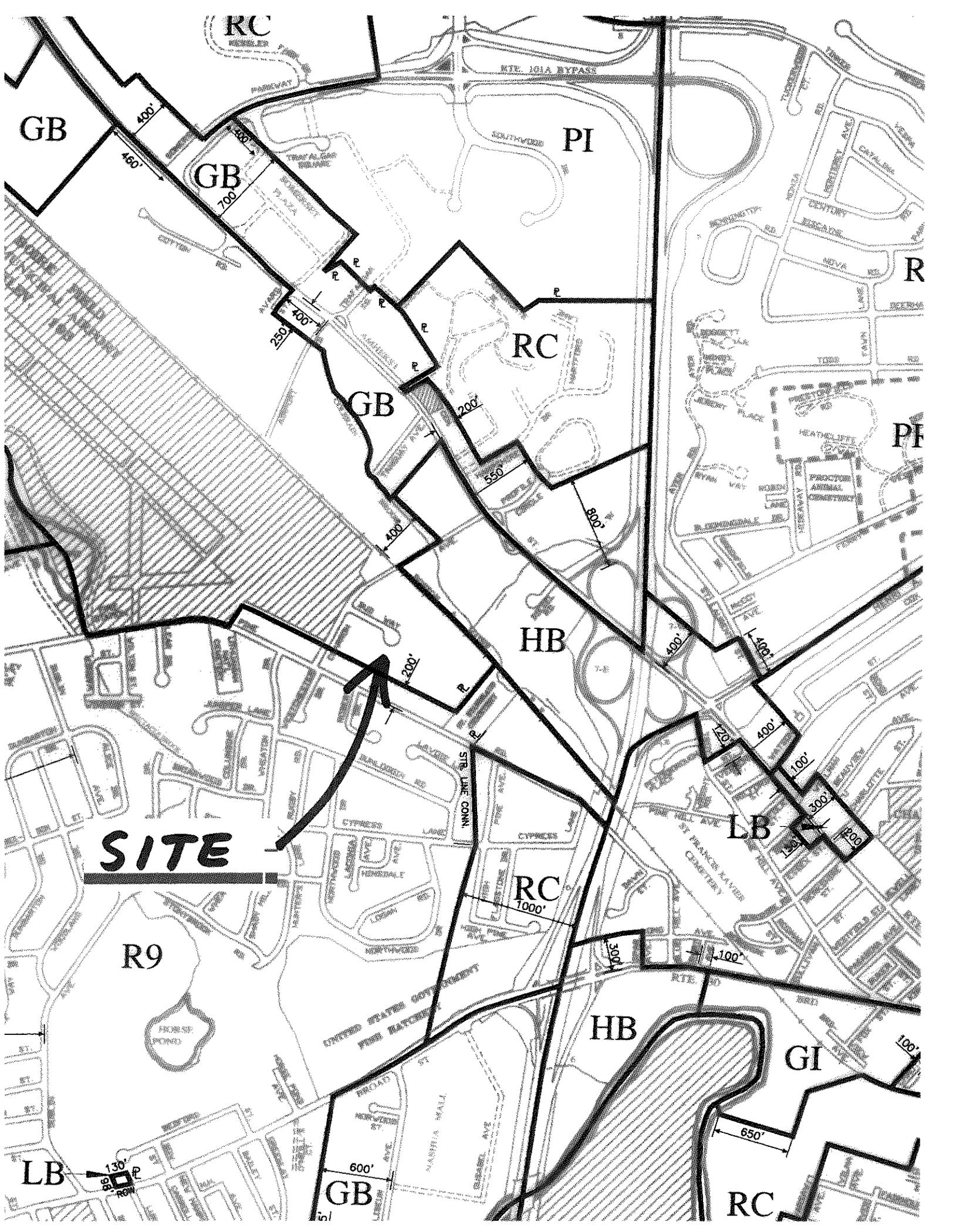
**HOLDEN ENGINEERING & SURVEYING, Inc.**  
 1750 North Main Street  
 Nashua, NH 03071  
 Phone: 603-888-8888  
 Fax: 603-888-8889  
 Email: info@holdeneng.com  
 Website: www.holdeneng.com

I, PETER HOLDEN, HEREBY CERTIFY THAT THE UNITS AND LIMITED COMMON AREAS IDENTIFIED HEREON AND THAT THESE FLOOR PLANS ARE IN COMPLIANCE WITH NEW HAMPSHIRE R.S.A. 281:101, 281:102, 281:103, 281:104, 281:105, 281:106, 281:107, 281:108, 281:109, 281:110, 281:111, 281:112, 281:113, 281:114, 281:115, 281:116, 281:117, 281:118, 281:119, 281:120, 281:121, 281:122, 281:123, 281:124, 281:125, 281:126, 281:127, 281:128, 281:129, 281:130, 281:131, 281:132, 281:133, 281:134, 281:135, 281:136, 281:137, 281:138, 281:139, 281:140, 281:141, 281:142, 281:143, 281:144, 281:145, 281:146, 281:147, 281:148, 281:149, 281:150, 281:151, 281:152, 281:153, 281:154, 281:155, 281:156, 281:157, 281:158, 281:159, 281:160, 281:161, 281:162, 281:163, 281:164, 281:165, 281:166, 281:167, 281:168, 281:169, 281:170, 281:171, 281:172, 281:173, 281:174, 281:175, 281:176, 281:177, 281:178, 281:179, 281:180, 281:181, 281:182, 281:183, 281:184, 281:185, 281:186, 281:187, 281:188, 281:189, 281:190, 281:191, 281:192, 281:193, 281:194, 281:195, 281:196, 281:197, 281:198, 281:199, 281:200.

I HEREBY CERTIFY THAT THIS PLAN IS A REVISION OF LOCAL PLAN # 1001 AND THAT THE CONVERSION OF THE CONDOMINIUM UNITS TO A COMMERCIAL CONDOMINIUM IS SUBJECT TO THE APPROVAL OF THE CITY OF NASHUA, NEW HAMPSHIRE.

I HEREBY CERTIFY THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE PLANNING BOARD OF NASHUA, NH AND THAT THE CONVERSION OF THE CONDOMINIUM UNITS TO A COMMERCIAL CONDOMINIUM IS SUBJECT TO THE APPROVAL OF THE CITY OF NASHUA, NEW HAMPSHIRE.

I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF NASHUA, NH IN ACCORDANCE WITH RES. 2001-001.



**SITE**

GB

GB

PI

RC

GB

HB

LB

RC

R9

HB

GI

LB

GB

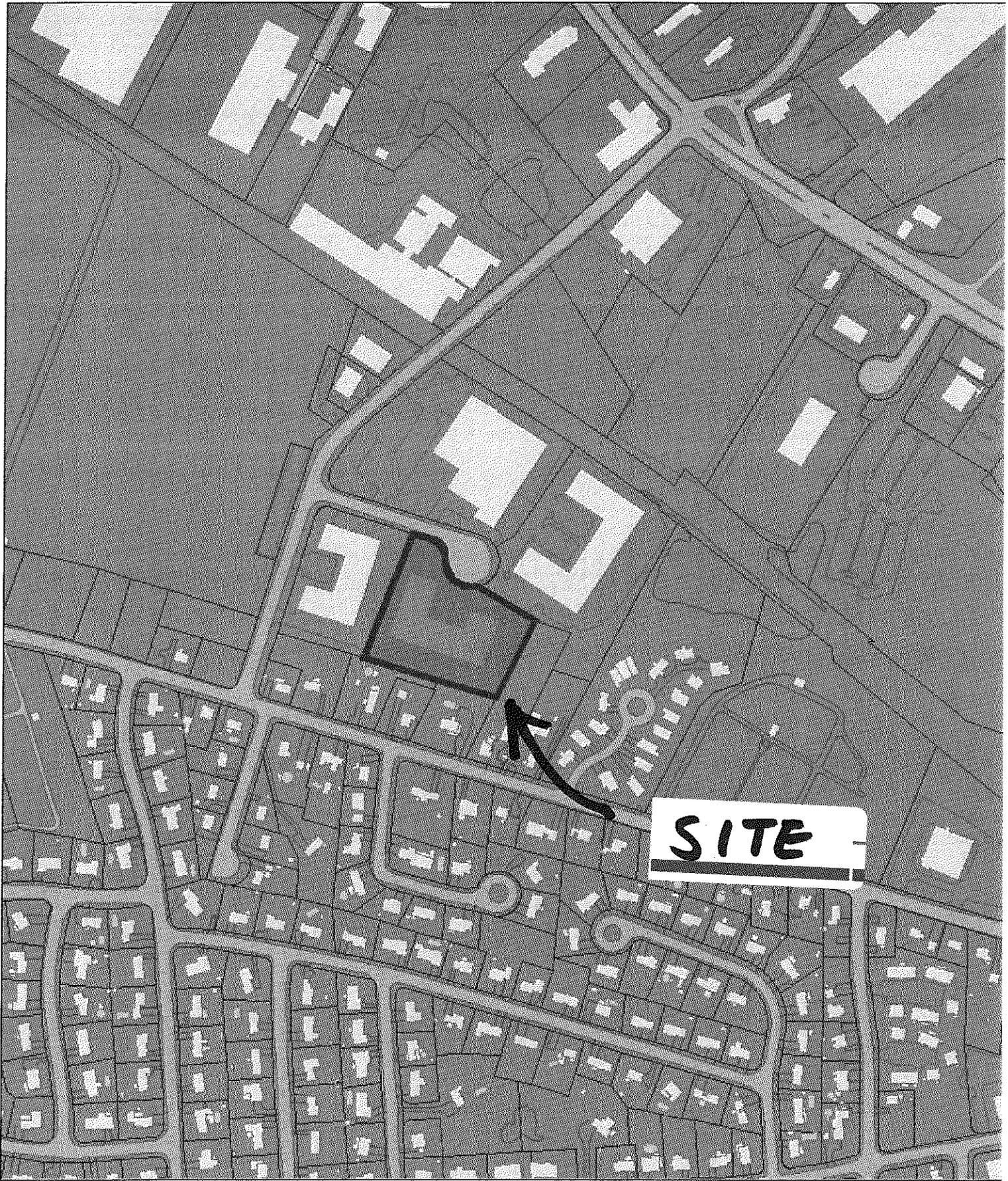
RC

NTE. 101A BYPASS

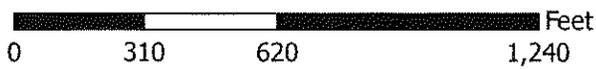
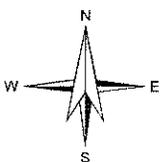
SITE LINE CONT.

FOREST (POND)

CITY OF PLANNING DEPARTMENT  
PLANNING DIVISION

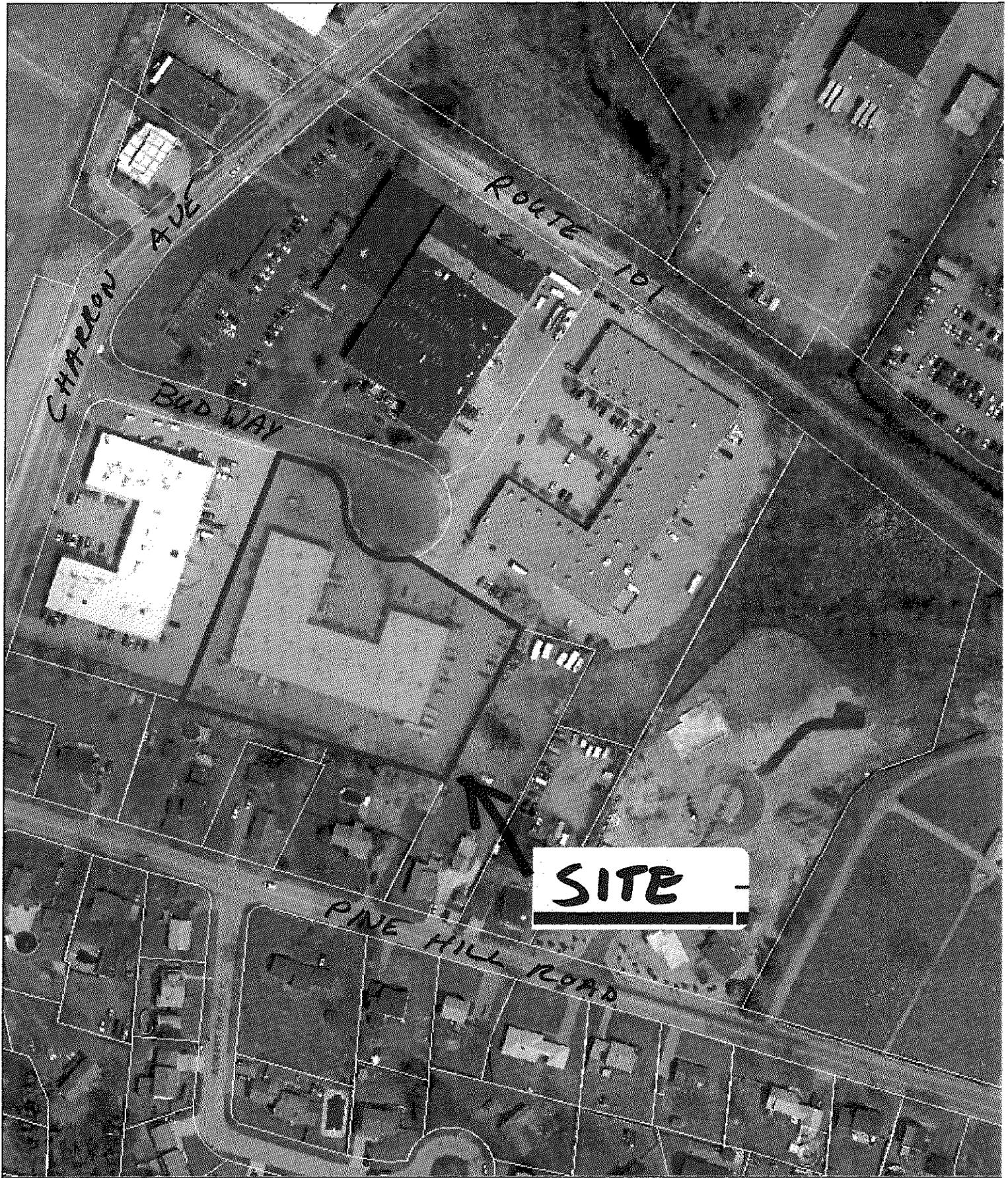


### 3 Bud Way



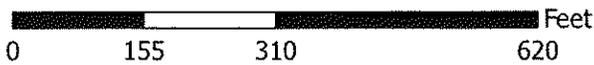
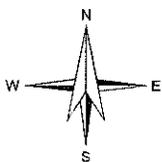
1 inch = 454 feet





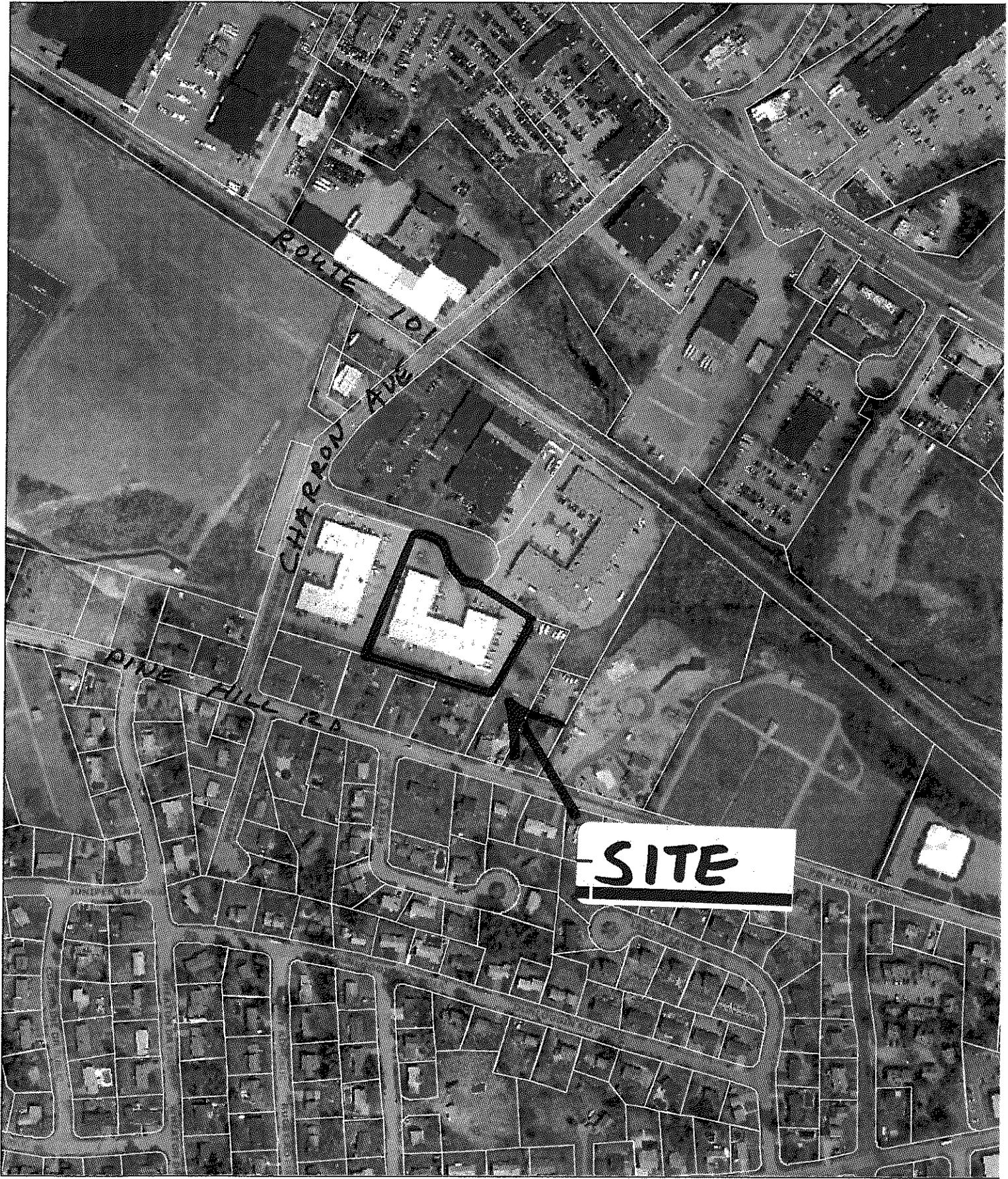
**SITE**

**3 Bud Way**

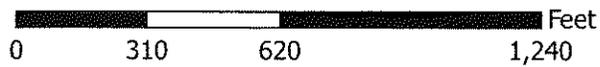
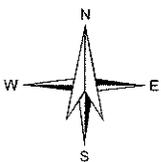


1 inch = 227 feet





### 3 Bud Way



1 inch = 454 feet



 MOTION CARRIED UNANIMOUSLY

7. Nashua VP, LLC (Owner) 3 Bud Way (Sheet E Lot 1353) requesting variance to locate a ground sign in the front yard setback, 20 feet required, 9 feet proposed. AI Zone.
8. Nashua VP, LLC (Owner) 28 Charron Avenue (Sheet E Lot 1350) requesting variance to locate a ground sign in the front yard setback, 20 feet required, 1 foot proposed. AI Zone.

Scott Aubertin, First Sign representing Nashua Vantage Point LLC. Mr. Aubertin said he was going to address both #7 & #8, if permitted because they were on the same property.

Mr. McGrath asked if there were any objections from the audience or from the Board. There were none.

Mr. Aubertin said that they were asking for a variance to install new directories to be placed on the existing previous directory.

He said if they were required to place the directories in the location the ordinance permits, it would be too far back from the right-of-way to be useful for people going by.

He said the spirit and intent of the law is keep signs from encroaching too close to the road. He said this did not appear to do that. They are using the previously planted area and planters to re-install the signs.

He said the signs would not impact property values one way or the other. They are trying to bring the property up to standard.

He said there is a public benefit because it would alert customers and clients to locate the businesses early enough to make the turn safely into the industrial park. They are trying to maintain the traffic flow. The directories were grandfathered, but now they are not and they are non-

conforming.

Mr. McGrath asked if the signs existed already or were they taken down.

Mr. Aubertin said the previous signs were taken down and inadvertently the new signs have been erected in the same planters and the same foundation.

Mr. London asked how high the sign was.

Mr. Aubertin said it is within the permitted height - 10 feet.

Mr. Falk said they are permitted 15' in this zone.

Mr. London said the sign is on the approach end of Runway 32. He asked if there was an encroachment into the safe zone.

Mr. Dowd said it was below the level of the building.

**SPEAKING IN FAVOR**

No One.

**SPEAKING IN OPPOSITION**

No One.

**MOTION** by Mr. Dowd to grant requests # 7 & # 8. He said there is a hardship because of the way the property in the front slopes and the way the buildings are built, the only way for the signs to be seen is if they are closer to the street. The height of the sign will not impinge upon the glide slope of the Airport. On the side lot where Bud Way is located, the way the road curves, if the sign is not closer to the road, you would not see it until you have almost gone by it. The spirit and intent of the ordinance is that there not be signs too close to the street where they would be a public nuisance, but in this instance they will not be. The property values will not be adversely

affected. This is all industrial land and on the other side of the road is the Airport.

The signs will benefit the public interest because they will be able to locate the businesses within the buildings.

Substantial justice will be served. Although the signs weren't grandfathered through due process, they have been there for some period of time and have not been intrusive to the airport or the neighborhood.

**SECONDED** by Mr. McGrath.

**MOTION CARRIED UNANIMOUSLY**

9. **Jade Realty (Owner) 4 Blackstone Drive (Sheet H Lot 520) requesting variance to encroach into a buffer between a park industrial zone and a residential zone within the subject lot, 10 feet required, 0 feet proposed, to allow for site access. PI & RC Zones.**

Atty. Morgan Hollis, Gottesman & Hollis, 39 East Pearl Street, Nashua. Atty. Hollis said he was present to represent the owner and the applicant, Richard Cook.

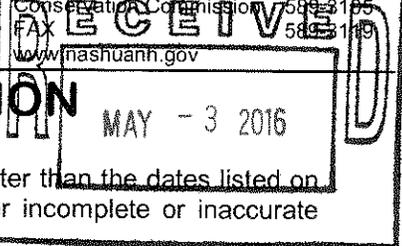
He said they were requesting a variance under Section 16-244 which requires that there be a minimum 10' buffer between any industrial or business district which adjoins a residential district. He said they appeared before the Board to obtain a use variance and a special exception. At the time they didn't discuss this particular issue with the Zoning Administrator. He pointed out the location of the site to the Board and where the zoning line was located. The land which abuts this property is part of the common land owned by the Millstone I condominiums, but there are no condominiums in this section.

Atty. Hollis said the hardship is the unusual location of the zone line. The spirit and intent of the ordinance would be met in that the spirit and intent of any buffer district is to provide protection to residential uses from industrial or business uses. In this instance there are no immediately



**City of Nashua**  
**Community Development Division**  
 City Hall, 229 Main Street, PO Box 2019  
 Nashua, New Hampshire 03061-2019

Community Development 589-3095  
 Planning and Zoning 589-3090  
 Building Safety 589-3080  
 Code Enforcement 589-3100  
 Urban Programs 589-3085  
 Economic Development 589-3070



## SPECIAL EXCEPTION APPLICATION

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. The ZBA will not consider incomplete or inaccurate applications for action. ~ PLEASE PRINT OR TYPE ~

### 1. SPECIAL EXCEPTION INFORMATION

a. ADDRESS OF REQUEST 3 Dora St Nashua N.H 03060  
 Zoning District R9 Sheet III Lot 100

b. SPECIAL EXCEPTION(S) REQUESTED Home day care for four children.

### 2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)  
IHSANE ELOUFIR  
 Applicant's signature Ihsane Date 04-25-16  
 Applicant's address 3 Dora St Nashua N.H 03060  
 Telephone number (home) 617-207-8260 (work) \_\_\_\_\_

b. PROPERTY OWNER NABIL ELOUFIR  
 Owner's signature Nabil Eloufir Date 04-25-16  
 Owner's address 3 Dora St Nashua N.H 03060  
 Telephone number (home) 617-320-0669 (work) \_\_\_\_\_

Case number \_\_\_\_\_ Application Deadline 5/17/16 Date Received 5/3/16 Date of hearing 6/14/16

Notices: Newspaper  Abutters  Board Action \_\_\_\_\_

\$ \_\_\_\_\_ fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$ \_\_\_\_\_ application fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$15 signage fee  \$100 recovery fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

PLR2016-00086

3. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. Please see "Procedures for Filing a Special Exception" for further information.

a. Describe the nature of your proposal. Please be specific.

my proposal will a home day care

b. Does your proposal involve the physical construction or expansion of a structure? Yes  No   
If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

\_\_\_\_\_  
\_\_\_\_\_

c. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes  No   
If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

\_\_\_\_\_  
\_\_\_\_\_

d. What affects would the requested use have upon surrounding traffic congestion and pedestrian safety?

I don't think the use of my place will caus any traffic congestion because my house is not situated on a main road it's off's street and there's no pedestrian

e. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

\_\_\_\_\_  
\_\_\_\_\_

4. SPECIAL EXCEPTION AND USE VARIANCES

For Special Exception and Use Variances, please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

a. Total number of employees 1 Number of employees per shift 1

b. Hours and days of operation Monday to Friday

c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors one Once a week

d. Number of daily and weekly commercial deliveries to the premises None

e. Number of parking spaces available up to four

f. Describe your general business operations \_\_\_\_\_

my business will be a manday to Friday home day care, oppening hours will be 7am to 5.30pm and would be closes on major holidays.

g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation \_\_\_\_\_

It wouldn't be renovations so far, except a small gate that I would buy from babies r us just to seperate the business from my living area.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction.

I understand that only those points specifically mentioned are affected by action taken on this appeal.



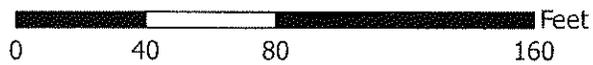
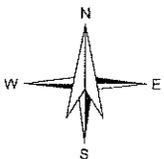
Signature of applicant

04-25-16

Date



**3 Dora St**



1 inch = 60 feet



Garden

Exit

Window

Home Care day

Window

Garage Exit

Basement

Bathroom

stairs

Kitchen

Living Room

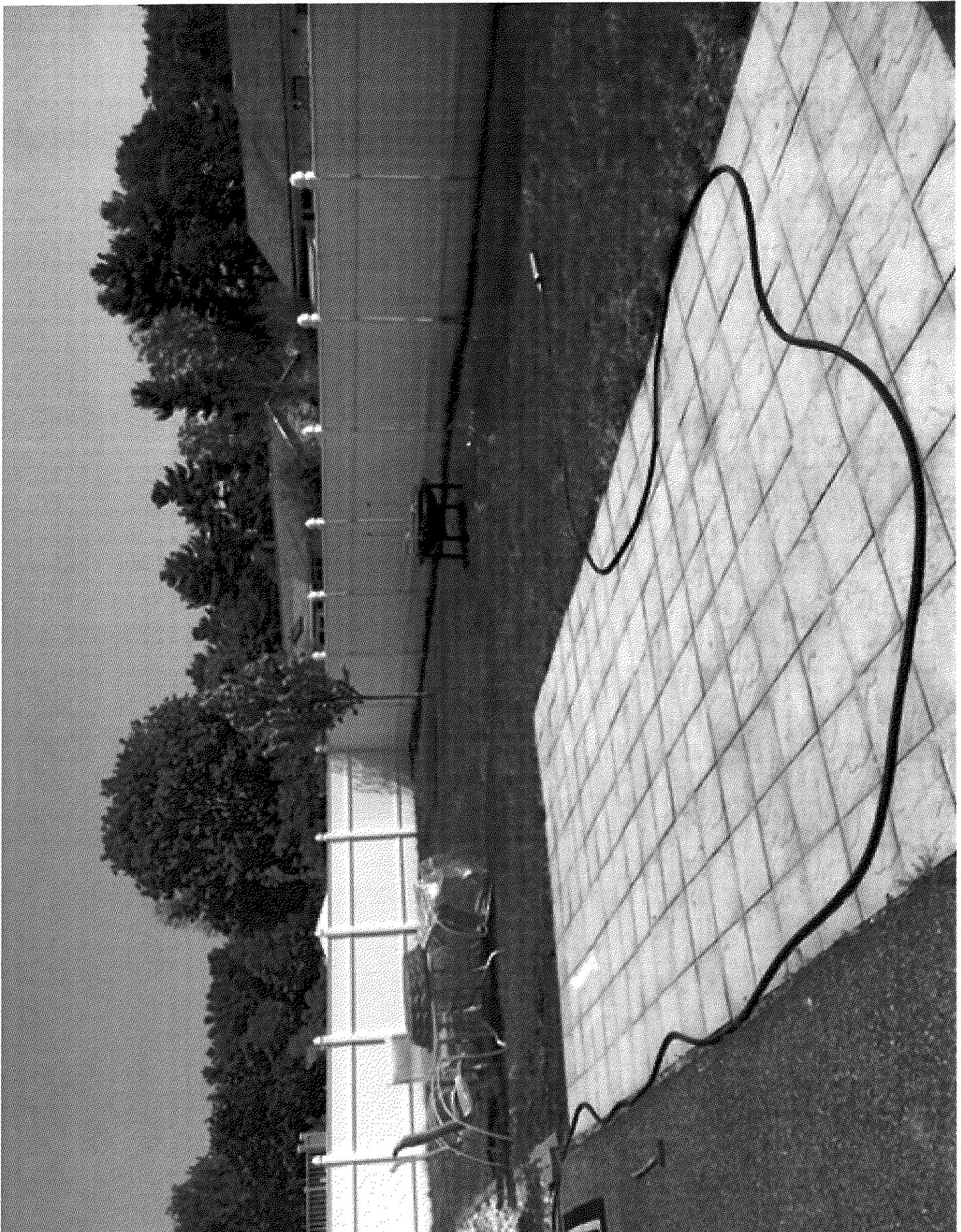
main Entrance

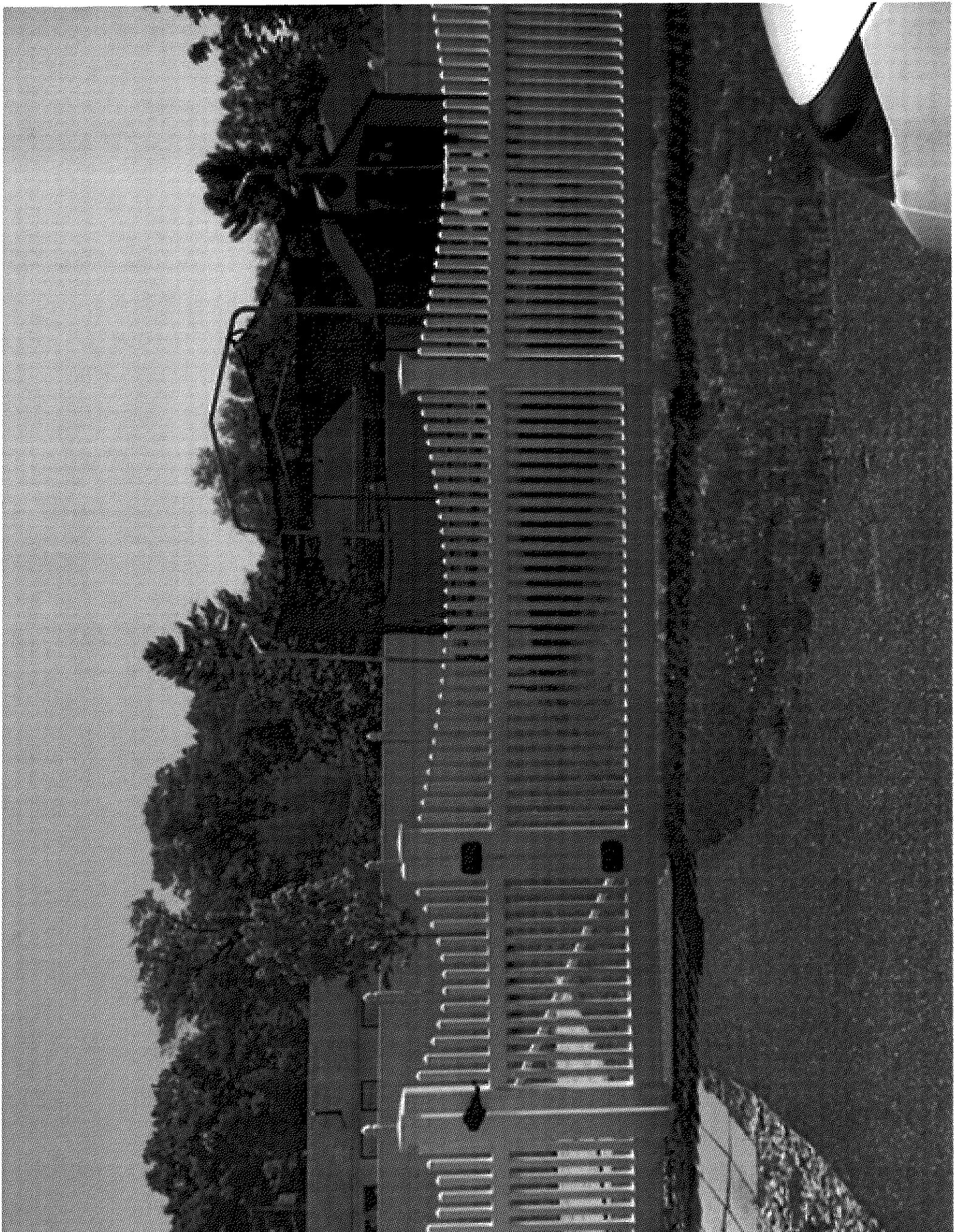
CITY OF NASHUA PLANNING DEPARTMENT

I, the undersigned, certify that to the best of my knowledge, this plan accurately depicts existing and proposed site conditions as it pertains to my application before the Zoning Board of Adjustment.

Owner/applicant signature: Thorne

Date: 05-03-16







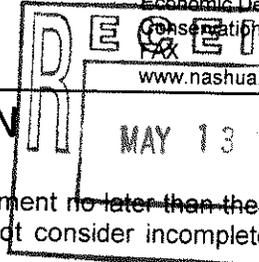


**City of Nashua**  
**Community Development Division**

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 Nashua, New Hampshire 03061-2019

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 Economic Development 589-3070  
 Conservation Commission 589-3105  
 589-3119

www.nashuanh.gov



**VARIANCE APPLICATION**

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. The ZBA will not consider incomplete or inaccurate applications for action. ~ PLEASE PRINT OR TYPE ~

**1. VARIANCE INFORMATION**

a. ADDRESS OF REQUEST 12 Wilder St. Nashua, NH 03060  
 Zoning District RC Sheet 84 Lot 97

b. VARIANCE(S) REQUESTED Homeowner - Add a wooden deck to my existing home and build within the seven foot RC zone.

**2. GENERAL INFORMATION**

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

Michelle Roy  
 Applicant's signature [Signature] Date 5-13-16  
 Applicant's address 12 Wilder St Nashua, NH 03060  
 Telephone number (home) 603-440-3767 (work) 603-424-8866

b. PROPERTY OWNER Michelle Roy

Owner's signature [Signature] Date 5-13-16  
 Owner's address 12 Wilder St. Nashua, NH 03060  
 Telephone number (home) 603-440-3767 (work) 603-424-8866

Case number \_\_\_\_\_ Application Deadline \_\_\_\_\_ Date Received \_\_\_\_\_ Date of hearing \_\_\_\_\_

Notices: Newspaper  Abutters  Board Action \_\_\_\_\_

\$ \_\_\_\_\_ fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$ \_\_\_\_\_ application fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$15 signage fee  \$100 recovery fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

3. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attached additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The deck will be an extension of our existing home which is currently on the property line.

2. **The proposed use will observe the spirit of the ordinance**, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

It will be used as a place to relax and enjoy nature.

3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

The proposed deck will add value to the existing property. The yard is fenced in and therefore will not interfere with any neighbors.

4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

The proposed deck will increase the property value of this property which helps the neighborhood and adds to the family feel.

5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship**, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the

ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

My home is already built very close the the property line and the proposed deck will be an extension of the home. Any other layout for the deck would diminish the use of our already small yard.

4. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees \_\_\_\_\_ Number of employees per shift \_\_\_\_\_
- b. Hours and days of operation \_\_\_\_\_
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors \_\_\_\_\_
- d. Number of daily and weekly commercial deliveries to the premises \_\_\_\_\_
- e. Number of parking spaces available \_\_\_\_\_
- f. Describe your general business operations \_\_\_\_\_  
\_\_\_\_\_
- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction.

I understand that only those point specifically mentioned are affected by action taken on this appeal.

[Signature]  
Signature of applicant

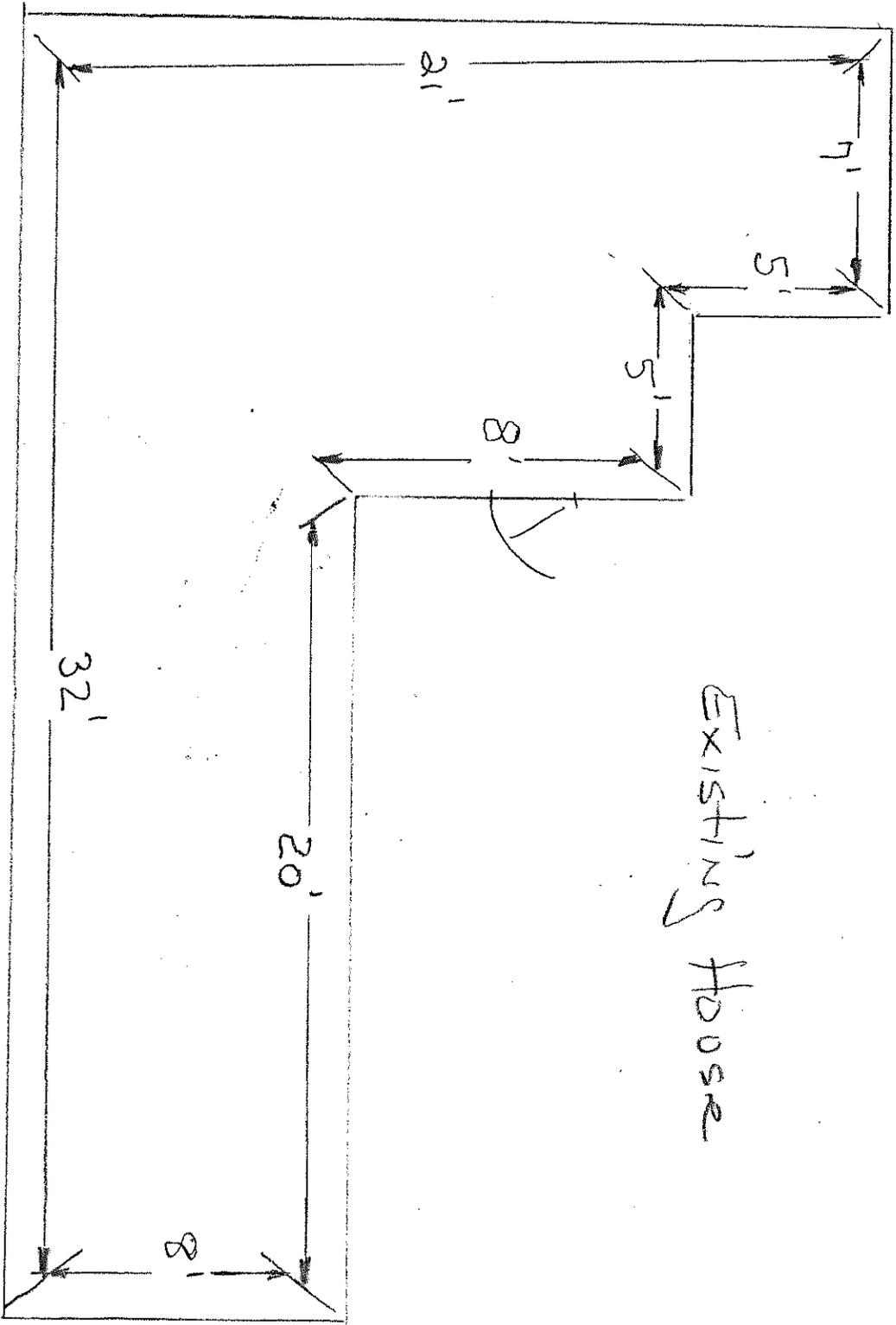
5-12-16  
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

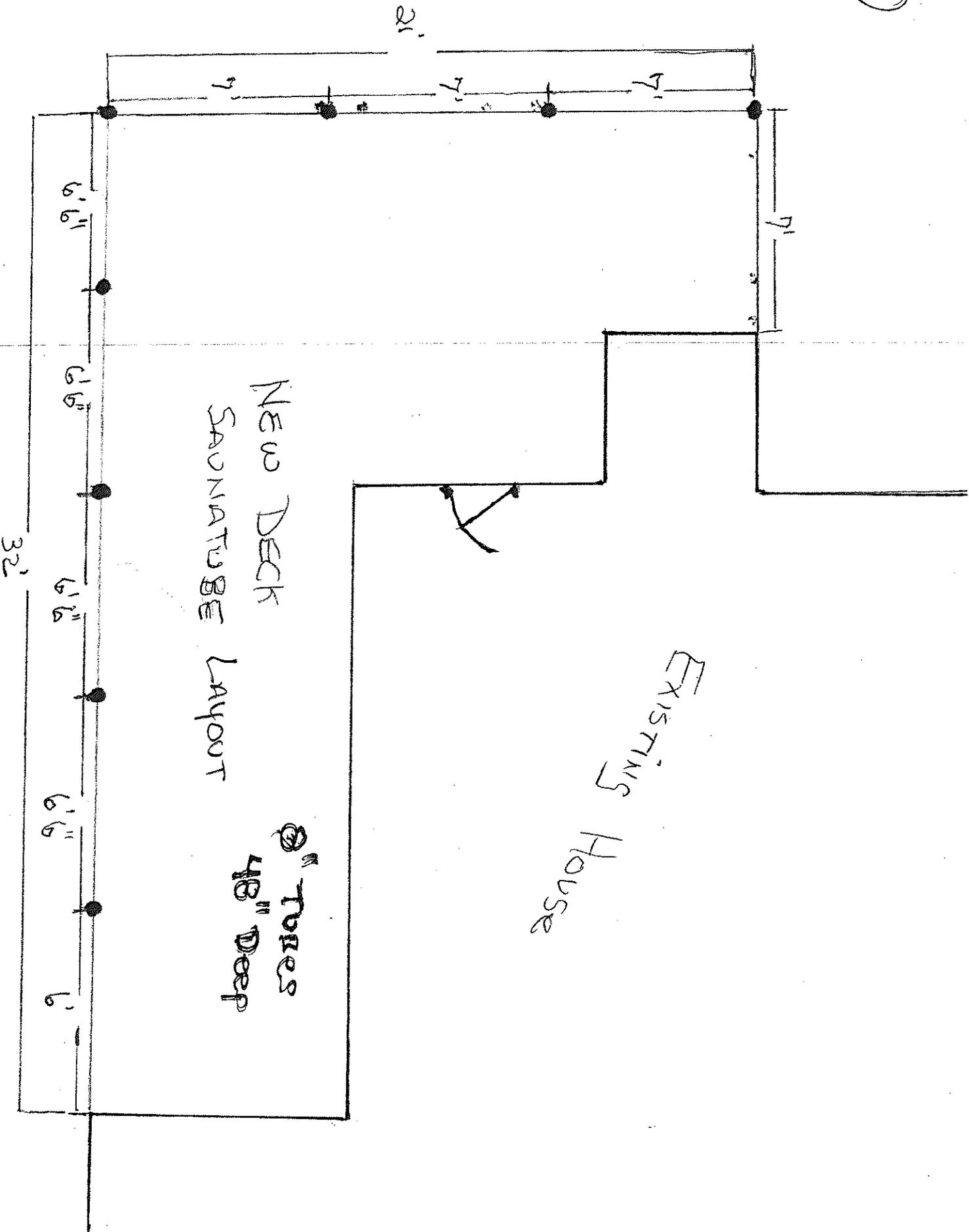
- I will pick it up at City Hall
- Please email it to me at \_\_\_\_\_
- Please mail it to me at \_\_\_\_\_  
\_\_\_\_\_

①

Proposed New Deck Dimensions

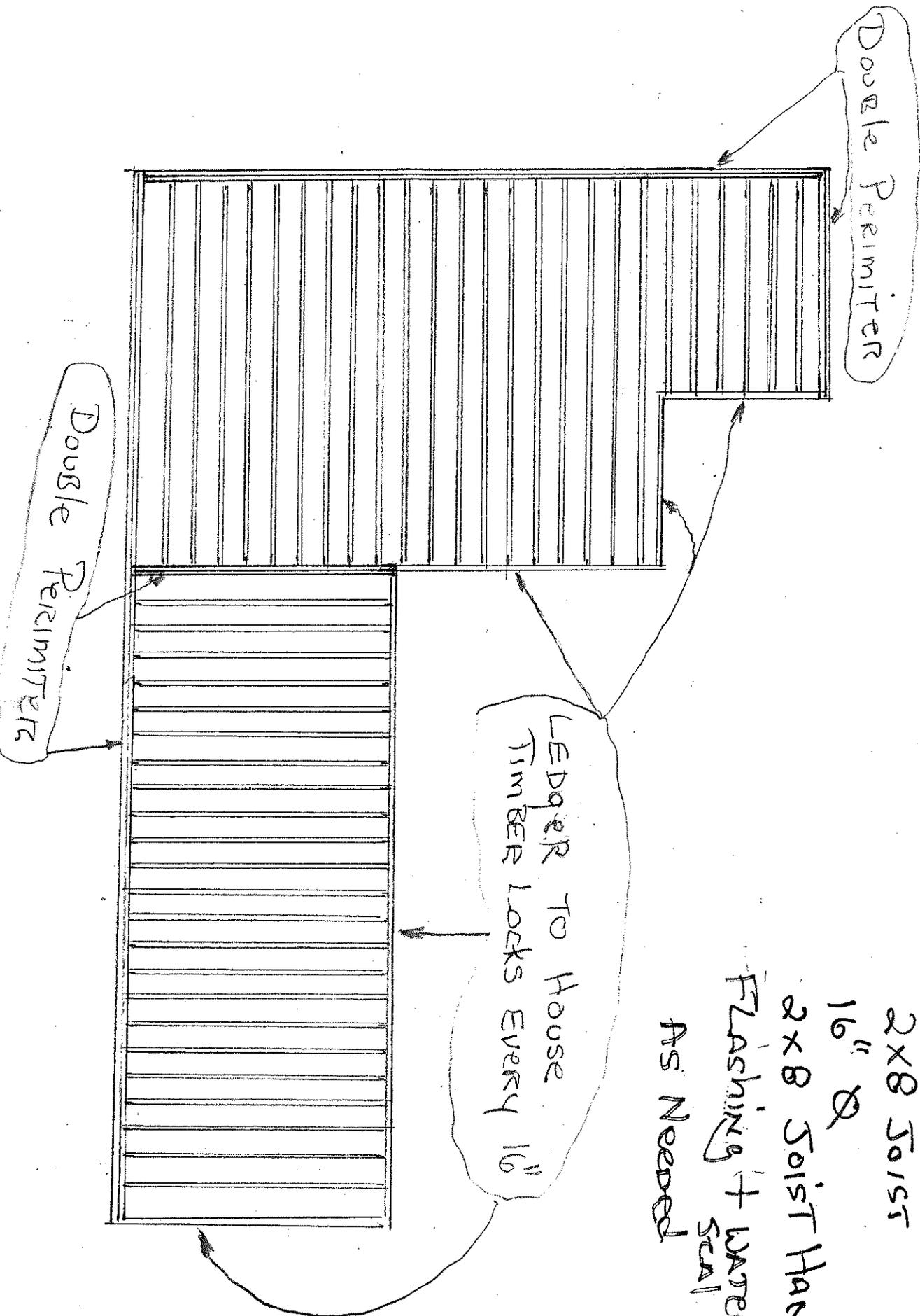


2



3

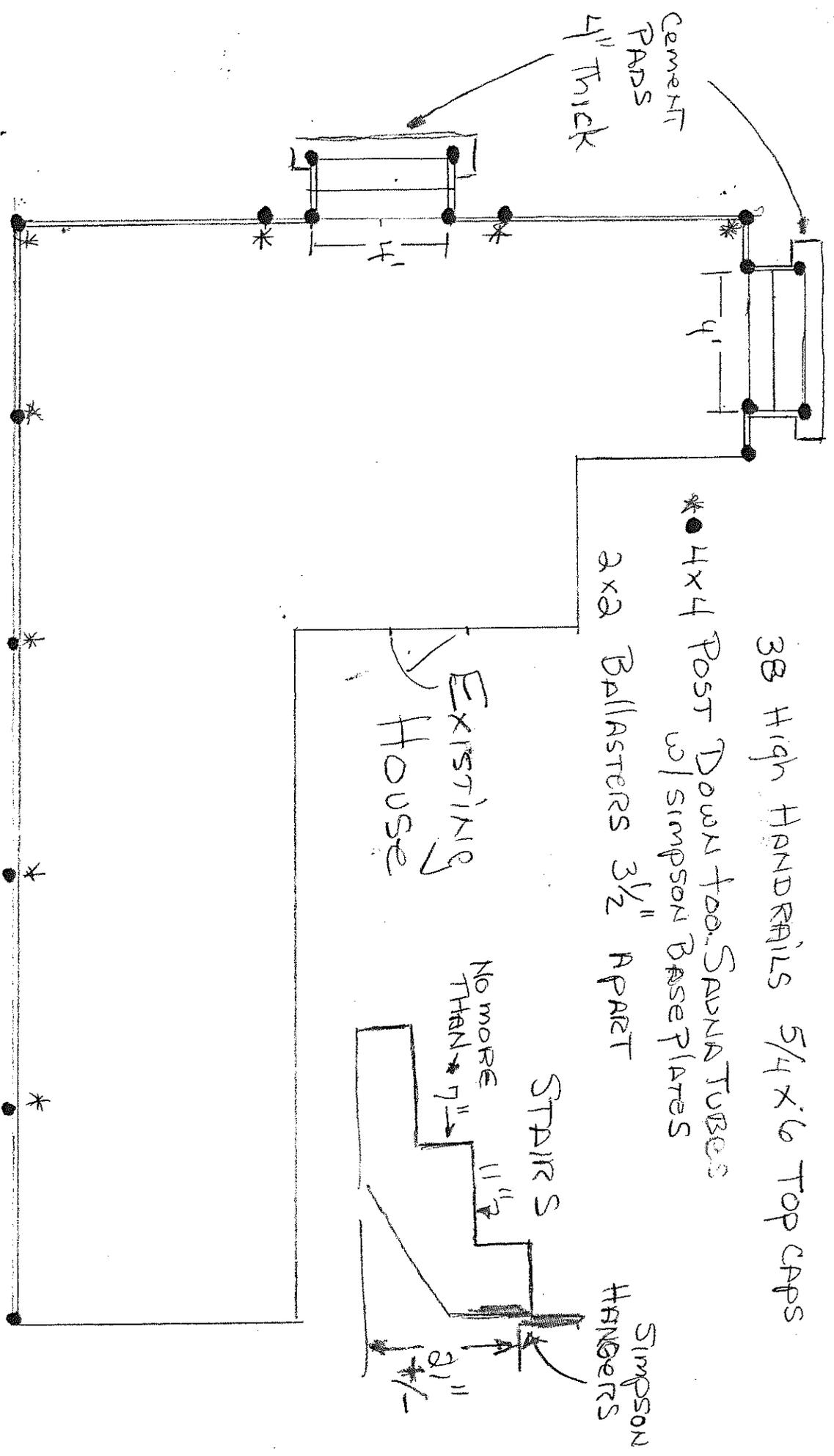
# NEW DECK JOIST LAYOUT



- 2x8 Joist
- 16"  $\varnothing$
- 2x8 Joist Hangers
- Flashing + Water Seal
- As Needed

4

# New Deck HANDRAILS + STAIRS

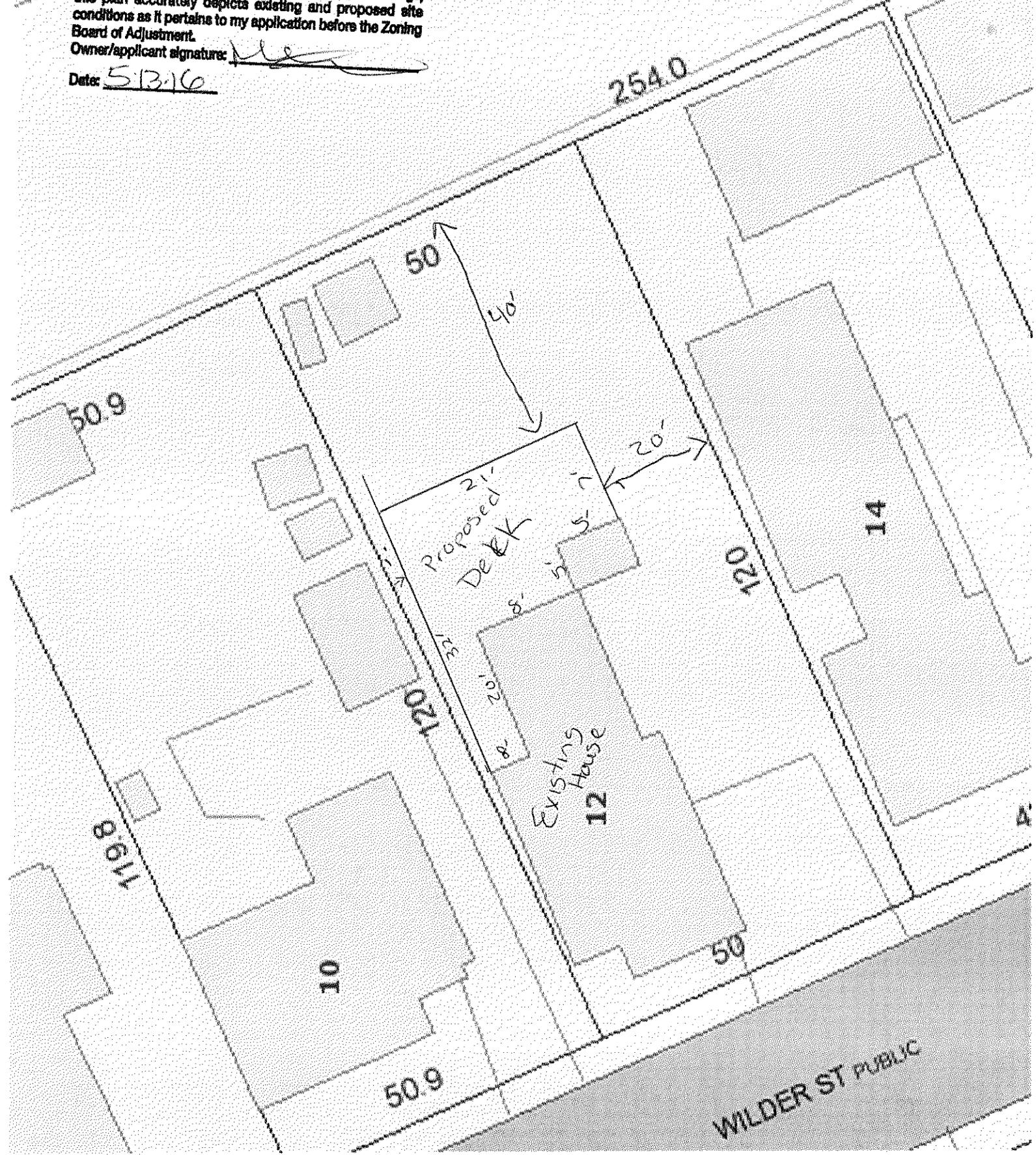


CITY OF NASHUA PLANNING DEPARTMENT

I, the undersigned, certify that to the best of my knowledge, this plan accurately depicts existing and proposed site conditions as it pertains to my application before the Zoning Board of Adjustment.

Owner/applicant signature: [Signature]

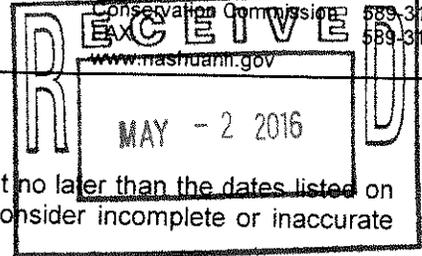
Date: 5/3/16





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 Economic Development 589-3070  
 Conservation Commission 589-3105  
 FAX 589-3119



**VARIANCE APPLICATION**

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. The ZBA will not consider incomplete or inaccurate applications for action. ~ PLEASE PRINT OR TYPE ~

**1. VARIANCE INFORMATION**

a. ADDRESS OF REQUEST 26 DELAWARE RD. NASHUA N.H. 03062  
 Zoning District R9 Sheet D Lot 318

b. VARIANCE(S) REQUESTED EXCEED MAXIMUM FENCE HEIGHT, 6 FEET ALLOWED 8 FEET REQUESTED

**2. GENERAL INFORMATION**

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

KENNETH H. DUNN  
 Applicant's signature Kenneth H. Dunn Date May 2, 2016  
 Applicant's address 26 DELAWARE RD.  
 Telephone number (home) 603-577-5565 (work) RETIRED

b. PROPERTY OWNER STAN & GAURA ROGERS

Owner's signature [Signature] Date 5-2-2016  
 Owner's address P/O Box 10451 BEDFORD, N.H. 03110  
 Telephone number (home) 603-598-4696 (work) 603-661-7156

Case number \_\_\_\_\_ Application Deadline 5/17/16 Date Received 5/2/16 Date of hearing 6/14/16  
 Notices: Newspaper  Abutters  Board Action \_\_\_\_\_  
 \$ \_\_\_\_\_ fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 \$ 330 application fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 \$15 signage fee  \$100 recovery fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 2016-00085

3. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attached additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

*The Fence will Be Stockade Type Professionally installed and safe. It will Replace our existing 6 foot high Stockade Fence currently in place. It will not affect Property values, nor will it impede their right to life, space or air also The Fence will not Block any access.*

2. **The proposed use will observe the spirit of the ordinance**, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

*The Fence is a Standard accessory structure which most homeowners enjoy for safety, security, and most of all privacy.*

3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

*Due to the Topography of The Land the Fence will allow us to use our property in the manner we see fit. It will ensure maximum Privacy and enjoyment of our yard and home which can not be achieved by some other feasible method.*

4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

*There will Be no negative impact to surrounding Property values.*

5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship**, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the

ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

*The Increased fence height will allow for reasonable use and maximum privacy to enjoy our yard and home*

4. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees \_\_\_\_\_ Number of employees per shift \_\_\_\_\_
- b. Hours and days of operation \_\_\_\_\_
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors \_\_\_\_\_
- d. Number of daily and weekly commercial deliveries to the premises \_\_\_\_\_
- e. Number of parking spaces available \_\_\_\_\_
- f. Describe your general business operations \_\_\_\_\_
- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation \_\_\_\_\_

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction.

I understand that only those point specifically mentioned are affected by action taken on this appeal.

*Kenneth H. Dunn*  
Signature of applicant

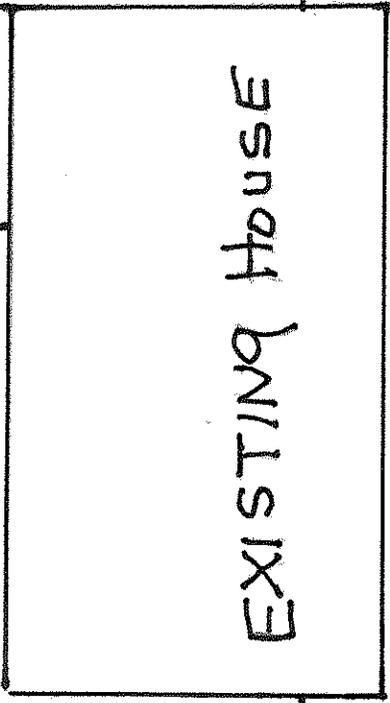
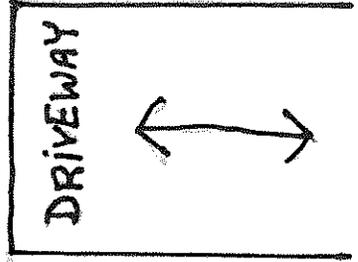
*May 2, 2016*  
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
- Please email it to me at \_\_\_\_\_
- Please mail it to me at \_\_\_\_\_

Lot 28 # 707

EXISTING 6 FT FENCE  
REPLACE WITH 8 FT  
← 46 FT →



CEMETARY

BACK YARD

FRONT YARD  
LOT 26

26 DELAWARE RD.

EXISTING 6 FT FENCE  
REPLACE WITH 8 FT  
← 48 FT →

LOT # 24

CITY OF NASHUA PLANNING DEPARTMENT

I, the undersigned, certify that to the best of my knowledge, this plan accurately depicts existing and proposed site conditions as it pertains to my application before the Zoning Board of Adjustment.

Owner/applicant signature: *Kenneth Dunn*

Date: 5-2-16

Trestle Brook Property Management

PO Box 10451

Bedford, NH 03110

TrestleBrook@comcast.net

March 17, 2016

City Of Nashua

RE: Replacement of wood fence at 26 Delaware Road, Nashua, NH

Dear Building Dept;

We grant permission to Mr. Dunn of 26 Delaware Road, Nashua, NH to replace the existing 6 foot tall wood fence, located along the right boundary line (when facing the house) with a 8 foot tall similar wood fence.

Please contact me if you have any questions or concerns.

Thank You,



Stan Rogers

Property Manager

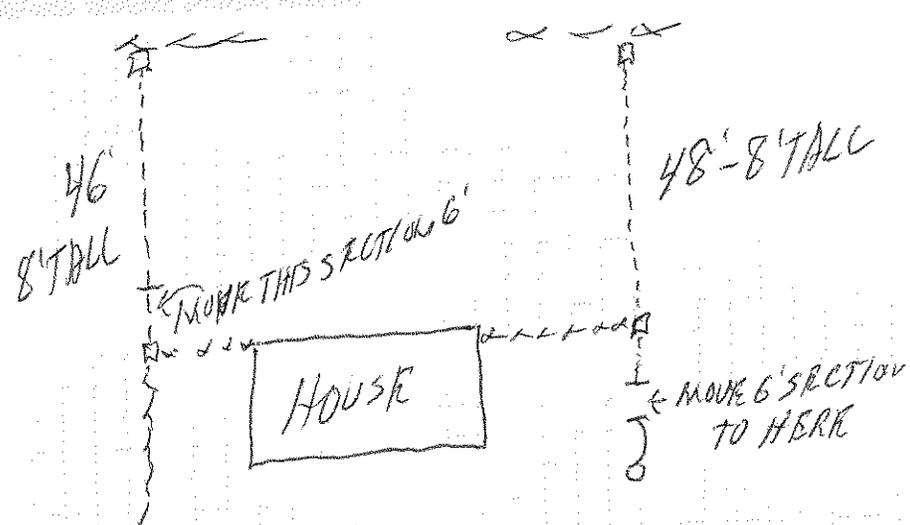
603-598-4696



# GATE CITY FENCE COMPANY, INC.

QUALITY INSTALLATIONS SINCE 1947  
 11 LEDGE STREET  
 NASHUA, NEW HAMPSHIRE 03060  
 PHONE: (603) 883-3217 FAX: (603) 882-0616  
 WWW.GATECITYFENCE.COM

MARCH 18, 2016  
 DATE OF ESTIMATE:



**PROPOSAL SUBMITTED TO:**

NAME: KEN DUNK  
 STREET: 26 DELAWARE RD.  
 CITY, STATE, ZIP: NASHUA  
 FAX / CELLULAR / PAGER: 577-5565  
 HOME PHONE / WORK PHONE:

We hereby submit specifications and estimates for:

94'-8" TALL #1 CEDAR STOCK PILE 2" X 4" BACKUP RAILS  
 5" X 5" BRUEL TOP P.T. POSTS  
 MOVE 1 SECTION TO NEAR DRIVEWAY  
 \$3,590.00

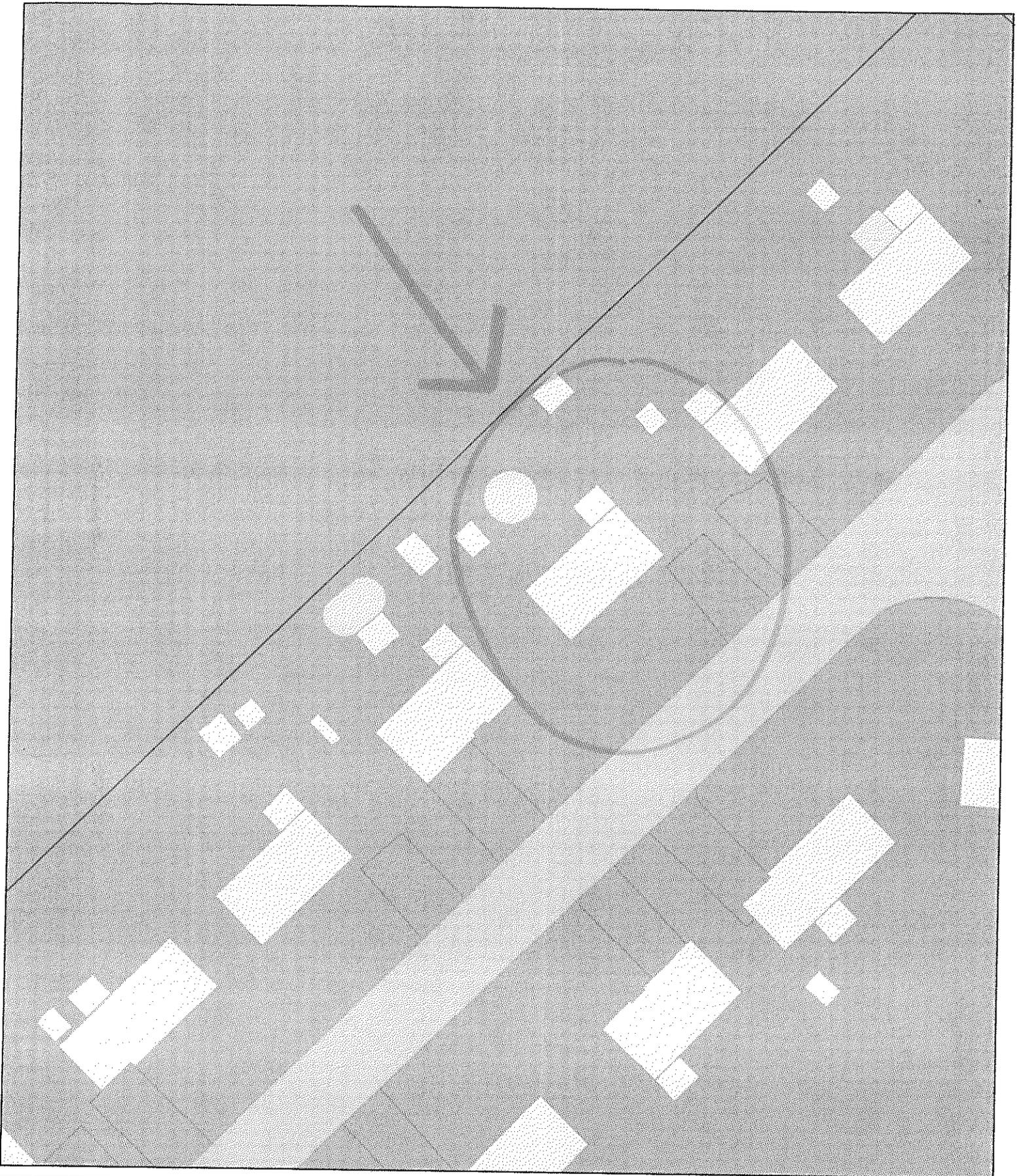
TAKE DOWN OLD STOCK PILE & HAIL DUMP  
 ADD \$175.00

Terms & Conditions (Additional terms & condition are located on the reverse side hereof): All material is guaranteed to be as specified. All work completed according to specifications. Any deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Workers Compensation and Liability Insurance. Service charge on overdue amounts equal to 18% per year. **Additional charge for ledge pins: First one \$ 125.00 - any additional \$ 85.00 each. Price quote valid for 45 days from date of estimate.**

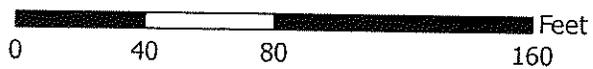
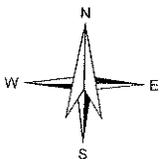
FEE: \_\_\_\_\_ dollars (\$)

<p><b>ACCEPTANCE OF PROPOSAL</b>          The foregoing prices, specifications and conditions are satisfactory and are hereby accepted. GATE CITY FENCE CO., INC. is authorized to do the work as specified.          50% DEPOSIT REQUIRED          FINAL PAYMENT DUE UPON COMPLETION</p>	<p><b>ACCEPTANCE DATE</b></p>

Authorized Signature: [Signature]  
 Acceptance Signature: \_\_\_\_\_



## 26 Delaware Rd



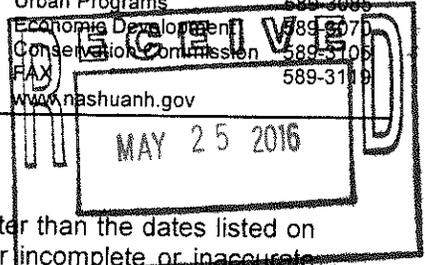
1 inch = 60 feet





**City of Nashua**  
**Community Development Division**  
 City Hall, 229 Main Street, PO Box 2019  
 Nashua, New Hampshire 03061-2019

Community Development 589-3095  
 Planning and Zoning 589-3090  
 Building Safety 589-3080  
 Code Enforcement 589-3100  
 Urban Programs 589-3085  
 Economic Development 589-3070  
 Conservation Commission 589-3106  
 FAX 589-3119  
 www.nashuanh.gov



**VARIANCE APPLICATION**

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. The ZBA will not consider incomplete or inaccurate applications for action. ~ PLEASE PRINT OR TYPE ~

**1. VARIANCE INFORMATION**

a. ADDRESS OF REQUEST 34 Bell St Nashua, NH 03064  
 Zoning District RA Sheet 135 Lot 80

b. VARIANCE(S) REQUESTED I am requesting 10ft of driveway  
of the existing driveway. 22' Propos 33

**2. GENERAL INFORMATION**

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

Enrique & Josefina Ruiz  
 Applicant's signature [Signature] Date 5/24/16  
 Applicant's address 34 Bell St Nashua N.H 03064  
 Telephone number (home) (603) 438 5493 (work) \_\_\_\_\_

b. PROPERTY OWNER Enrique & Josefina Ruiz

Owner's signature [Signature] Date 5/24/16  
 Owner's address 34 Bell St Nashua N.H 03064  
 Telephone number (home) (603) 438 5493 (work) \_\_\_\_\_

Case number _____	Application Deadline _____	Date Received _____	Date of hearing _____
Notices: Newspaper <input type="checkbox"/> Abutters <input type="checkbox"/> Board Action _____			
\$ _____ fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$15 signage fee <input type="checkbox"/> \$100 recovery fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	

**PURPOSE OF REQUEST**

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attached additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The requested variance is to expand an driveway from 11ft to 21ft. It will allow us to get into garage. We also have an 11ft driveway which is used to park our trailer and also serve as an exit from the basement.

2. **The proposed use will observe the spirit of the ordinance**, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The purpose of expanding our driveway is us to get into our two car garage. This will not impact the safety or design of the property.

3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

The benefit of this variance will help us drive in and out of the garage which will provide an extra parking space for our daughter. This variance will not harm the general public.

4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

The expansion of the driveway will have a negative effect on the property values in the neighborhood because there are no wider driveways.

5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship**, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the

Address \_\_\_\_\_

ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

This variance will not affect the character of the neighborhood in a negative way. We need this variance to be able to get into the garage.

4. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees \_\_\_\_\_ Number of employees per shift \_\_\_\_\_
- b. Hours and days of operation \_\_\_\_\_
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors \_\_\_\_\_
- d. Number of daily and weekly commercial deliveries to the premises \_\_\_\_\_
- e. Number of parking spaces available \_\_\_\_\_
- f. Describe your general business operations \_\_\_\_\_
- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation \_\_\_\_\_

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction.

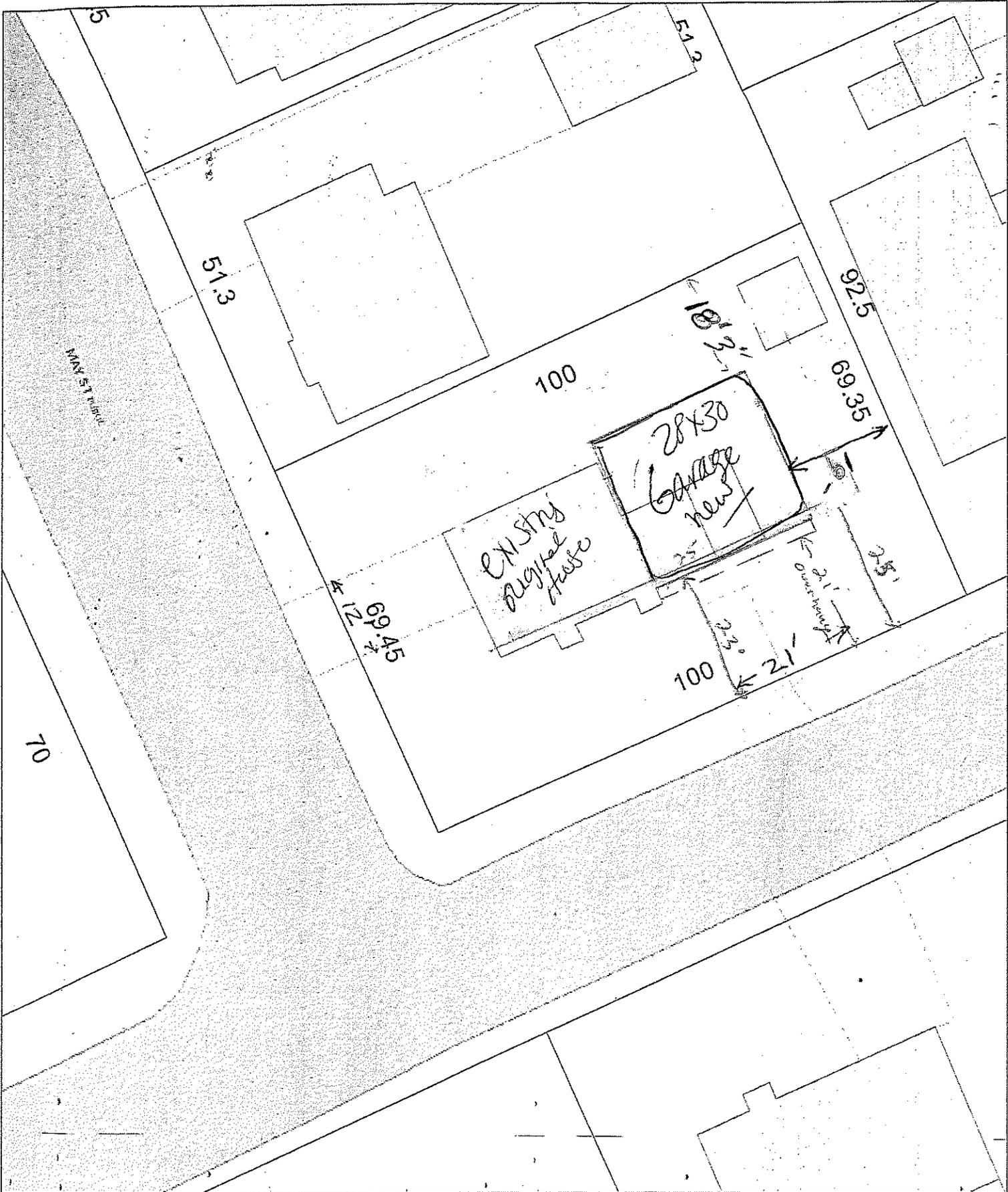
I understand that only those point specifically mentioned are affected by action taken on this appeal.

Enrique Ruiz  
Signature of applicant

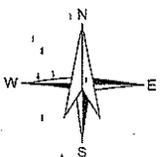
5-21  
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
- Please email it to me at ruizenrique77@aol.com
- Please mail it to me at \_\_\_\_\_



Nashua, NH



1 inch = 30 feet



No one.

MOTION by Mr. Shaw to approve the variance application as advertised on behalf of the owner, with both requests considered collectively. Mr. Shaw said that the variances are needed to enable the applicant's proposed use of the property, given the special conditions of the property, the depth of the driveway is limited by the placement of the house relative to the street, and the owner has the need for additional parking, and the driveways will keep cars from parking on the street, also, the concern of the driveway being within 50 feet of the intersection, the Board does not feel it's a significant safety concern considering the nature of the two dead-end streets and the limited number of houses that are beyond the subject property, and there is nothing reasonably feasible for the applicant to do otherwise.

Mr. Shaw said that the proposed use would be within the spirit and intent of the ordinance.

Mr. Shaw said that it will have no negative impact on surrounding properties. He said it is not contrary to the public interest, and substantial justice is served to the owner.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY 5-0.



8. Josefina & Enrique Ruiz (Owners) 34 Bell Street (Sheet 135 Lot 80) requesting variance to encroach 4 feet into the 25 foot required front yard setback to construct an attached 28'x30' garage with rooms above. RA Zone, Ward 3.

Voting on this case:

Gerry Reppucci  
Jack Currier  
J.P. Boucher  
Mariellen MacKay  
Rob Shaw

Enrique Ruiz, 34 Bell Street, Nashua, NH. Mr. Ruiz said that the setback is 25 feet from the front property line, but the actual house is 23 feet back. He said that the proposed garage

would keep the same line in the front as the house, and there would be an overhang in the front over the garage doors to prevent water from splashing the water, it would be two feet.

Mr. Reppucci asked if there is going to be access from the new structure into the house.

Mr. Ruiz said that there will be, on the back side where the stairs go up to the second story above the garage, in the back side of the house, it'll be in the inside.

Mr. Reppucci asked what the height of the new structure will be when it's all done.

Mr. Ruiz said it should be noted on the plan.

Mr. Shaw said the drawing is showing two dimensions superimposed on it.

Mr. Reppucci asked if the garage is going to be taller than the house.

Mr. Ruiz said yes, the house is one story tall, and the garage will have a story on top of it.

Mr. Reppucci asked who is designing and building the addition.

Mr. Ruiz said that he is, he's a carpenter.

Mr. Falk said that the Code allows 35 feet in height, and no more than 2½ stories.

Discussion ensued on what the proposed structure would look like.

**SPEAKING IN FAVOR:**

No one.

**SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:**

No one.

**MOTION** by Mrs. MacKay to approve the variance application as advertised on behalf of the owner. Mrs. MacKay said that the

variance is needed to enable the applicant's proposed use of the property, given the special conditions of the property, being that the proposed garage addition will be kept in line with the existing foundation of the house.

Mrs. MacKay said that the proposed use would be within the spirit and intent of the ordinance.

Mrs. MacKay said that it will have no negative impact on surrounding properties. He said it is not contrary to the public interest, and substantial justice is served to the owner, as they need additional living space.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY 5-0.

9. One Chestnut Street Limited Partnership (Owner) First Sign & Corporate Image, Inc. (Applicant) 1 Chestnut Street (Sheet 80 Lot 1) requesting variance to exceed maximum wall sign area, 100 square feet allowed, 200 square feet existing, two additional wall signs at 375.5 square feet each proposed for east and west elevations for a total of 951 square feet. GI/MU Zone, Ward 4.

Voting on this case:

Gerry Reppucci  
Jack Currier  
J.P. Boucher  
Mariellen MacKay  
Rob Shaw

Scott Aubertin, First Sign & Corporate Image, Inc., Manchester NH. Mr. Aubertin said that the proposed signage will help with additional visibility now that the Broad Street Parkway is open and make the building more visible. He said that they have an architecturally challenged building, it was built as a card factory, and it doesn't look like a professional building, it's not terribly attractive. He said that they want to give the building an identity, by giving the building address an identity and make it attractive and hopefully bring the occupancy up, and have it realize its best use with a professional look.



**City of Nashua**  
**Community Development Division**  
 City Hall, 229 Main Street, PO Box 2019  
 Nashua, New Hampshire 03061-2019

Community Development 589-3095  
 Planning and Zoning 589-3090  
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## VARIANCE APPLICATION

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. The ZBA will not consider incomplete or inaccurate applications for action. ~ PLEASE PRINT OR TYPE ~

### 1. VARIANCE INFORMATION

a. ADDRESS OF REQUEST 225 Daniel Webster Highway, Nashua, NH

Zoning District HB Sheet A Lot 190

b. VARIANCE(S) REQUESTED

1. Variance from Section 190-101 and Table 101-7 to allow for a fabricated aluminum header containing logo and copy on an existing ground sign where the existing ground sign is approximately 315 square ft (permitted by a variance) and the copy on the proposed header is approximately 20 square ft resulting in a total ground sign of 345 square ft. where 150 square ft. is permitted.

\* 335

\* CF PM TIL 5-24-16

### 2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

Linear Retail Nashua #1, LLC

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant's address 5 Burlington Woods Drive, S107, Burlington, MA 01803

Telephone number (home) \_\_\_\_\_ (work) 781-202-5354

b. PROPERTY OWNER Linear Retail Nashua #1, LLC

Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's address 5 Burlington Woods Drive, S107, Burlington, MA 01803

Telephone number (home) \_\_\_\_\_ (work) 781-202-5354

Case number \_\_\_\_\_ Application Deadline \_\_\_\_\_ Date Received \_\_\_\_\_ Date of hearing 6/14/16

Notices: Newspaper  Abutters  Board Action \_\_\_\_\_

\$ \_\_\_\_\_ fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$ \_\_\_\_\_ application fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$15 signage fee  \$100 recovery fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

PLR2016-00088

**3. PURPOSE OF REQUEST**

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attached additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

See attached

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- 2. **The proposed use will observe the spirit of the ordinance**, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

See attached

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- 3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

See attached

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- 4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

See attached

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- 5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship**, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the

ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. USE VARIANCE ADDITIONAL INFORMATION

N/A

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees \_\_\_\_\_ Number of employees per shift \_\_\_\_\_
- b. Hours and days of operation \_\_\_\_\_
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors \_\_\_\_\_
- d. Number of daily and weekly commercial deliveries to the premises \_\_\_\_\_
- e. Number of parking spaces available \_\_\_\_\_
- f. Describe your general business operations \_\_\_\_\_  
\_\_\_\_\_

- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction.*

*I understand that only those point specifically mentioned are affected by action taken on this appeal.*

  
Signature of applicant

5/2/2016  
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
- Please email it to me at \_\_\_\_\_
- Please mail it to me at \_\_\_\_\_  
\_\_\_\_\_

## VARIANCE APPLICATION

**APPLICANT: LINEAR RETAIL NASHUA #1, LLC**

### 3. PURPOSE OF REQUEST

*Proposal.*

Daniel Webster Plaza is located at 225 Daniel Webster Highway and is a part of 3 commercial centers that are owned and managed by Linear Retail. Linear Retail is upgrading the properties and attempting to coordinate and improve the presentation. They have made improvements to the facades of the buildings and they have made improvements to parking and internal traffic. They have made substantial investments in new and coordinated signage for the centers. This application relates to the ground sign that is presently at 225 Daniel Webster Highway.

The existing ground sign is oversized and permitted by variance. The proposal is to add a fabricated aluminum header to the existing ground sign which will have the logo and copy identifying the plaza. The name of this plaza is Daniel Webster Plaza and the logo and copy will be consistent with and coordinated with Daniel Webster Shops and Daniel Webster Crossing the two other centers immediately adjacent, and owned by Linear Retail.

The proposed cap will require removal of an existing header and replacing it with a new fabricated aluminum up-lit header which will increase the height approximately 1 foot 5 inches and will add approximately 20 square feet of copy space.

In the end, the header will be consistent with the signage for 8 Daniel Webster Crossing (8 Spitbrook Road) and Daniel Webster Shops (219 Daniel Webster Highway).

*1. Not Contrary To The Public Interest.*

The proposed modification to the sign is reasonable in the context of other signs in the immediate area. While there is a small addition to the total copy in the sign, it is consistent with other signs. The alternative is to add text to the already existing header. The existing header will only allow lettering which would not be visible to the traveling public. Overall, the modification to the sign, as permitted by this variance, will provide the general public with information that the shopping centers are coordinated; and, the additional copy will have no adverse impact to the rights of the public. It is safe and unobjectionable.

*2. Observe The Spirit Of The Ordinance.*

The proposed sign is consistent with the signs in the immediate neighborhood and will not alter the essential character of the neighborhood, threaten public health, safety or

welfare or otherwise adversely impact the rights of others. It will inform the public in a fair and reasonable way that three commercial centers are coordinated. The sign will continue to be a reasonable size consistent with other signs in the immediate area.

3. *Substantial Justice Will Be Done By Granting Variance.*

This proposal requests a small addition to the copy of an existing ground sign. The existing sign has been granted a variance. The change in the sign is negligible. The cap is appropriate as a means to accomplish coordinated signs with very little modification to the existing sign. By allowing the variance, the plazas can be identified as coordinated plazas without adversely impacting the rights of others. The owner can coordinate and improve their “brand” without impacting other properties. The general public will not realize any appreciable gain from denying the variance as the requested modification is negligible.

4. *Will Not Diminish The Value Of Surrounding Properties.*

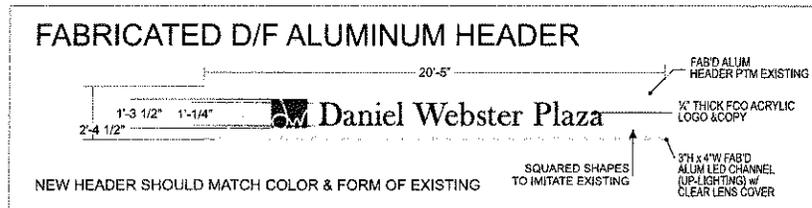
The proposed new sign will have no effect on abutting property values. There will be no adverse impact to any other property. Improving the “brand” for the properties owned by Linear Retail is a benefit to the general area.

5. *Unnecessary Hardship.*

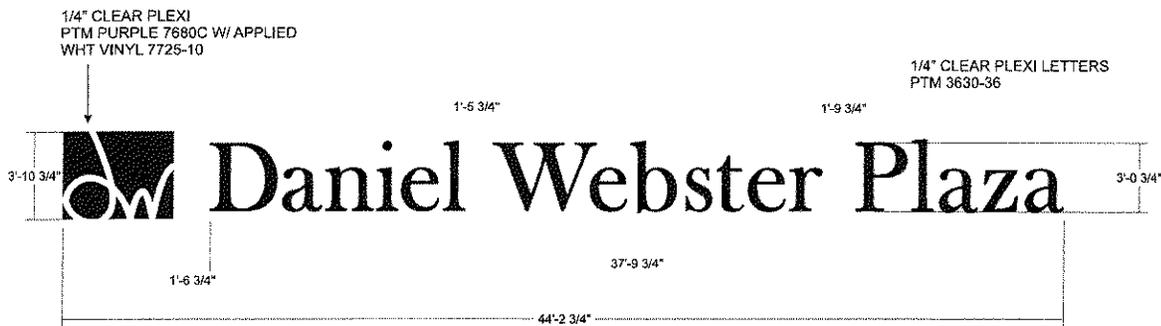
The proposed sign will coordinate this commercial plaza with two other plazas in the immediate area. It will improve the “brand” for Daniel Webster Shops, Daniel Webster Crossing and Daniel Webster Plaza. The additional signage is reasonable under the circumstances.

There are special conditions of the existing uses, existing visual barriers and the physical layout of the three sister commercial developments are factors which make the literal enforcement of this ordinance an unnecessary hardship. The benefits afforded the general a public by providing the coordinated signage far outweigh the benefit of enforcing the restrictions. The purpose of the sign ordinance is better served by allowing this variance. The benefit sought by the Applicant cannot be achieved by some other method reasonably feasible for the Applicant to pursue, other than by this variance.

**ITEM A** - REMOVE HEADER AND REPLACE W/ NEW FABRICATED ALUMINUM UP-LIT D/F HEADER



FCO'S (FOR BOTH SIDES OF NEW HEADER)

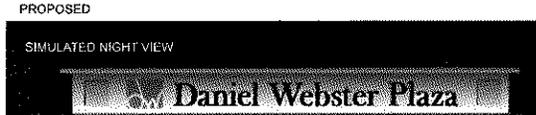
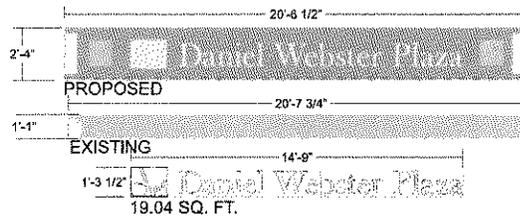


scale 3/4" = 1'-0"

FCO LETTER JOB	CREW FCO LETTER JOB	PERMIT/INSPECTION	MFG	Job Name: DANIEL WEBSTER PLAZA
Location: <input type="checkbox"/> Int. <input type="checkbox"/> Ext.	Loc. Plan Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	Loc. Plan Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> JBade	Location: 225 DANIEL WEBSTER HIGHWAY
Material: <input type="checkbox"/> Alum <input type="checkbox"/> Plex <input type="checkbox"/> Lexan <input type="checkbox"/> Other:	Working Hrs Allowed:	ESD Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> BarbeMex	Design Specifications Accepted By: _____
Thickness:	# of Crews/Trucks:	Base Insp Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Sub	Client: _____
Mounting: <input type="checkbox"/> Flush <input type="checkbox"/> Spaced off wall	Special Vehicle Type:	Elec Insp Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other:	Landlord: _____
Mounted With: <input type="checkbox"/> Studs <input type="checkbox"/> DS Tape/Silicon	Overnight Req: <input type="checkbox"/> Yes <input type="checkbox"/> No #:	Sign Insp Req: <input type="checkbox"/> Yes <input type="checkbox"/> No		PROJECT APPROVAL
Spacer Length: <input type="checkbox"/> 1" <input type="checkbox"/> 1/2" <input type="checkbox"/> 3/4" <input type="checkbox"/> Other: _____	Special Parking Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	Special Parking Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	INSTALLATION	Design: _____ Date: _____
Spacer Width: <input type="checkbox"/> 1" <input type="checkbox"/> 1/2" <input type="checkbox"/> 3/4" <input type="checkbox"/> Other: _____	Police Detail Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	Police Detail Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Barbe	Engineering: _____ Date: _____
	Permits Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	Permits Req: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Sub:	Estimating: _____ Date: _____
		Special Note:	<input type="checkbox"/> Other:	Sales: _____ Date: _____
				Production: _____ Date: _____
				Installation: _____ Date: _____
				© COPYRIGHT 2015 THE BARLO GROUP THIS DESIGN IS FOR YOUR PERSONAL USE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
				File Name: DANIEL WEBSTER PLAZA 151115847 J
				B-15-11-15647
				SHEET: 1.1

# PROPOSED

**ITEM A - (1) REMOVE HEADER AND REPLACE W/ NEW FABRICATED ALUMINUM UP-LIT D/F HEADER**



SCALE: 1/4" = 1'-0"

<b>JOB#:</b>	<b>SCOPE OF WORK</b>	<b>PYLON HEADER</b>	<b>GENERAL NOTES</b>	<b>REVISIONS</b>	<b>Job Name: DANIEL WEBSTER PLAZA</b>	<p>128 Drury St., Durham, NC 27601 (919) 496-2838 Fax: (919) 496-2840 For Service: 909-227-8814</p>																											
	ITEM A - (1) REMOVE HEADER AND REPLACE W/ NEW FABRICATED ALUMINUM UP-LIT D/F HEADER	FABRICATED ALUMINUM TO PTM EXISTING COLORS	<b>SITE SURVEY REQUIRED!</b>	<table border="1"> <thead> <tr> <th>Date</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>4-28-16</td> <td>Revised - Show Dimensions Of existing cap - removed overall SF of sign and show SF of existing cap and SF of Proposed Cap</td> </tr> </tbody> </table>	Date		Comment	4-28-16	Revised - Show Dimensions Of existing cap - removed overall SF of sign and show SF of existing cap and SF of Proposed Cap	<table border="1"> <tr> <td>Location: 225 DANIEL WEBSTER HIGHWAY</td> <td>Design By: JOANNE</td> </tr> <tr> <td>Design: Steve &amp; Joanne A. Vothel By:</td> <td>Sales Rep: BARN</td> </tr> <tr> <td>Client:</td> <td>PM: TOM M</td> </tr> <tr> <td>Leadtime:</td> <td>Date: 11/17/15</td> </tr> </table>	Location: 225 DANIEL WEBSTER HIGHWAY	Design By: JOANNE	Design: Steve & Joanne A. Vothel By:	Sales Rep: BARN	Client:	PM: TOM M	Leadtime:	Date: 11/17/15															
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DISPOSE: EXISTING TOP		ALL COLORS ARE FOR REPRESENTATION ONLY. USE ACTUAL SAMPLES FOR COLOR MATCH.																															

EXISTING



# DANIEL WEBSTER CROSSING

(EXISTING)



D.W. SHOPS  
(EXISTING)



NOODLES  
& COMPANY

Advanced Webuser Store

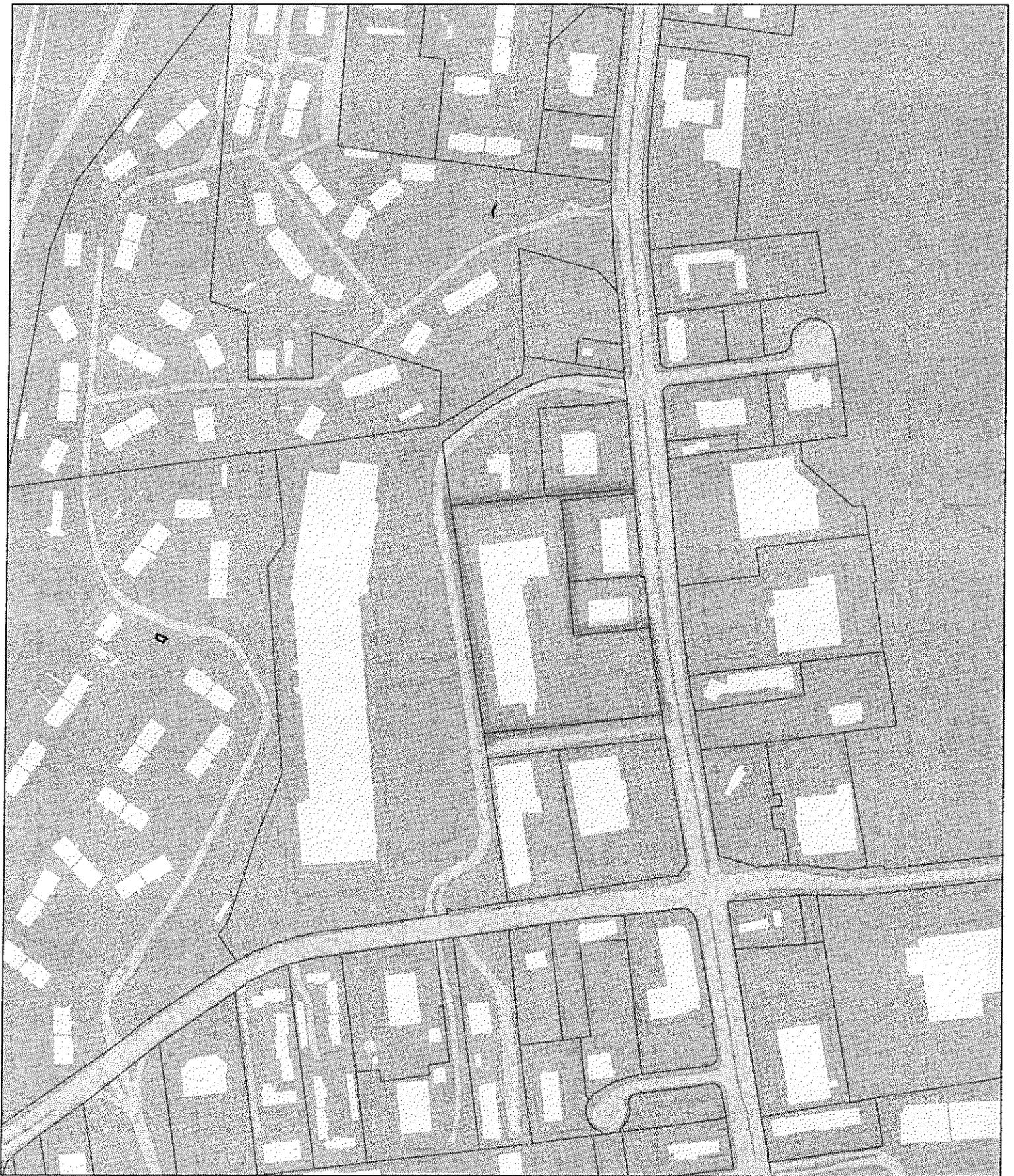
Xfinity

NOODLES  
RESTAURANT

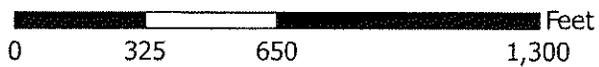
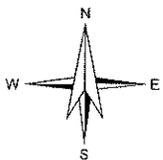
THE SCIMITAR

NOODLES RESTAURANT

NOODLES



**225 DW Hwy**



1 inch = 476 feet

