

1. Zoning Board Regular Meeting Agenda (PDF)

Documents:

[20160913 ZBA AGENDA.PDF](#)

2. Zoning Board Regular Meeting Amended Agenda (PDF)

Documents:

[20160913 ZBA AGENDA AMENDED.PDF](#)

3. 20160913 ZBA Meeting Packet

Documents:

[20160913 4 TO 6 UNION ST.PDF](#)
[20160913 5 KINGSTON DR.PDF](#)
[20160913 10 ALLDS ST.PDF](#)
[20160913 10 LANCASTER DR \(AMENDED\).PDF](#)
[20160913 16 WHITFORD RD.PDF](#)
[20160913 19 COX ST.PDF](#)
[20160913 24 MEADE ST.PDF](#)
[20160913 33 TRAFALGAR SQ \(AMENDED\).PDF](#)
[20160913 65 NAGLE ST \(AMENDED\).PDF](#)
[20160913 93 ALLDS ST.PDF](#)
[20160913 375 AMHERST ST.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	

August 25, 2016

The following is to be published on ROP September 3, 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, September 13, 2016, at 6:30 PM at the Nashua City Hall Auditorium, 3rd floor, 229 Main Street.

1. Daniel R. & Ann M. Cathcart (Owners) 10 Lancaster Drive (Sheet B Lot 1522) requesting the following variances: 1) to encroach 6 feet into the 20 foot required front yard setback on Robinhood Drive; 2) to encroach 15 feet into the 20 foot required front yard setback on Lancaster Drive; and 3) to exceed maximum driveway width within property, 21 feet existing, 24 feet permitted - up to 34 feet proposed - all requests to install a 14'x24' tent garage. R9 Zone, Ward 9.
2. Duane M. Smith, Tr., & DM Smith & AT Rev Trust (Owner) 93 Allds Street (Sheet 27 Lot 53) requesting variance for minimum lot area, 6,595 sq.ft existing, 12,446 sq.ft required, to convert an existing use of a laundromat with an apartment to a two-family dwelling. RB Zone, Ward 7.
3. Pamela J. Sardy (Owner) 16 Whitford Road (Sheet C Lot 377) requesting variance to exceed maximum fence height, 6 feet permitted, 9 feet proposed, for a 48-foot long section near the left side of the lot. R30 Zone, Ward 5.
4. Hunt Community (Owner) Barlo Signs (Applicant) 10 Allds Street (Sheet 16 Lot 16) requesting variance to exceed maximum ground sign area, 10 sq.ft permitted, 26.6 sq.ft existing - 42 sq.ft proposed, to replace existing ground sign. RB Zone, Ward 7.
5. Kevin & Claire Bergeron (Owners) 5 Kingston Drive (Sheet 104 Lot 47) requesting variance to encroach 4 feet into the 10 foot required left side yard setback to construct an attached 18'x20' carport. RA Zone, Ward 6.
6. DSM MB I, LLC (Owner) Starlite Sign (Applicant) 375 Amherst Street (Sheet G Lot 398) requesting variance to exceed maximum wall sign area, 150 sq.ft permitted, 242 sq.ft proposed. GB Zone, Ward 2.

7. Reynaldo & Carmen E. Alvarado (Owners) 24 Meade Street (Sheet 137A Lot 83) requesting variance to exceed maximum accessory use area, 40% permitted, 72% proposed - to allow for the addition of a 10'x12' shed. RA Zone, Ward 2.
8. Christopher Eckler (Owner) 4-6 Union Street (Sheet 38 Lot 37) requesting special exception to maintain expansion of a nonconforming use, two dwelling units approved, three dwelling units existing. GI Zone, Ward 7.
9. Patrick & Elizabeth J. Belanger (Owners) 19 Cox Street (Sheet 58 Lot 26) requesting variance to exceed maximum accessory use area, 40% permitted, 72.4% proposed - to install an 18'x36' in-ground swimming pool. RA Zone, Ward 2.

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.

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



City of Nashua

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ZONING BOARD OF ADJUSTMENT

SEPTEMBER 13, 2016

AMENDED AGENDA

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[TABLED FROM 8-9-16 MEETING]
2. Moavenian Realty, LLC (Owner) Dr. Nader Moavenian/New Hampshire Oral & Maxillofacial Surgery (Applicant) 33 Trafalgar Square (Sheet G Lot 653) requesting variance to exceed maximum number of wall signs, 3 permitted, 3 existing - 1 additional wall sign requested on north building elevation. GB Zone, Ward 2.
[TABLED FROM 8-9-16 MEETING]
3. Jose G. Balderas (Owner) 65 Nagle Street (Sheet 102 Lot 201) requesting variance for minimum lot area, 7,077 sq.ft existing, 12,446 sq.ft required - to convert a single-family home into a two-family home. RB Zone, Ward 6. **[TABLED FROM 8-23-16 MEETING]**
4. Duane M. Smith, Tr., & DM Smith & AT Rev Trust (Owner) 93 Allds Street (Sheet 27 Lot 53) requesting variance for minimum lot area, 6,595 sq.ft existing, 12,446 sq.ft required, to convert an existing use of a laundromat with an apartment to a two-family dwelling. RB Zone, Ward 7.
5. Pamela J. Sardy (Owner) 16 Whitford Road (Sheet C Lot 377) requesting variance to exceed maximum fence height, 6 feet permitted, 9 feet proposed, for a 48-foot long section near the left side of the lot. R30 Zone, Ward 5.
6. Hunt Community (Owner) Barlo Signs (Applicant) 10 Allds Street (Sheet 16 Lot 16) requesting variance to exceed maximum ground sign area, 10 sq.ft permitted, 26.6 sq.ft existing - 42 sq.ft proposed, to replace existing ground sign. RB Zone, Ward 7.

7. Kevin & Claire Bergeron (Owners) 5 Kingston Drive (Sheet 104 Lot 47) requesting variance to encroach 4 feet into the 10 foot required left side yard setback to construct an attached 18'x20' carport. RA Zone, Ward 6.
8. DSM MB I, LLC (Owner) Starlite Sign (Applicant) 375 Amherst Street (Sheet G Lot 398) requesting variance to exceed maximum wall sign area, 150 sq.ft permitted, 242 sq.ft proposed. GB Zone, Ward 2.
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10. Christopher Eckler (Owner) 4-6 Union Street (Sheet 38 Lot 37) requesting special exception to maintain expansion of a nonconforming use, two dwelling units approved, three dwelling units existing. GI Zone, Ward 7.
11. Patrick & Elizabeth J. Belanger (Owners) 19 Cox Street (Sheet 58 Lot 26) requesting variance to exceed maximum accessory use area, 40% permitted, 72.4% proposed - to install an 18'x36' in-ground swimming pool. RA Zone, Ward 2.

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:

8/23

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

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.

TO ALLOW THE PRE-EXISTING 3RD UNIT TO REMAIN
AND BE RE-RENTED.

- 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?

NEGLEGABLE EFFECTS ARE ANTICIPATED DUE TO THE SMALL
SIZE OF THE APARTMENT (1 BEDROOM) AND IT NEVER HAD
ANY NEGATIVE EFFECTS DURING PREVIOUS USE.

- 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?

THIS IS A MIXED USE NEIGHBORHOOD THAT WILL NOT
BE IMPAIRED IN ANY WAY AS LONG AS NO TENANT
IS ALLOWED TO HAVE MORE THAN TWO VEHICLES AT THIS UNIT
UNIT.

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 N/A Number of employees per shift N/A
- b. Hours and days of operation N/A
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors N/A
- d. Number of daily and weekly commercial deliveries to the premises N/A
- e. Number of parking spaces available 2

f. Describe your general business operations:

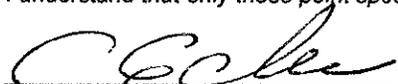
APARTMENT RENTAL

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

ONE BASEMENT WINDOW WILL BE INCREASED IN SIZE
WITH A WINDOW WELL TO BE ADDED.

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

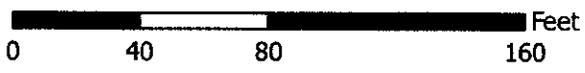
08 16 16
Date

CHRISTOPHER ECKLER
Print Name

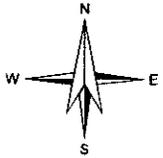
08 16 16
Date



4-6 Union St



1 inch = 60 feet



City of Nashua, New Hampshire
 PROPERTY DESCRIPTION SCREEN
 ("Tab" Twice for Branches)

Acct#: 20,682	Sheet: 00380	Owner: VALLEY, RONALD S & VERONICA F
Card#: 1 OF 1	Lot: 000370	Property: 4-6 UNION ST
01 Style : 11 FAMILY CONVERSID	12 Int Floor 1 : 14 CARPET	
02 Model : 01 SINGLE FAMILY RE	13 Int Floor 2 : 12 HARDWOOD	
03 Grade : 03 AVERAGE	14 Heating Fuel : 03 GAS	
04 Stories : 03 2.0 STORIES	15 Heating Type : 06 STEAM	
05 Occupancy : 02 TWO FAMILY	16 A/C Type : 01 NONE	
06 Ext Wall : 26 ALUMINUM SIDING	17 Bedrooms : 05 4 BEDROOMS	
07 Ext Wall 2 : 00	18 Bathrooms : 3.0	
08 Roof Struct: 03 GABLE OR HIP	19 Total Rooms : 09	
09 Roof Cover : 03 ASPH/F GLASS/COM	20 Bath Style : 02 MODERN	
10 Int Wall 1 : 05 DRYWALL	21 Kitchen Style: 02 MODERN	
11 Int Wall 2 : 03 PLASTERED		
Land Area: 6,603.00	Living Area: 4,140	
Land Use Code: 1402 2 UNITS	Last Transfer Date: 16-MAY-79	
Year Built : 1,900	Book: 2,689 Page: 255	

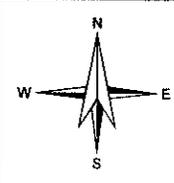
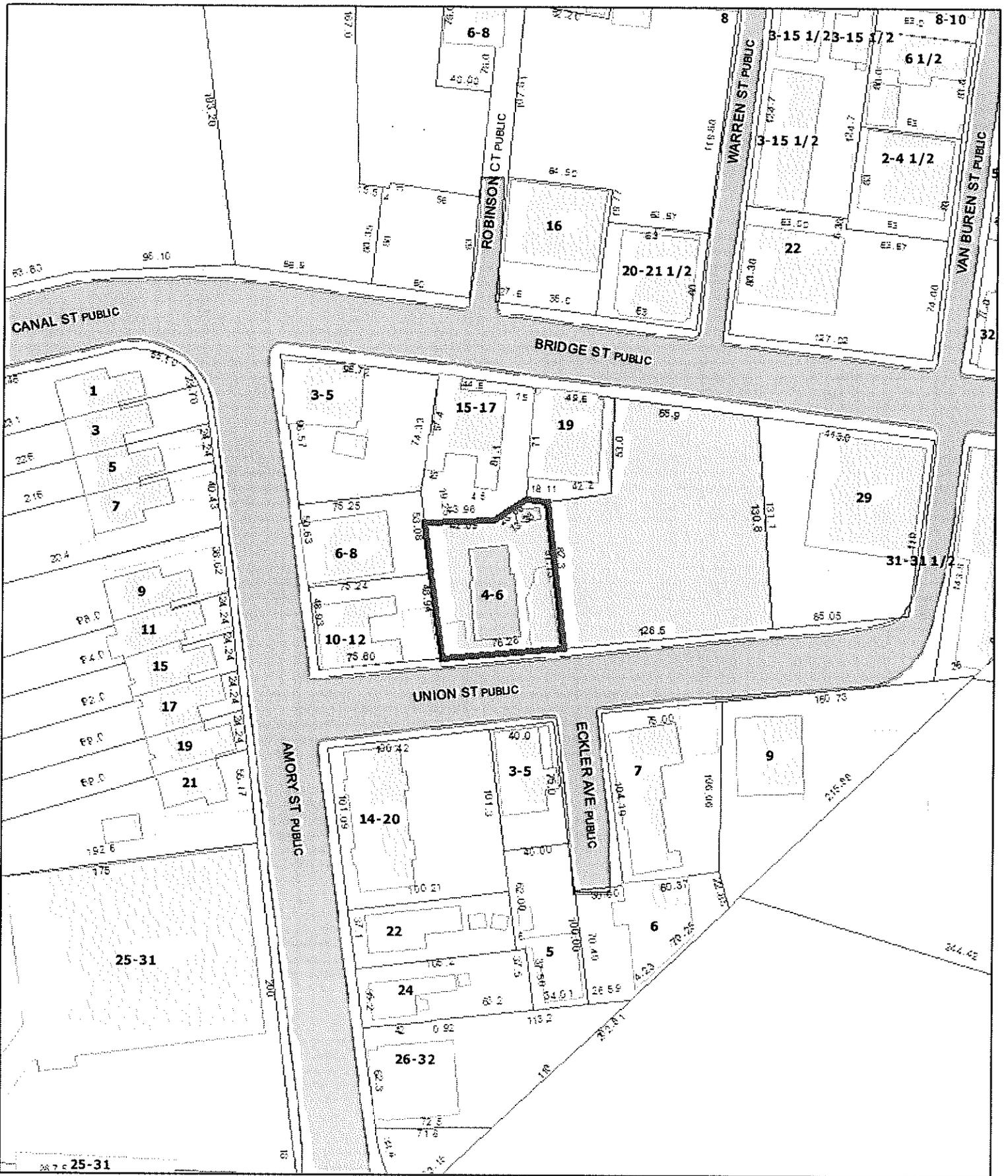
to whom I may concern

In May 15, 1997, I inspected this property for the purpose of a owner requesting an existing building C.O.

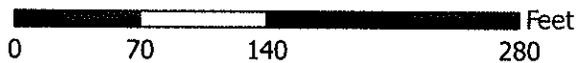
I found a two-family dwelling of apparent long standing (ie +/- 1900) a number of repairs needed were in evidence which were called to the attention of the owner. These were not the purpose of the inspection but included fixing the guy wires on a vent through the roof, smoke detectors and various handrails inside and outside.

*William P Wash
 May 16, 1997*

cc. Lon Miller



4-6 Union St



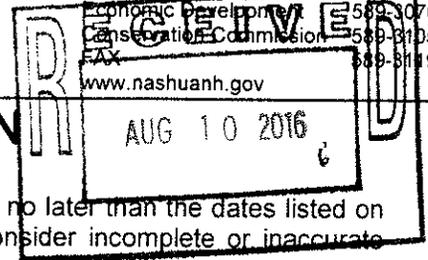
1 inch = 106 feet





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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 5 KINGSTON DR NASHUA NH 03060
 Zoning District RA Sheet 104 Lot 47

b. VARIANCE(S) REQUESTED:
FOR A 18'x20' CARPORT. THE PROPERTY LINE IS
24' FROM THE HOUSE. A VARIANCE FOR A 6' SETBACK
IS NEEDED.

2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
 (Print Name): Kevin Bergeron
 Applicant's signature Kevin Bergeron Date _____
 Applicant's address 5 KINGSTON DR NASHUA NH 03060
 Telephone number H: 603-589-9626 C: 978-821-5283 E-mail: B15889@Hotmail.com

b. PROPERTY OWNER (Print Name): Kevin Bergeron
 Owner's signature Kevin Bergeron Date _____
 Owner's address 5 KINGSTON DR. NASHUA NH 03060
 Telephone number H: 603-589-9626 C: 978-821-5283 E-mail: B1588@Hotmail.com

OFFICE USE ONLY

Application checked for completeness: ML

Case number _____ Application Deadline 8/16/16 Date Received 8/10/16 Date of hearing 9/13/16

Notices: Newspaper Abutters Board Action _____

\$ _____ fee Date Paid _____ Receipt # _____
 \$ 330 application fee Date Paid _____ Receipt # _____
 \$15 signage fee \$100 recovery fee } \$345
 CK # 261 Date Paid _____ Receipt # _____

PLR2016-00173

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.

IN WINTER TO KEEP SNOW OFF CARS, AND
MINIMIZE SHOULDERING. WIFE IS A SENIOR AND HUSBAND
HAS HAD BACK SURGERY AND OTHER HEALTH.

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.

Kevin Bergeron
Signature of Applicant

8-9-2016
Date

Kevin Bergeron
Print Name

8-9-2016
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 _____

Laundry Trays
 Washing Machine
 Lavatories
 Bath or Shower

SHEET 1P432

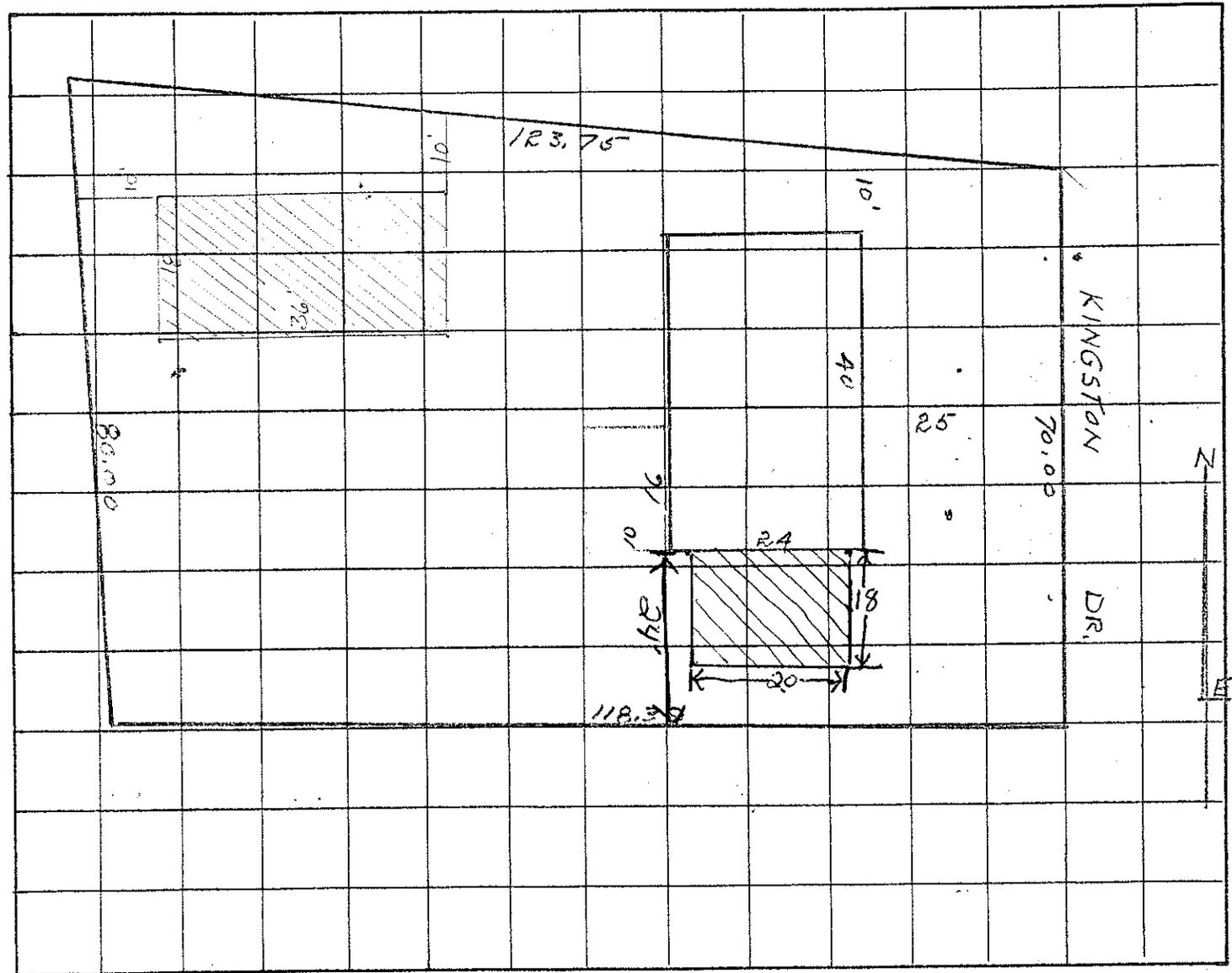
15 KINGSTON DR.
 No. Street

SCALE 1" = 20 ft.

B.
 District

9-20-12	

REMARKS 8105, PDS 40X24



I, CITY OF NASHUA PLANNING DEPARTMENT certify this plot. Date

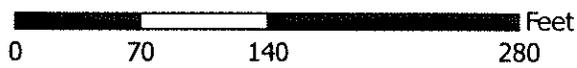
I, the undersigned, certify that, to my knowledge, this plan accurately depicts the proposed site conditions and it is submitted in application to the Zoning Board.

Adjusted by R. Berger
 Owner

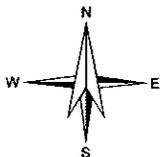
Date: 8-10-2016



5 Kingston Drive

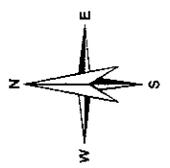


1 inch = 106 feet





5 Kingston Dr



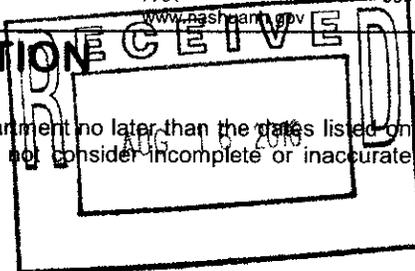


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VARIANCE APPLICATION



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 10 ALLDS ST
 Zoning District RB Sheet 0016 Lot 00016

b. VARIANCE(S) REQUESTED:
INSTALLATION OF ONE 4'2" X 10', 7'1" TALL (42 SF) EXTERNALLY ILLUMINATED MONUMENT SIGN, WHICH REPLACES AN EXISTING MONUMENT SIGN.

2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
 (Print Name): BARLO SIGNS/JENN ROBICHAUD/PAUL MARTIN
 Applicant's signature [Signature] Date 8/16/16
 Applicant's address BARLO SIGNS 158 GREELEY ST HUDSON NH 03051
 Telephone number H: 882 2638 X 333 C: _____ E-mail: jenn@barlosigns.com

b. PROPERTY OWNER (Print Name): HUNT COMMUNITY
 Owner's signature AUTHORIZATION ENCLOSED Date 8 16 16
 Owner's address 10 ALLDS ST
 Telephone number H: _____ C: _____ E-mail: _____

OFFICE USE ONLY

Application checked for completeness: ML

Rec'd by Marcia

Case number _____ Application Deadline 8/16/16 Date Received 8/16/16 Date of hearing 9/13/16
 PLR# 2016-00178 Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____
 \$ _____ signage fee Date Paid _____ Receipt # _____
 \$ _____ certified mailing 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.")

PROPOSAL IS A REPLACEMENT, WHICH IS VERY SIMILIAR TO WHAT ALREADY EXISTS,
AND IS IN HARMONY WITH IT'S CURRENT SURROUNDINGS.

- 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 PROPOSAL IS AN UPDATE OF AN EXISTING, OUTDATED, WEATHERED GROUND SIGN;
UPDATING THE SIGN WILL BENIFIT THE SURROUNDING PROPERTIES ; PROPOSAL IS NOT
A SIGNIFIGANT CHANGE FROM WHAT IS EXISITING AND WILL NOT INJURE "PUBLIC RIGHTS".

- 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.)

ALLOWING THE HUNT COMMUNITY TO UPDATE THEIR SIGN, WHILE MAINTAING THE
SAME SIGN SIZE THEY CURRENTLY ENJOY, CREATES NO HARM TO THE PUBLIC
OR COMMUNITY OF NASHUA. WE ARE SERVICING AN EXISTING SIGN, THE PUBLIC
WILL ONLY BE AWARE OF A SIGN UPDATE, THE MAJORITY OF THOSE VIEWING THIS SITE
WOULD NOT BE AWARE THE CURRENT SIGN IS NON CONFORMING AND THAT UPDATING
THE SIGN, REQUIRES A VARIANCE.

- 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.)

UPDATING OF SIGNAGE ONLY IMPROVES A BUSINESSE'S SURROUNDINGS, NO
DIMINISHING OF VALUE TO AREA PROPERTIES, WILL OCCUR.

- 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.

IT IS FAIR AND REASONABLE FOR THE HUNT COMMUNITY TO EXPECT TO BE PERMITTED TO REPLACE THEIR EXISTING SIGN, WITH A SIGN OF SIMILIAR HEIGHT, SIZE, LIGHTING AND LOCATION. BY PROHIBITING NON CONFORMING SIGNS TO BE UPDATED BY RIGHT, THE ORDINANCE LIMITS THE CHANGES SIGN OWNERS CAN DO, TO IMPROVE THEIR PROPERTIES.

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 of Applicant

8-16-16
Date

BARLO SIGNS, JENN ROBICHAUD/PAUL MARTIN

Print Name

8-16-16
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 _____

result in additional charges. Please request Barlo's Raster and Vector Artwork Spec sheets if you require further information.

THE COSTS & FEES LISTED ABOVE ARE ADDITIONAL AND WILL BE INVOICED SEPARATELY.

PROPERTY OWNER AUTHORIZATION * MUST BE SIGNED BY REAL ESTATE OWNER

This certifies that you are authorizing BARLO SIGNS to submit an application for permits, variances, or hearings ON BEHALF OF THE OWNER OF THE PROPERTY. Barlo Signs cannot apply for permits or hearings until we receive PROPERTY OWNER'S authorization to do so

> IF YOU ARE THE PROPERTY OWNER, please complete & sign.

> IF YOU ARE NOT THE OWNER please provide your landlord's information to us, and we will contact & secure permission.

Sign location address: 10 Allids St

I hereby authorize Jenn Robichaud or an Authorized Representative of Barlo Signs of Hudson, N.H., to **APPLY FOR SIGN PERMITS** for this site.

I hereby authorize Jenn Robichaud or Authorized Representative of Barlo Signs of Hudson, N.H., to **APPEAR BEFORE THE PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA** for this site.

Property Owner's Signature: [Signature]

Printed Name: KEITH O'NEILL

Address: 10 Allids Street

Nashua, NH 03060

Phone number: 882-6271

Please email this completed & signed form to @barlosigns.com and **MAIL ORIGINAL** to Barlo Signs, 158 Greeley Street, Hudson, NH 03051. If you have any questions, please call me at 1-800-227-5674 ext. _____

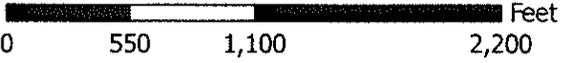
THANK YOU! Date: June 29, 2016

Reference JOB NAME: _____

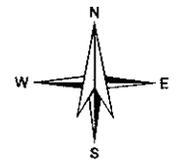
Job No: _____



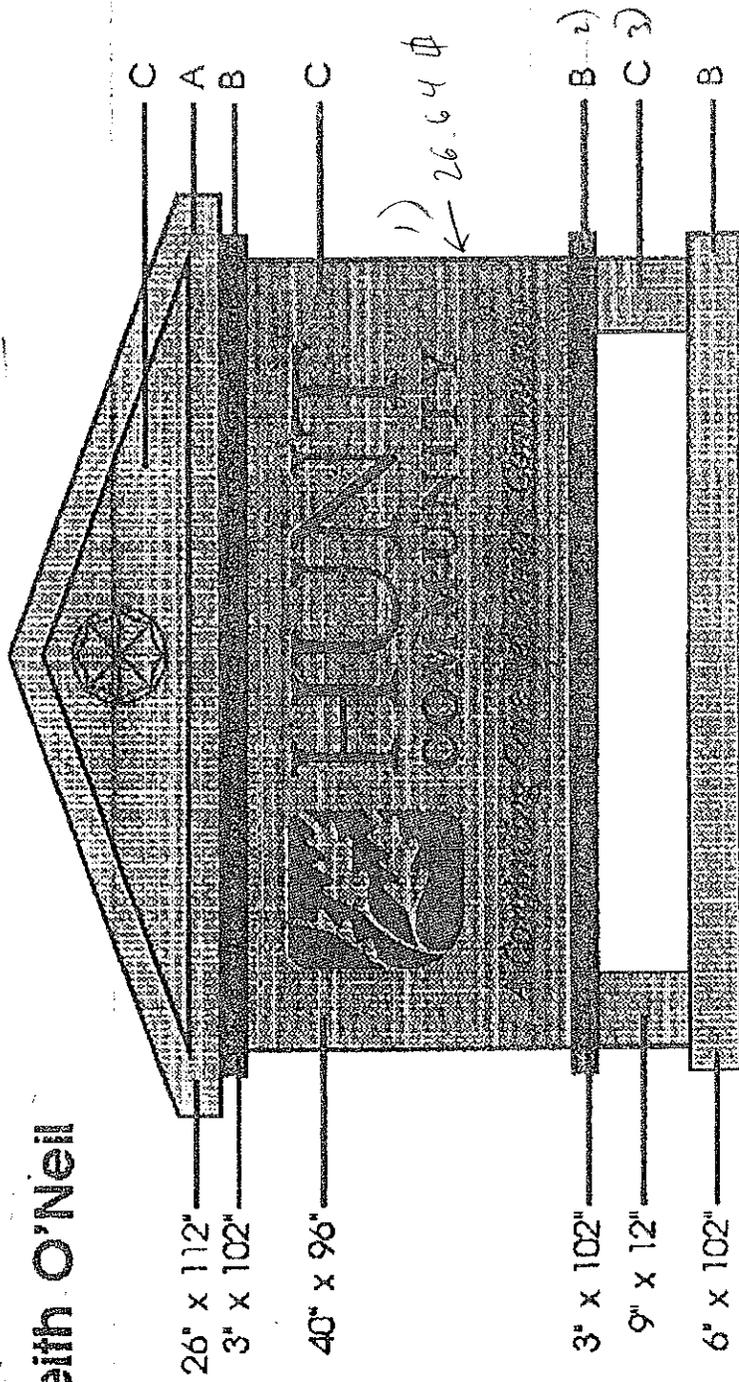
10 Allds Street



1 inch = 846 feet



To: Keith O'Neil



Keith,

The price for the items shown is \$1,200.00

4-27-99

$87 \times 112 = 9744$
 $1725 + 9744 = 11469$
 $11469 \div 96 = 119.46875$
 $119.46875 \times 8 = 955.75$
 $955.75 \times 1.2 = 1146.9$

82

40 x 96 = 3840

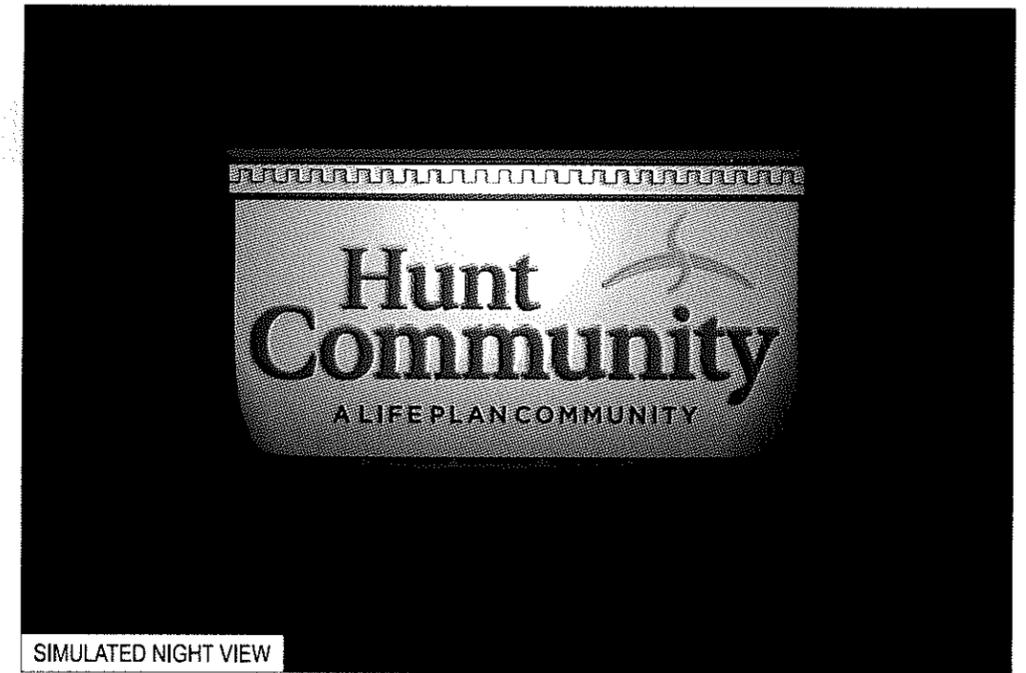
96

822
322

1) 26.64
 2) 2.12
 3) 0.5

ITEM A - (1) S/F MONUMENT W/ ACRYLIC FCO LETTERING

SCALE: 1/2"=1'-0"



CLOSEST PMS MATCH TO SUPPLIED ARTWORK
PMS 174 ORANGE & PMS 467 TAN
CLIENT MUST VERIFY COLOR
SAMPLES PROVIDED BY BARLO

PROPOSED
42 SQ FT

EXISTING
26.6 SQ FT

7'-1"

85" Tall x 94" Wide

JOB#: 95281	MONUMENT SIGN	GENERAL NOTES	REVISIONS	Job Name: HUNT COMMUNITY	BARLO SIGNS 158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674
SCOPE OF WORK	Cabinet: ALUM. PTM S/G WHITE Cabinet Depth: 13 1/2"	SITE SURVEY REQUIRED	Date Comment	Location: 10 ALLDS STREET NASHUA, NH 03060	
ITEM A - MANUFACTURE & INSTALL (1) S/F MONUMENT W/ ACRYLIC FCO LETTERING	Face/Background: .125" ALUM PTM S/G WHITE		3/16 MODIFY CABINET HEADERS & COLUMNS	Design Specifications Accepted By:	
Sign Area: 42 SQ. FT.	Copy: <input type="checkbox"/> Vinyl <input type="checkbox"/> Digital <input type="checkbox"/> Painted <input checked="" type="checkbox"/> FCO <input type="checkbox"/> Push Through <input type="checkbox"/> Channel Letters <input checked="" type="checkbox"/> PMS 174 <input checked="" type="checkbox"/> PMS 467		3/18 MODIFY TAG LINE ON BOTH OPTIONS	Client:	
Artwork Req: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Photos Avail: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Illumination: <input type="checkbox"/> Fluorescent <input type="checkbox"/> LED <input checked="" type="checkbox"/> EXTERNALLY (EXISTING)		3/23 MODIFY OPT. 1 TOPPER & CAP MODIFY OPT. 2 TOPPER & BASE	Landlord:	
Sign Deposition: R&D EXISTING. KEEP EXISTING STEEL IN PLACE	Base: BRICK VENEER BASE TO COVER (2) EXISTING STEEL POSTS	3/30 MODIFY OPT. 2 TOPPER & CAP ADD OPT. 3 AS COMBINATION OF OPT 1 & 2	PROJECT APPROVAL	Date: 03/11/16	
Corp Specs Avail: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	ALL COLORS ARE FOR REPRESENTATION ONLY. SEE ACTUAL SAMPLES FOR COLOR MATCH.	5-20 MOD. TAGLINE, ADD OPTIONS	Design: Date:	Drawn By: JOE N.	
		6-17 REMOVE ALL OTHER OPTIONS CHANGE TO EXT. LIT	Engineering: Date:	Sales Rep: WILK	
		7-11 CO CHANGE OAH TO 7'-1 1/4"	Estimating: Date:	PM: LL	
			Sales: Date:	Underwriters Laboratories Inc.	
			Production: Date:	File Name: Hunt Comm Monument 160316181 CO 7-11	
			Installation: Date:	B-16-03-16181	
				SHEET: 1.0	

ITEM A - (1) S/F MONUMENT W/ ACRYLIC FCO LETTERING

SCALE: 1/2"=1'-0"



BRICK VENEER BASE TO MATCH BUILDING

ACRYLIC FCO PTM PMS 174

ACRYLIC FCO PTM PMS 174

ACRYLIC FCO PTM PMS 467 TAN

Stone/Brick Planters/Columns Rev. 5-9-16

Block BEA Texcote Wood Tile KF Thin Brick
 Cultured Stone/Profit Other: _____

Name: _____ Model: _____

Color: _____

Cap Size: _____ x _____ BEA Th.: _____ Color: _____

Frame Size: _____ x _____

NOTE: NO Brick or Stone base shall exceed 3'Hx14'L in single section

Steel & Subbase: Rev. 5-31-16

*If ESD Required Copy & Paste Full Detail to Barlo Print

Pipe WF Tube Center Pole 2 Pole

Size: _____ Length: _____ Wall: _____ Lbs: _____

STUB: Pipe WF Tube

Size: _____ Length: _____ Wall: _____ Lbs: _____

Splice Joint at: _____ Rings Plates

Direct Burial Below Grade: _____ Plate & Bolt

Anchor bolts: Qty: _____ Size: _____ Lgth: _____

Straight - Dbl Nut Bent - J-bolts

Plate Size: L: _____ W: _____ Th: _____

Gussets: Sz: _____ Th: _____ Qty: _____ N/A

Footings: Spread Hand Dig Augered

Footing Size: L: _____ W: _____ D: _____ Qty: _____

Mix: _____ Freeze Additive: Yes N/A

Approx. CU Yds Req: _____ Bags: _____

Rebar #: _____ Size Matt: _____ Qty: _____

Form Req: Yes Type: _____ N/A

Above Grade: _____ Below: _____

Base will need to be sized to above planeter/cover oversize by: _____ x _____

Cabinets Rev. 6-14-16

Cabinet: Sign Location: Interior Exterior

Cabinet Type: Pan Wall Sign Pylon
 Blade Sign Directional Cantilever
 Other: _____

HT: _____ Length: _____ Depth: _____

Single Face Double Face

Extrusion Mfg: _____ Model: _____

Framing: Size: _____ Thickness: _____

Skirting N/A BEA Alum Mill Alum

Retainer: N/A Flat Crown

BEA Mill Aluminum TH: _____

Extrusion Mfg: _____ Model: _____

Divider: N/A Flat Crown Vinyl
 BEA Mill Aluminum TH: _____

Extrusion Mfg: _____ Model: _____

Vert. Size: _____ Fixed Loose Vinyl
 Horiz. Size: _____ Fixed Loose Vinyl

Backs: N/A (Single Face Only)
 BEA Mill Aluminum TH: _____

Mounting:

Baskets Stub Size: _____ O.C.: _____
 Thru Back Size: _____ Qty: _____
 Angle Clips Size: _____ Qty: _____
 Nuiserts Size: _____
 Matched Plates: _____
 Other: _____

Lighting: N/A Fluor. LED Other: _____

Mfg: _____ Model: _____ Color: _____

Approx Ft.: _____ Rows: _____ Lights: Vert. Horiz.

Ballast Power Supply Transformer

Mfg: _____ Model: _____ Watt: _____

Voltage: _____ Qty: _____
 12v 24v Single Leg 3 Leg

Standard Materials Required: Rev. 5-19-16

Part#	Mfg.	Description	Qty

Specialty Materials Required: Rev. 5-19-16

Part#	Mfg.	Description	Qty

Site Electrical: New Existing Rev. 5-31-16

Circuits - Existing: _____ Req: _____ N/A

Amps - Existing: _____ Req: _____ N/A

Voltage - Existing: _____ Req: _____ N/A

U.L. Req. : Yes No Location: Wet Damp Dry

Breaker Box: At Sign Building

BMS/EMS Time Clock Req. Photo Eye Req.

Loc.: _____

BMS Sig. Prov. By: _____ Location: _____

Service Type: Overhead Underground

Service Switch Location: On Sign On Pole

Photos of Existing Breaker: Yes No

Electrical Work by: Barlo Others

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Job Name: HUNT COMMUNITY

Location: 10 ALLDS STREET NASHUA, NH 03060

Design Specifications Accepted By: _____ Drawn By: JOE N.

Client: _____ Sales Rep: WILK

Landlord: _____ PM: LL

_____ Date: 03/11/16



PROJECT APPROVAL

Design: _____ Date: _____

Engineering: _____ Date: _____

Estimating: _____ Date: _____

Sales: _____ Date: _____

Production: _____ Date: _____

Installation: _____ Date: _____

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Underwriters Laboratories Inc.

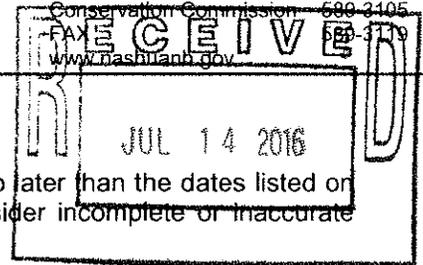
File Name: Hunt Comm Monument 160316181 CO 7-11

B-16-03-16181 SHEET: 1.1



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



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 10 Lancaster Drive

Zoning District R9 Sheet B Lot 1522

b. VARIANCE(S) REQUESTED:

2 variance request due to being a corner lot The first one is to encroach 6ft into the 20 foot setback of Robbinhood Drive to allow for the placement of a Shelter logic tent garage

The second variance is to encroach 15 feet into the 20 foot setback of lancaster drive to allow for the placement of the shelterlogic tent garage because its a corner lot it causes hardship as to where to place it.

ACSO, to exceed 24' driveway width, 21' exists, 24' allowed, a maximum of 34' proposed.

2. GENERAL INFORMATION

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

(Print Name): Daniel Cathcart

Applicant's signature [Signature] Date 7/14/16

Applicant's address 10 Lancaster drive

Telephone number H: 883-5405 C: 759-3085* E-mail: dcathcart05@comcast.net

CF per Mr. Cathcart 8-22-16

b. PROPERTY OWNER (Print Name): Dan and Ann Cathcart

Owner's signature [Signature] Date 7/14/16

Owner's address 10 lancaster drive Nashua Nh

Telephone number H: 883-5405 C: 759-3085* E-mail: _____

OFFICE USE ONLY

Application checked for completeness: ML

Case number _____ Application Deadline _____ Date Received 7/14/16 Date of hearing 8/9/16

PLR# 2016-00139 Board Action _____

\$ 330 + 200 = 530 application fee

Date Paid 7/14/16 Receipt # 380896(CC)

\$ 15 signage fee

Date Paid 7/14/16 Receipt # 380896(CC)

\$ _____ certified mailing 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.")

Being a corner lot it will not effect safety or infringe on neighbors by adding the shelter, It will be a high quality cover to protect my camper from weather.

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.")

will not disturb or alter the neighborhood in fact i has spoken with anyone directly effected and they support my plans and have no issues with the enclosure.

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.)

If the variance is granted it will allow me to extend the life of the camper and will cause no harm to the general public, It will be maintained and cared for the color gray was chosen to blend in with the property.

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.)

It will be maintained and will not diminish property value As I have maintained to property for the last 30 years will continue so.

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.

Because this is the only location I can place this garage and the size of the corner lot the hardship and expense is due to it being a corner lot. forcing the variance on the 2 sides

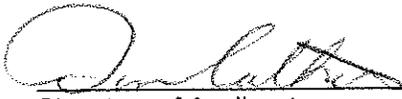
4. USE VARIANCE ADDITIONAL INFORMATION

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 n/a 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

7/14/16
Date

Daniel Cathcart
Print Name

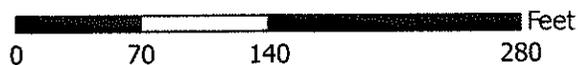
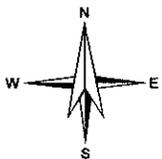
7/14/2016
Date

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 _____



Nashua, NH



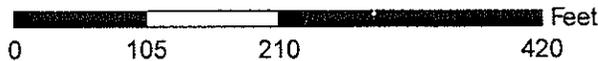
1 inch = 106 feet





SITE

10 Lancaster Drive

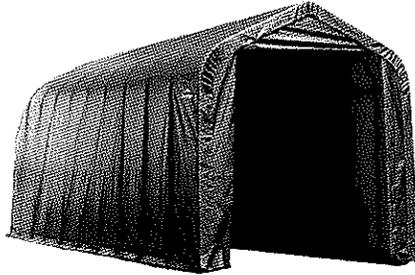


1 inch = 152 feet



ShelterLogic 14-Ft.W Peak-Style Instant Garage — Gray, 24ft.L x 14ft.W x 12ft.H, 2 3/8in. Frame, Model# 95370

Item# 67087 [New](#) — [Write a Review](#) | [1 Answered Question](#)



Only \$1699⁹⁹

Frame

- All steel 2 3/8in. frame with Dupont™ thermoset baked on powder-coat finish will not chip, peel, rust or corrode
- New, improved 6 rib/4-ft. spacing delivers ultimate strength, ease of installation, portability and value
- ShelterLock™ stabilizers ensure stability and durability
- Easy Slide Cross Rail™ system locks down and squares up frame
- Bolt together hardware at every roof joint connection

[See more details](#)

Factory Shipped —

Estimated Delivery: 16 - 18 Business Days

 Not Available in Stores

Hover [\[+\] What do you think of our product images?](#)

Product Summary

The ShelterLogic Peak Style Instant Garage delivers year-round protection for cars trucks, boats and more. Design features a peaked roof. Strong 2 3/8in. steel frame and heavy-duty ripstop UV-treated 9-oz. waterproof fabric cover for a durable storage building. Includes zippered door, solid back panel and temporary anchoring system. Gray with white interior.

What's Included

(1) Frame kit (1) One-pc. fitted cover (2) Triple-zippered door panels (1) 30in. anchor kit (14) ShelterLock stabilizer bars

Features + Benefits

Frame

- All steel 2 3/8in. frame with Dupont™ thermoset baked on powder-coat finish will not chip, peel, rust or corrode
- New, improved 6 rib/4-ft. spacing delivers ultimate strength, ease of installation, portability and value
- ShelterLock™ stabilizers ensure stability and durability
- Easy Slide Cross Rail™ system locks down and squares up frame
- Bolt together hardware at every roof joint connection

- Quick setup and takedown

Cover

- Triple-layer 9-oz. per sq. meter ripstop polyester fabric cover is 100% waterproof
- Cover is UV treated inside and out
- Ratchet Tite™ tensioning for solid cover anchoring

Key Specs

Item#	67087	UV Inhibitors	Yes
Manufacturer's Warranty	12 months parts / 12 months labor	Center Height (ft., in.)	12, 2
Ship Weight	679.0 lbs	Zippered Door	Yes
Dimensions L x W (ft.)	24 x 14	Vented	No
Canopy Color	Gray	Frame Material	Steel
Canopy Material	Polyethylene	Frame Thickness (in.)	2 3/8
Rip-Stop	Yes	Anchors Included	Yes

[\[+\] How can we improve these key specs?](#)

[Q + A Terms and Conditions](#)

[\[+\] How can we improve this page?](#)

 Chat

Mr. London asked what direction the new fence would face.

Mr. Pappas said it would be facing in just as the old one is.

SPEAKING IN FAVOR

No One.

SPEAKING IN OPPOSITION

No One.

MOTION by Mrs. Krailo to grant the request for a variance. She covered the criteria for the variance to be granted - all of which the applicant met.

SECONDED by Mrs. Douglas.

MOTION CARRIED UNANIMOUSLY

5. Daniel R. & Ann M. Cathcart (Owners) 10 Lancaster Dr (Sheet B Lot 1522) requesting variance to maintain an existing garage that encroaches 13 feet into required 25 foot front yard setback on Lancaster Dr to construct breezeway addition. R9 Zone.

Daniel Cathcart, 10 Lancaster Drive. Mr. Cathcart said they wanted to construct a 9' X 14' breezeway between the existing garage and existing house.

He said he and his wife purchased the property about 11 years ago with the intention of making certain improvements, including dormer windows in the front, a full dormer in the back and a breezeway. He said he found out that he was required to meet the setback when attaching the two structures.

Mr. Cathcart said the house and garage are placed on the lot in such a way in attaching the two buildings, it doubles the requirement that he needs. He said he is located on a corner lot, which means he has to meet the

requirement for a front yard on both streets. He said the neighbor behind him has a breezeway and he is not on a corner lot. The fact that they are on a corner lot limits their ability to build.

Mr. Cathcart said the proposed breezeway would not cause any congestion in the area or dangers which would be incurred. There will be a sliding window in the front and a sliding door in the back.

Mr. Cathcart said all the improvements he has made over the years have increased the value of the neighborhood and has encouraged other neighbors to increase their property values by improving their properties. He said a lot of his neighbors were surprised he had to come to the Zoning Board to request a variance because they appreciate the improvements he has done over the years.

Mr. Cathcart said the fact that he is improving his property will increase his taxes and therefore, there would be a public benefit. It also will keep his children inside to go to the house through the breezeway into the garage. The area outside gets very icy.

Mr. Cathcart said substantial justice would be served by the granting of the variance. He said he had nothing to do with the placement of the garage and the house on the lot.

Mrs. Krailo asked if the garage was built at the same time as the house.

Mr. Cathcart said the garage was built in 1980 and the house was built in 1971. He said the garage was built by the previous owner.

Mrs. Krailo asked Mr. Yeomans if they had to get a variance because of the encroachment into the setbacks.

Mr. Yeomans said the original building permit shows a single family home and a garage added in 1980. He said the site plan is inadequate to know the answer. He said

he would guess that it was in error.

Mrs. Krailo asked the applicant to describe the physical characteristics of the lot.

Mr. Cathcart said there is a lot of ledge. He said the former owner had placed a pool in and had to have major work done to remove ledge and stone. He said if he digs around in where the breezeway would be located, it is solid rock under. The front yard slopes down because he graded it that way. He said it was a mess when he bought it.

Mrs. Krailo asked if it were reasonable to act on the assumption that the garage was placed parallel to the house the way it is and closer to Lancaster Drive than it should be because there was ledge when it was built. Mr. Cathcart said it's very possible.

SPEAKING IN FAVOR

Mrs. Krailo read a letter from Norbert Weinart, 61 Robinhood Road in favor of the request.

Mrs. Krailo asked if the screened porch in the rear would remain a screened porch.

Mr. Cathcart said it would.

SPEAKING IN OPPOSITION

No One.

MOTION by Mr. Dowd to grant the variance. He covered the points necessary for the granting of the variance.

SECONDED by Mr. London.

MOTION CARRIED UNANIMOUSLY



DEPT FILE COPY

BUILDING PERMIT **98-00715 0-1** CITY OF NASHUA NEW HAMPSHIRE

DATE: 06-JUL-98

IT LOCN: 10 LANCASTER DR
10 LANCASTER DR
CATHCART, DANIEL R & ANN M

10 LANCASTER DR
NASHUA, NH 03062-2133
883-5405

FRAME TYPE:
PROPOSED USE: 5B
TYPE OF IMPROVEMENT: R-4
2

S/L:
APP #: 0000B/
***** 015220
PACCT #: 8,202

LOT SIZE:
NEW OR RENOV AREA: 10,405.00
133

ZONE:
UNITS: R9
0

REG FEE: 15.00

PERMIT FEE: 27.50

COST: 5,700

T DESCRIPTION:

SPECIAL CONDITIONS OF PERMIT OR OCCUPANCY AND USE

BREEZEWAY BETWEEN HOUSE AND GARAGE
PERMIT UPGRADED 8/26/98 TO INCLUDE A
WOODS DECK

PERMITTEE MAY PROCEED AT OWN RISK SUBJECT TO POSSIBLE APPEAL PER NH
RSA 677:2 OR 677:4 FOR A PERIOD OF 20 DAYS FROM 6/23/98.

CATHCART, DANIEL R & ANN M
Daniel Cathcart

ADDR: 10 LANCASTER DR
NASHUA, NH 03062-2133
ZIP: _____ PHONE: 883-5405
ADDR: _____ ZIP: _____ PHONE: _____

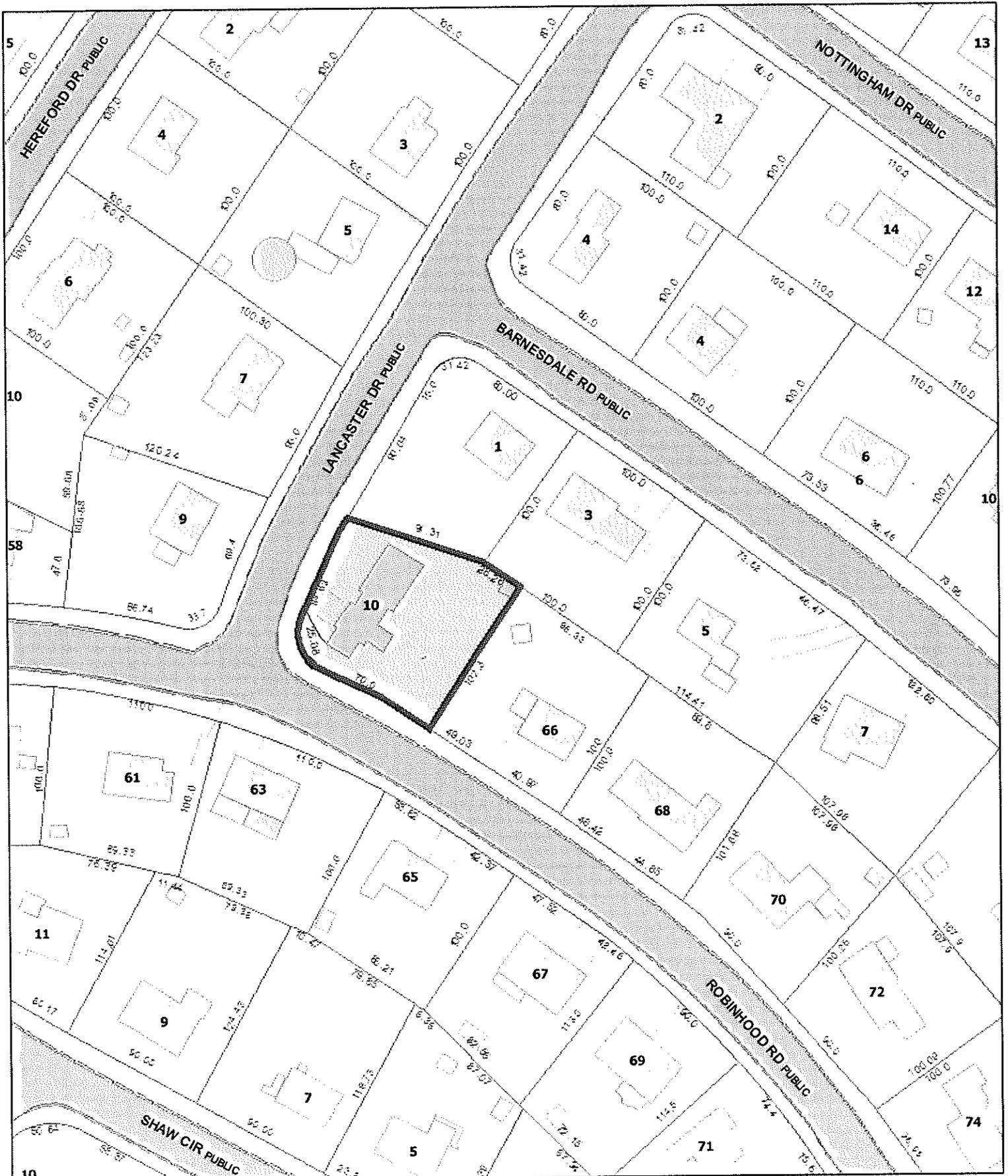
SANDYB

DATE: 26-AUG-98

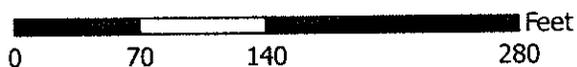
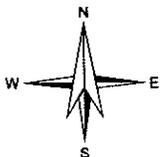
NOTIFY THE BUILDING DEPARTMENT (603 594-3314) THE DAY BEFORE TO SET UP AN INSPECTION
ELECTRICAL, PLUMBING AND MECHANICAL (HEAT/AIR CONDITIONING) PERMITS ARE REQUIRED WHERE APPLICABLE

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION IS NOT
STARTED WITHIN ONE YEAR OF DATE ISSUED

**98-00715
0-1**



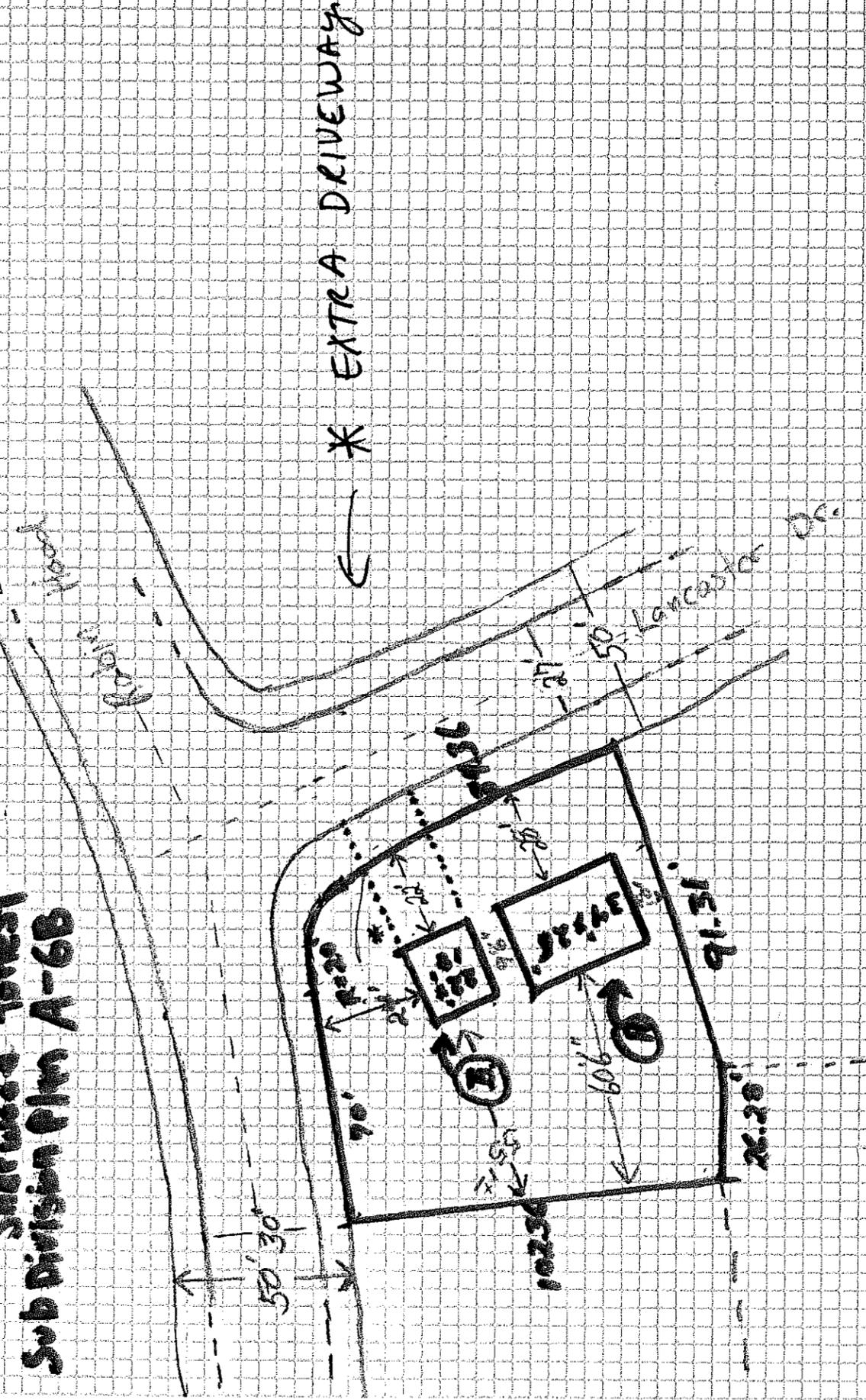
10 Lancaster Dr



1 inch = 106 feet



Lot # 196
Sherwood Forest
Sub Division Plm A-6B



- A. EXISTING 1 1/2 STORY DWELLING 34' X 26'
- B. EXISTING CONCRETE PAD FOR DETACHED GARAGE 18' X 22'

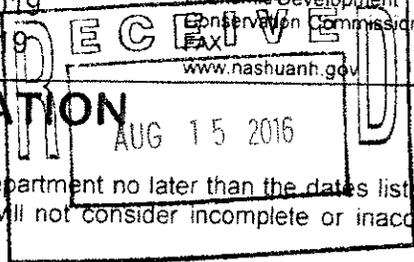
1" = 50'

ENCLOSURE



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
 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 16 Whitford Rd Nashua, NH
 Zoning District R30 Sheet C Lot 377

b. VARIANCE(S) REQUESTED:

9ft. privacy fence on left side of above
GROUND POOL.

2. GENERAL INFORMATION

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

(Print Name): Pamela Sardy
 Applicant's signature Pamela Sardy Date 8/15/16
 Applicant's address 16 Whitford Rd
 Telephone number 603-687-3254 (978) 937-3377 E-mail: PSardy@comcast.net

b. PROPERTY OWNER (Print Name): Pamela Sardy

Owner's signature Pamela Sardy Date 8/15/16
 Owner's address 16 Whitford Rd
 Telephone number 603-687-3254 (978) 937-3377 E-mail: PSardy@comcast.net

OFFICE USE ONLY

Application checked for completeness: ML

Case number _____ Application Deadline 8/16/16 Date Received 8/15/16 Date of hearing 9/13/16

Notices: Newspaper Abutters Board Action _____

\$ _____ fee Date Paid _____ Receipt # _____
 \$ 330 application fee Date Paid _____ Receipt # _____
 \$15 signage fee \$100 recovery fee } \$345 Date Paid _____ Receipt # _____
CK# 1150

PLR2016-00176

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 privacy fence requested will not effect/be contrary to public interest as it will be well away from public borders, only for privacy on one side of the pool, ~~between~~ Away from property lines. A reasonable request.

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 requested is a normal, common accessory item that a majority of homeowners have for their property. It's a reasonable use of land. It won't impact the property value of others. It will be well maintained.

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 privacy fence which is a reasonable use of land will not only benefit this property owner but will give the abutting property owner additional privacy to enjoy their deck.

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 fence/privacy border will be placed in a discreet manner and will be maintained.

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

VARIANCE APPLICATION

Address _____

Page 3

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

Request is made for this 9ft privacy fence so as to enjoy the new home as best be allowed. Due to the height of neighbors deck overlooking the pool, the only solution for privacy to both parties is to have a raised 9ft. fence.

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.

Pamela Sardy
Signature of Applicant

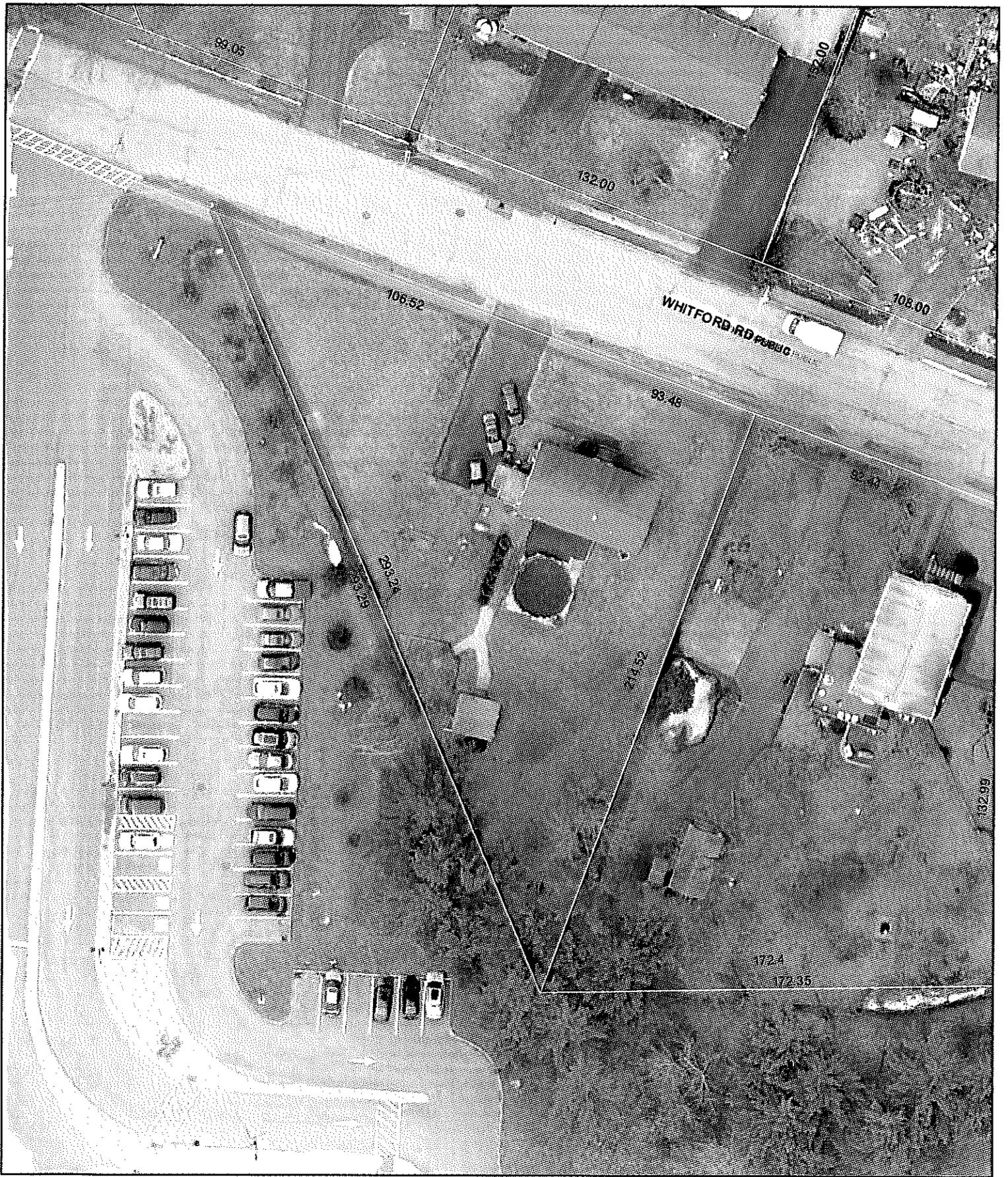
8/15/14
Date

Pamela Sardy
Print Name

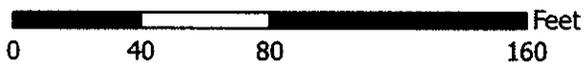
8/15/14
Date

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:

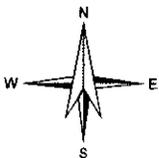
- I will pick it up at City Hall
- Please email it to me at _____
- Please mail it to me at _____

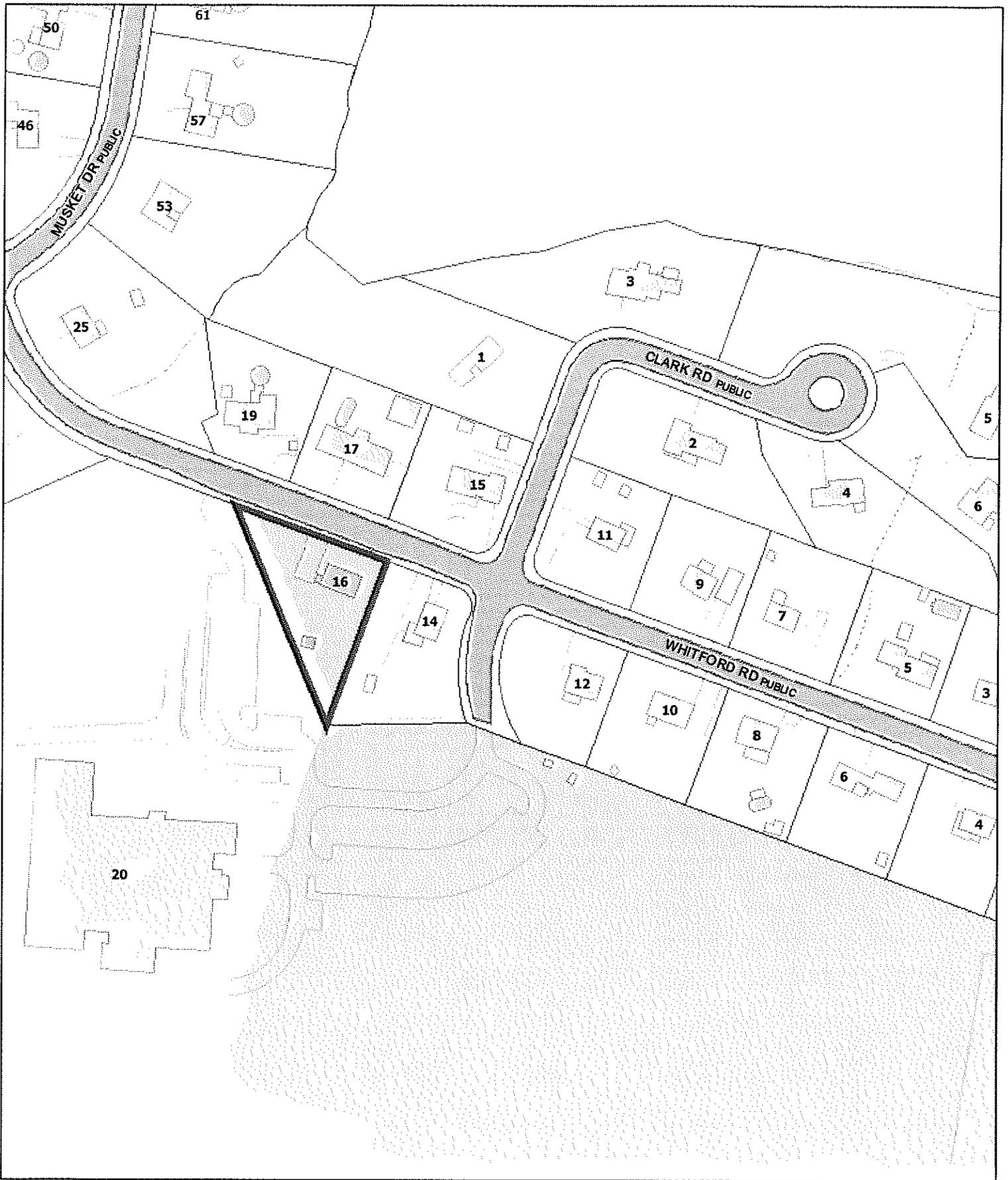


16 Whitford Rd

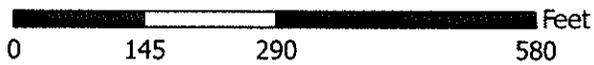


1 inch = 60 feet

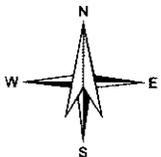




16 Whitford Road



1 inch = 212 feet



GITY 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: _____
 Date: _____

64
 CITY OF NASHUA
 VOL. 2035 PG. 59
 VOL. 2036 PG. 85

N 7° 24' - 25" W
 193.20'

293.29'

also
 lot 16
 119 531
 LOT - 377

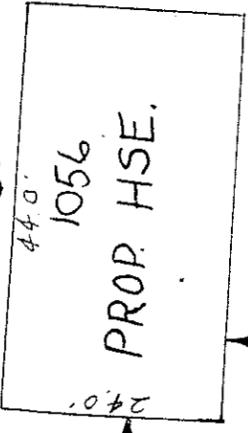
PROPOSED PRIVACY FENCE
 48' LONG, 9' HIGH

2016-02135

12' AG POOL = 113M



Pat's 863



DW
 1157

20' PERMANENT EASEMENT

40' TEMPORARY EASEMENT

150.35
 780-85

200.20'

S 54° - 24' - 35" E

214.52'
 S 35° - 35' - 25" W

378
 CONRAD E. LONG
 14 WHITFORD RD. NASHUA N.H.
 VOL. 2038 PG. 223

16 WHITFORD ROAD

21,452

2487

28% open

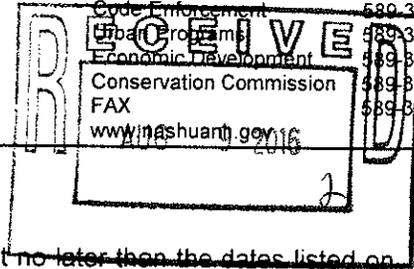
Acc Use %

1056 @ 40% = 422.4



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.nashua.nh.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 19 Cox St
 Zoning District RA Sheet 58-26 Lot 58-26 Parcel ID _____
 b. VARIANCE(S) REQUESTED exceed the 40% accessory
usage
72.4% requested

2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
Patrick J. Belanger
 Applicant's signature [Signature] Date 8/9/2016
 Applicant's address 19 Cox St Nashua NH 03064
 Telephone number (home) 603 716 3066 (work) same
 b. PROPERTY OWNER Patrick J. Belanger
 Owner's signature [Signature] Date 8/9/2016
 Owner's address 19 Cox St Nashua NH 03064
 Telephone number (home) 603 716 3066 (work) same

Case number _____ Application Deadline 8/16/16 Date Received 8/9/16 Date of hearing 9/13/16
 Notices: Newspaper Abutters Board Action _____
 \$ _____ fee Date Paid _____ Receipt # _____
 \$ 330 application fee Date Paid _____ Receipt # _____
 \$15 signage fee \$100 recovery fee } \$345 CK# 1108
 Date Paid _____ Receipt # _____

PLR2016-00174

8. 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.")

Please see attached

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.")

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.)

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.)

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 19 Cox St

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.

Please see attached

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 N/A Number of employees per shift _____
- b. Hours and days of operation N/A
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors N/A
- d. Number of daily and weekly commercial deliveries to the premises N/A
- e. Number of parking spaces available N/A
- f. Describe your general business operations N/A
- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation inground swimming pool with patio and fence

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

8/9/16
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 flhrider777@yahoo.com
- Please mail it to me at _____

1. **Granting of the requested variance will not be contrary to the public interest because** it does not alter the character of the neighborhood, as it will be an inground pool in our backyard and others in the neighborhood have swimming pools. It will not threaten public health or safety as we will have a fence around it and a safety cover.

2. **The proposed use will observe the spirit of the ordinance because** as an inground pool it will not be aesthetically displeasing as an above ground pool would be. It will not be visible from the road because of the fence, and will be no closer than 20 feet to any of our property lines.

3. **Substantial justice would be done to the property owner by granting the variance, because** it will allow the property owner to utilize land for exercise as well as pleasure. The lot is sized appropriately for the structure and will not cause harm to the general public or other individuals.

4. **The proposed use will not diminish the values of the surrounding properties because** it should not affect the value of surrounding properties.

5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship.** The lot is .1 to .15 acres larger than surrounding lots on the street. The inground pool is 648 square feet, which exceeds the 40% use variance when added together with the detached garage and the sheds, however, the combined square footage makes up less than 10% of the square footage of the lot.



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

October 19, 2015

Mr. Patrick Belanger
19 Cox Street
Nashua, NH 03064

Re: Letter of Application Determination

Dear Mr. Belanger,

The Zoning Department has recently received your Land Use permit for an 18' x 36' in ground pool. There are a number of Land Use Code requirements that are reviewed for compliance when you submit your application, such as, dimensional setbacks from property lines, open space for the lot, accessory use percentage, and compliance with the Wetlands Ordinance as well as compliance with the Floodplain Management Ordinance.

After reviewing your application it has been determined that before the application can be approved it will require additional approvals with the Zoning Board of Adjustment for the following reason:

The section of the Land Use Code 190-264 Use, Accessory – A use incidental and subordinate to the principal use of the structure or lot. Accessory use by area shall not exceed 40% of the area of the total use of the structure of the lot on which it is located.

Nashua Assessing Department records show that there is 1,258 square feet of finished area of the primary structure, giving you an accessory use structure allowance of 503.2 sqft. The Assessing Department also shows that there are detached structures existing; a garage of 216 sqft; a shed of 48 sqft; shed of 120 sqft; and a shed of 50 sqft. To add the proposed 648 sqft inground pool exceeds the allowance. The total of accessory structures would be 1,082 square feet, or 86% where 40% is allowed. If any of this information is incorrect please contact the Assessing Department.

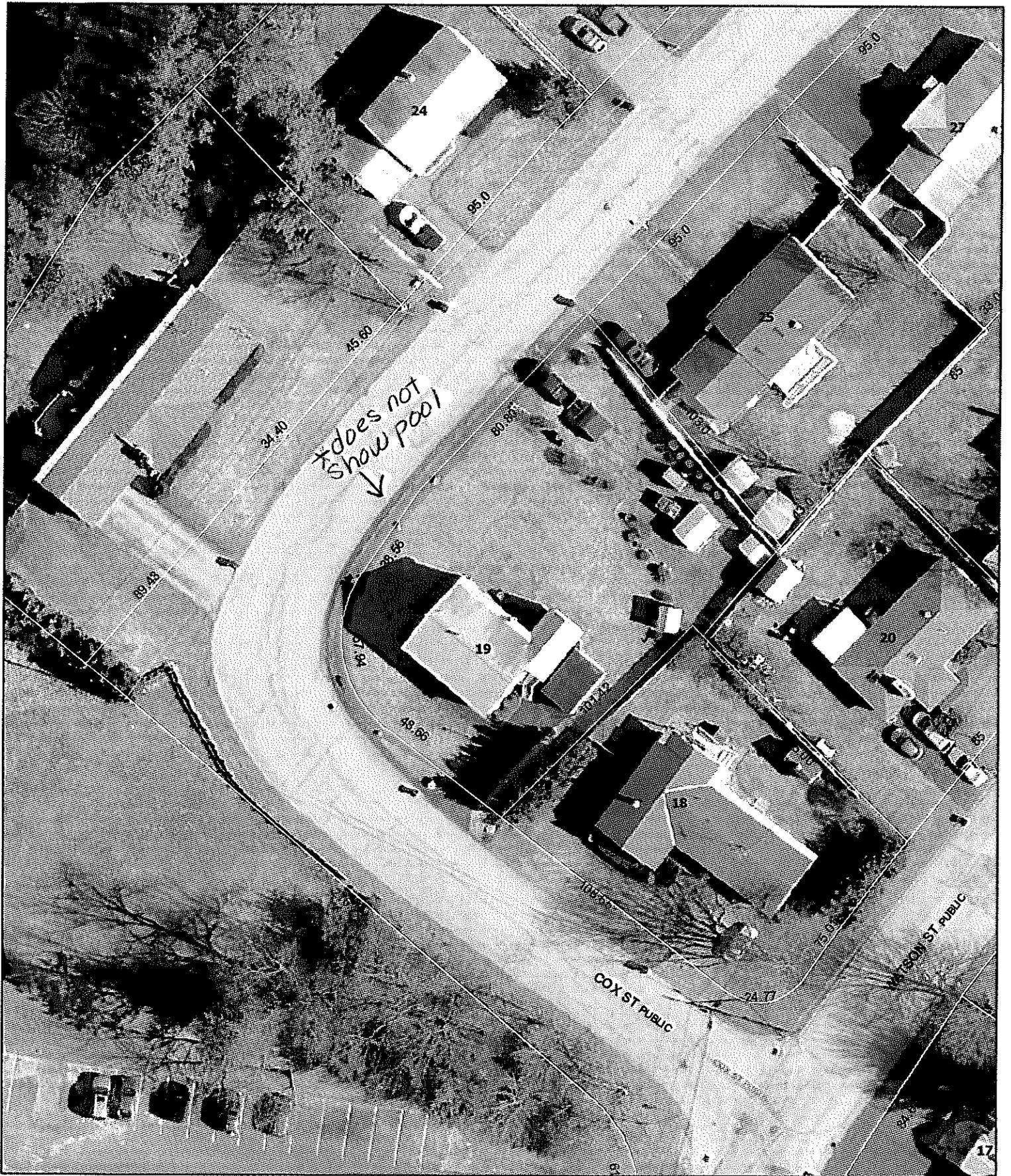
The application fee for a variance is \$330.00; I have enclosed that application for your convenience. Your request is to exceed the required 40% Accessory Use percentage, 86% proposed.

Sincerely,

Marcia Wilkins
Planner I, Planning & Zoning Department

Cc: Property Account File
Building Safety Department

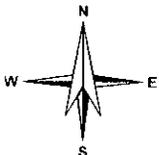
~~\$~~ 3500



19 Cox St

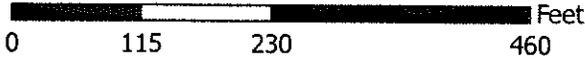
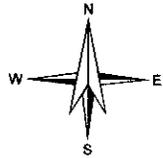
0 40 80 160 Feet

1 inch = 60 feet





19 Cox Street



1 inch = 169 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 589-3105
 FAX 589-3119
 www.nashuanh.gov

VARIANCE APPLICATION RECEIVED

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 24 Meade St.
 Zoning District RA Sheet 0137A Lot 00083

b. VARIANCE(S) REQUESTED:
10x12 storage shed

2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
 (Print Name): Reynaldo Alvarado
 Applicant's signature [Signature] Date 8/15/16
 Applicant's address 24 Meade St. Nashua, NH 03064
 Telephone number H: 459-4214 C: 459-4214 E-mail: Reynaldo.ar@comcast.net

b. PROPERTY OWNER (Print Name): Reynaldo Alvarado
 Owner's signature [Signature] Date 8/15/16
 Owner's address 24 Meade St. Nashua, NH 03064
 Telephone number H: 459-4214 C: 459-4214 E-mail: Reynaldo.ar@comcast.net

OFFICE USE ONLY

Application checked for completeness: ML

Case number _____ Application Deadline 8/16/16 Date Received 8/16/16 Date of hearing 9/13/16

Notices: Newspaper Abutters Board Action _____

\$ _____ fee Date Paid _____ Receipt # _____
 \$ 330 application fee Date Paid _____ Receipt # _____
 \$15 signage fee \$100 recovery fee } 345 CK # 0403
 Date Paid _____ Receipt # _____

PLR# 2016-00172

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.")

it will not shed will be use for storage
will not affect the character of the neighborhood or
threaten public health or safety.

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.")

Shed will not alter the character of the neighborhood
it's wall finish and match the color of the house

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.)

it does not affect the neighborhood or 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.)

Shed is well finish, has good appearance and
match the color of the house make the house
looks organized without junk laying around
like other houses in the neighborhood

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

VARIANCE APPLICATION

Page 3

Address 24 Meade St.

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.

shed allows us to organize our yard and make the house look good. it does 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 _____ 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

8/16/16
Date

Reynaldo Alvarado
Print Name

8/16/16
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 24 Meade St. Nashua, NH 03064
- Please mail it to me at _____



THE CITY OF NASHUA

Community Development Division
Planning Department

"The Gate City"

August 10, 2016

Reynaldo and Carmen Alvarado
24 Meade St
Nashua, NH 03064

RE: Unpermitted Residential Accessory Use Structure

Dear Mr. and Mrs. Alvarado,

On July 16, 2014 you applied for a Building and Land Use permit to install a 10' x 12' shed at 24 Meade St. Nashua, NH. After review of the Land Use Ordinance, it was determined that a variance for Accessory Use Structure Percentage would be required from the Zoning Board of Adjustment. As of today, we have not received an application for this request. The Zoning Department has been made aware that the shed has been installed without ZBA approval or a permit.

To avoid further action by the City of Nashua in accordance with RSA 676:17 which may include fines you are required to apply for and obtain a Variance with the Zoning Board of Adjustment and an "after the fact" Land Use permit.

676:17 Fines and Penalties; Second Offense:

- I. *Any person who violates any of the provisions of this title, or any local ordinance, code, or regulation adopted under this title, or any provision or specification of any application, plat, or plan approved by, or any requirement or condition of a permit or decision issued by, any local administrator or land use board acting under the authority of this title shall be guilty of a misdemeanor if a natural person, or guilty of a felony if any other person; and shall be subject to a civil penalty of \$275 for the first offense, and \$550 for subsequent offenses, for each day that such violation is found to continue after the conviction date or after the date on which the violator receives written notice from the municipality that the violator is in violation, whichever is earlier. Each day that a violation continues shall be a separate offense.*



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

COPY

July 16, 2014

Reynaldo and Carmen Alvarado
24 Meade St
Nashua, NH 03064

Re: Letter of Application Determination

Dear Mr. and Mrs. Alvarado,

In reviewing your application to install a 10' x 12' shed to your property, it has been determined that the proposal will require additional approvals with the Zoning Board of Adjustment for the following reason,

Accessory Use Structure Percentage: 40% allowed, 72% proposed.

Assessing records show that the finished area of your home is 1,065 square feet, giving you an allowance of 426 square feet total. In 1982, a permit was issued for a 648 sqft in ground pool, which at the time may have met the ordinance. Anything new has to comply with today's ordinance. Unfortunately, because of this, there would be no way to avoid going to the Zoning Board to receive a permit for a shed or any other type of detached structure. A variance application is enclosed, and the fee for this type of request is \$330.00.

Sincerely,

Marcia Wilkins

Marcia Wilkins
Planner I, Planning & Zoning Department

Cc: Property Account File
Building Safety Department

10/21 - No response
Expired

22276

James Keid
PLOT PLAN

DEVCON INC

COPY

LOT 83

SHEET 137A

SCALE 1"=20 ft.

Owner's Name #24 Meade PT

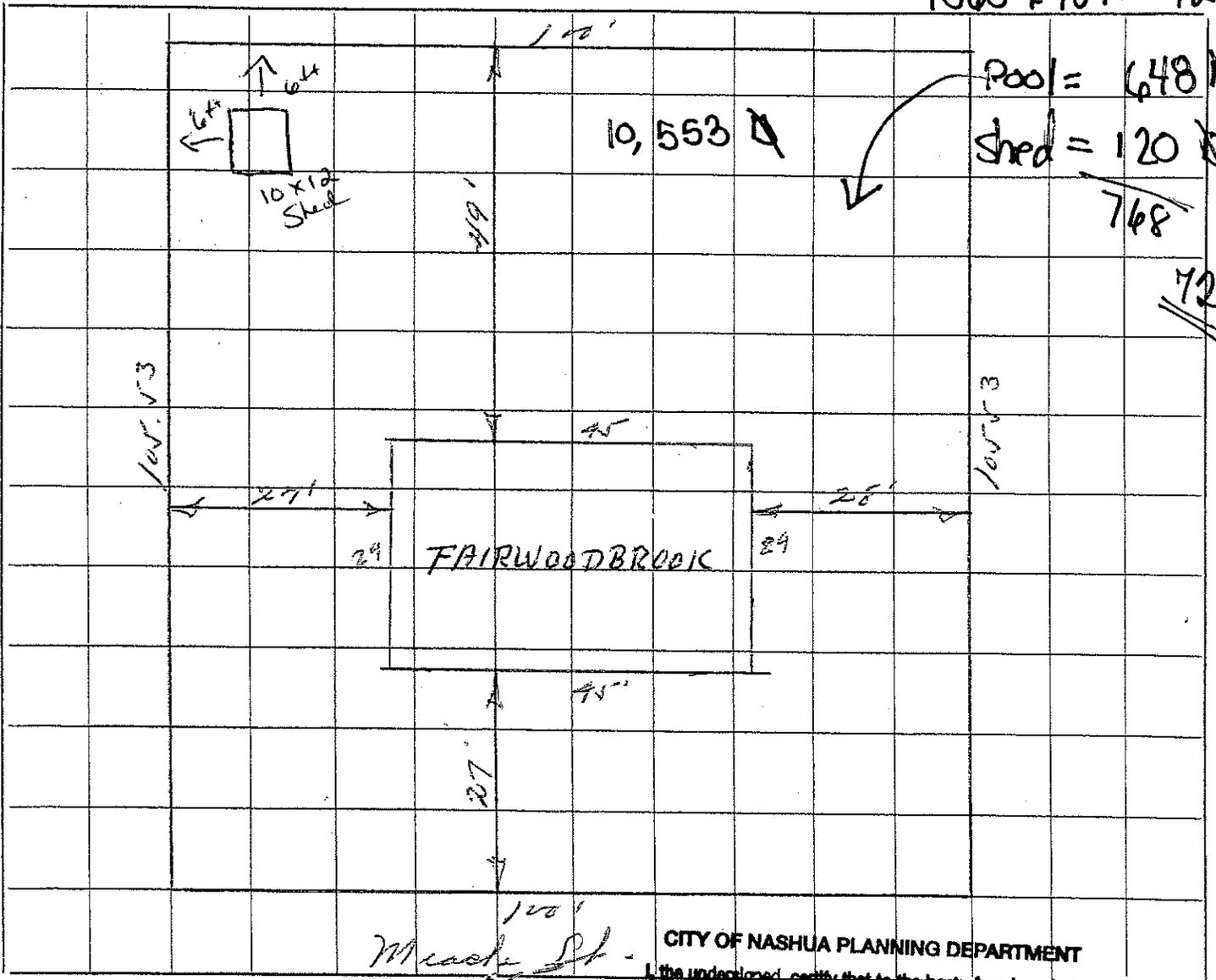
No. Street

District

No.	Date	Permit No.
①	8/3/60	15451
②	16 Apr 82	33938
P/A.	82,276	

REMARKS ② Inground pool 18 x 36

$1065 \times 40\% = 426$



Meade St.

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: _____

Date: _____

I,

ADDRESS 300 MAIN ST NASHUA

TELEPHONE NO. 830-6471

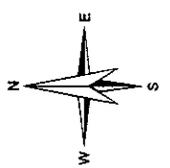
60.8%
existing

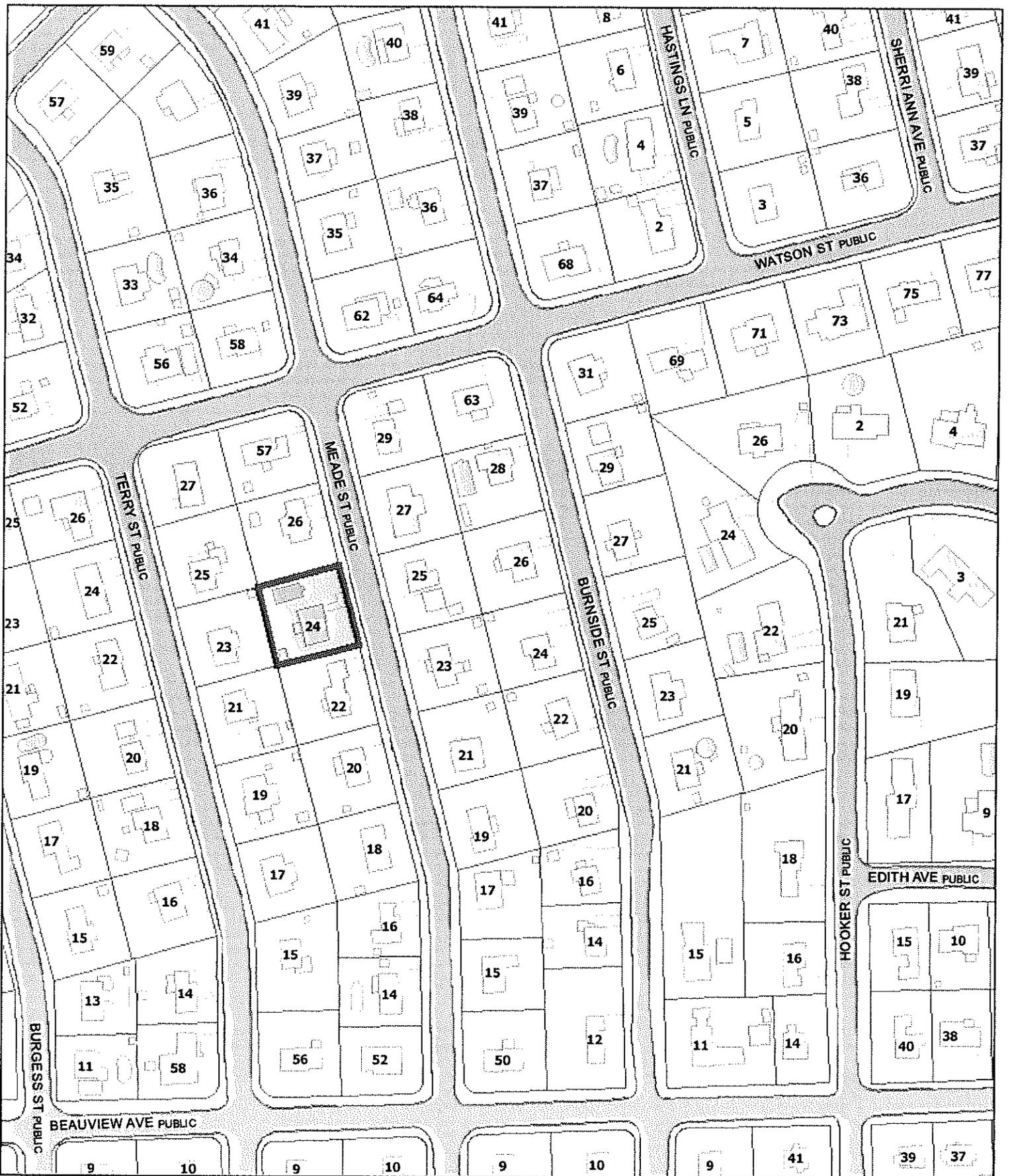


24 Meade St

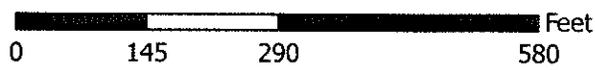
0 30 60 120 Feet

1 inch = 45 feet

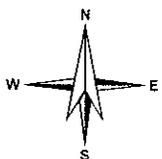




24 Meade St



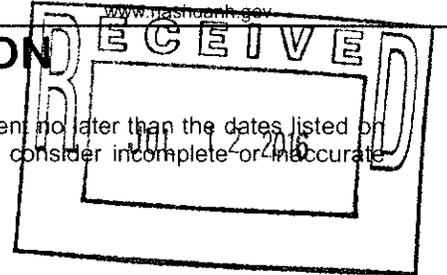
1 inch = 212 feet





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 589-3105
 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 33 Trafalgar Square, Nashua, NH 03063
 Zoning District General Business Sheet G Lot 653

b. VARIANCE(S) REQUESTED:
Installation of additional signage on the building to provide signage for patients approaching from the North.

2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
 (Print Name): Dr. Nader Moavenian/New Hampshire Oral & Maxillofacial Surgery
 Applicant's signature [Signature] Date 07/12/2016
 Applicant's address 33 Trafalgar Square, Nashua, NH 03063
 Telephone number H: 603-595-8889 C: 603-233-2936 E-mail: drm@drmoavenian.com

b. PROPERTY OWNER (Print Name): Dr. Nader Moavenian/Moavenian Realty
 Owner's signature [Signature] Date 07/12/2016
 Owner's address 19 Tyng Hill Road, Hollis, NH 03049
 Telephone number H: 603-465-3162 C: 603-943-0196 E-mail: kristin@drmoavenian.com

OFFICE USE ONLY Application checked for completeness: ML

Case number _____ Application Deadline 7/12/16 Date Received 7/12/16 Date of hearing 8/9/16

PLR# 2016-00135 Board Action _____

\$ 330 application fee Date Paid 7/12/16 Receipt # 04013
 \$ 15 signage fee Date Paid 7/12/16 Receipt # 04013
 \$ _____ certified mailing 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 proposed additional signage will be small — consisting mostly of black type in a conservative font on a white building.

- 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.")

Because of the layout of the windows on our building our signage information is broken up into little sections. The three signs on the front of the building communicate the information that would normally fit onto one sign.

- 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.)

There is currently no identifying signage on the north side of the building. Furthermore, because the look of the building could be confused with a residence. There is no storefront or typical business display areas on the building.

- 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.)

We're proposing simple signage with limited colors, fonts and messaging. This signage will help to identify us as a business in a business area.

- 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.

Because all sides of our building are full of windows that are very close together, and because our business name is long, we can't create one sign that will legibly display our practice name.

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 26 Number of employees per shift 15
- b. Hours and days of operation 7am to 4pm Monday through Friday
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 10/50
- d. Number of daily and weekly commercial deliveries to the premises 2/10
- e. Number of parking spaces available 25
- f. Describe your general business operations Oral Surgery
- g. Describe any proposed site renovations, including, but not limited to -- landscaping, lighting, pavement, structural changes, signage, access and circulation Addition of 1 55" x 42" Rectangular Sign and a strip of 14" black lettering

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.

B. War
Signature of Applicant

7/12/2016
Date

BARBARA WARWICK
Print Name

Date

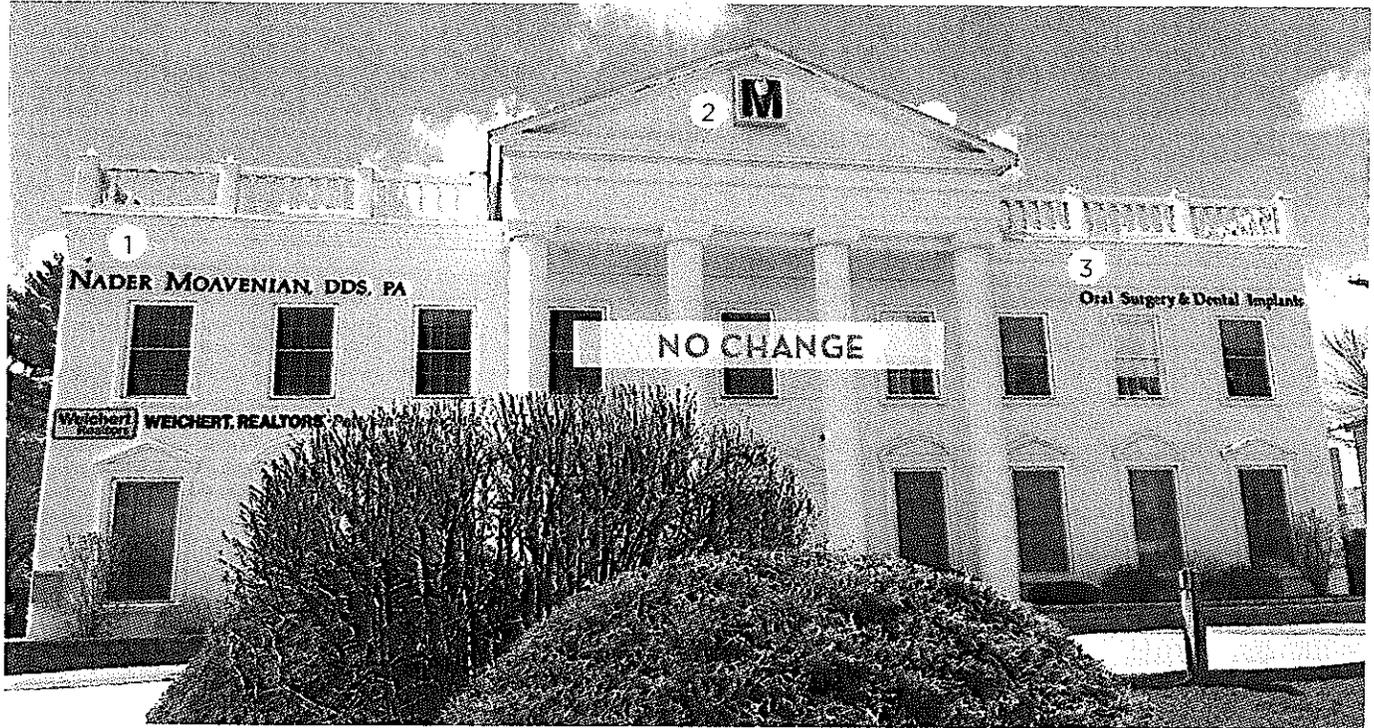
The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

I will pick it up at City Hall

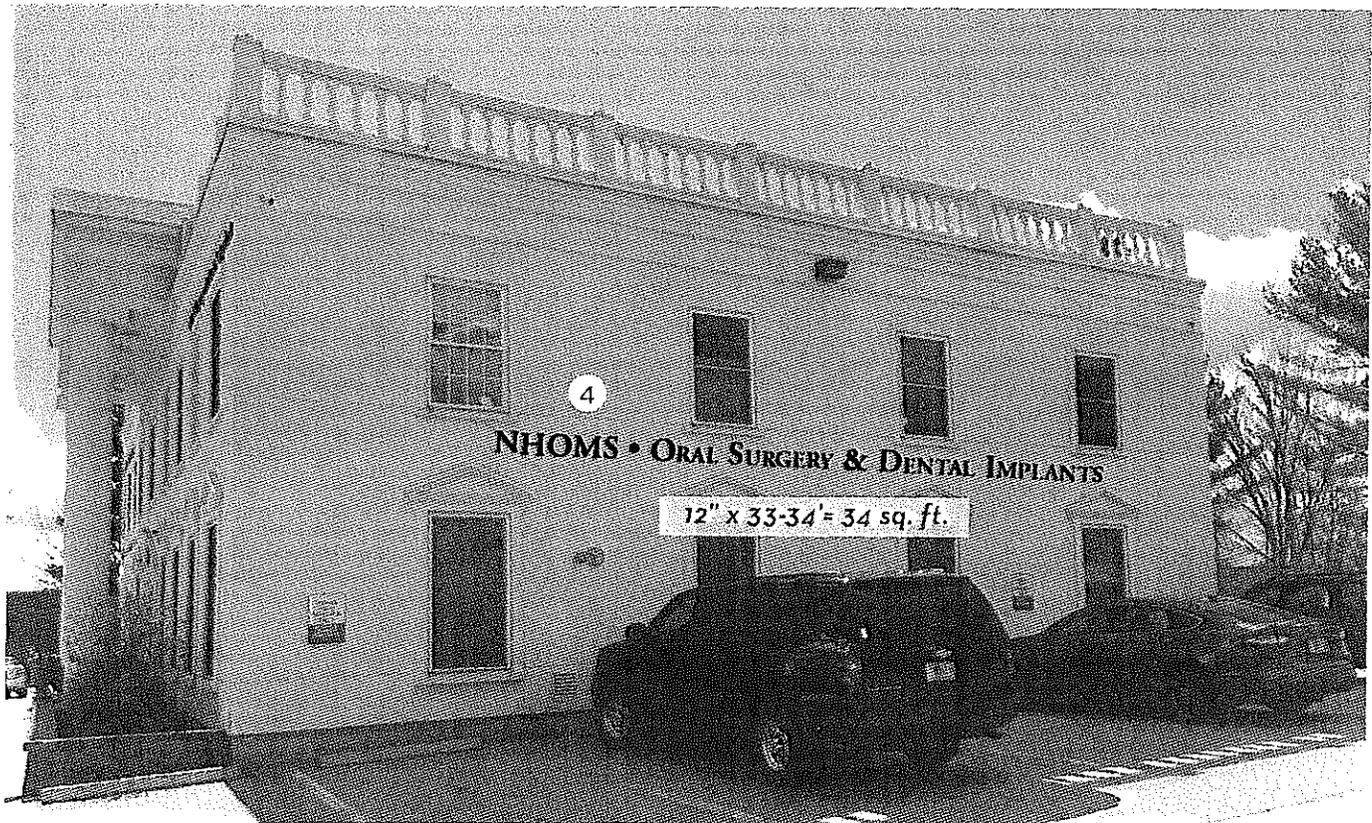
Please email it to me at barbara@graycatgraphicdesign.com

Please mail it to me at _____

76' foot building frontage x 1.5 = 114 sq. ft. allowance

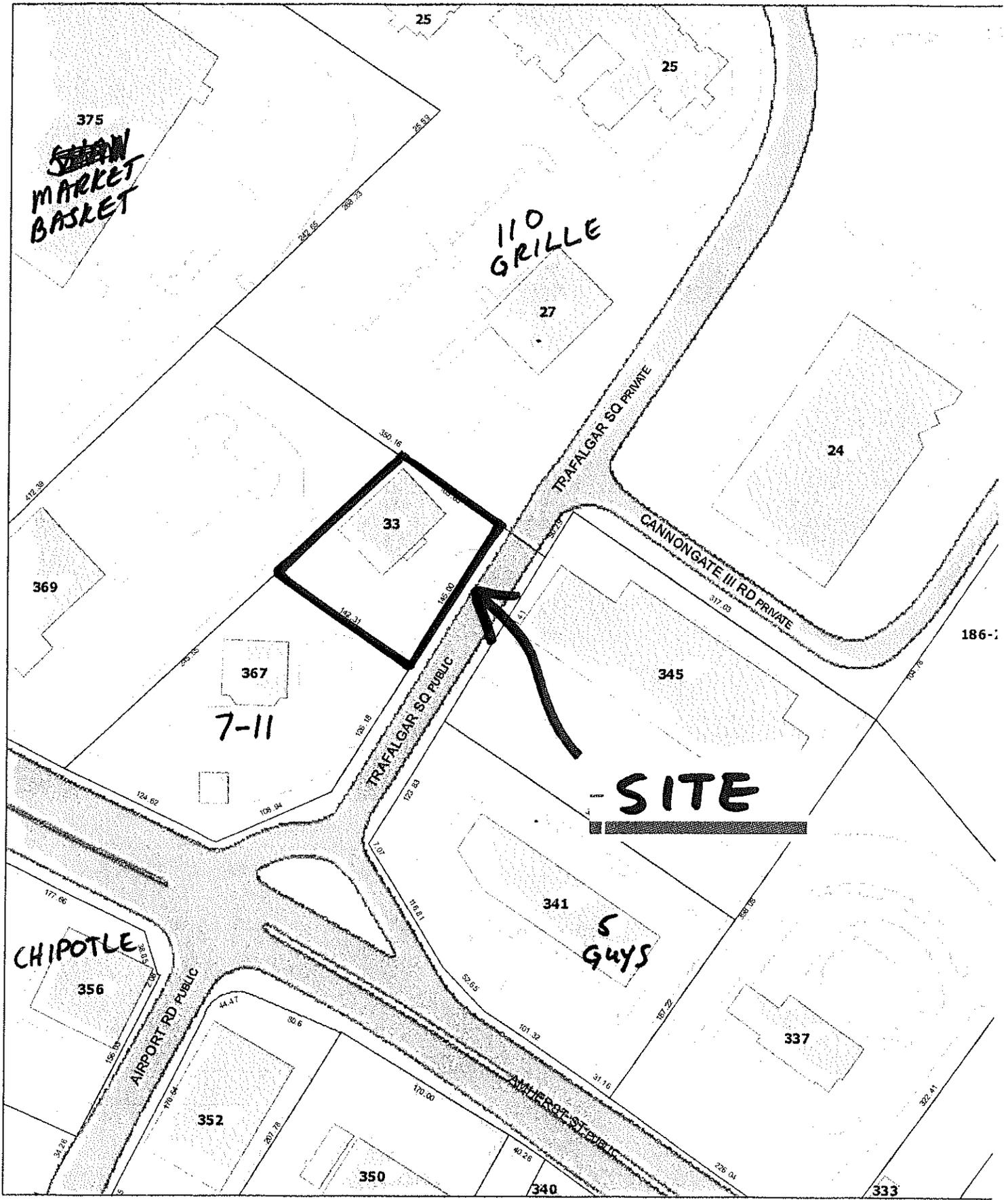


Existing: 3 signs on the front of the building = 52 sq. ft.

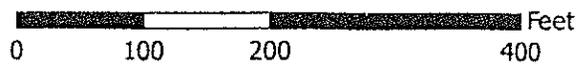
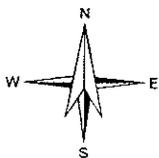


Proposed: 1 ADDITIONAL SIGN - 12" x 34' (34 sq. ft.) black lettering on north side of building

A total of 4 signs (1 additional): 52' (existing) + 34' (proposed) = 86 sq. ft.



33 Trafalgar Square



1 inch = 151 feet



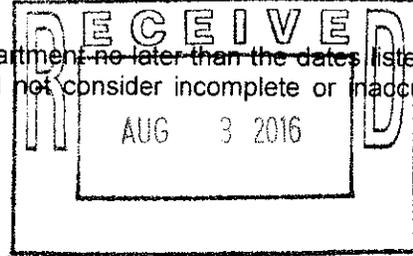


City of Nashua
Community Development Division
 City Hall, 229 Main Street, PO Box 2019
 Nashua, New Hampshire 03061-2019

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 589-3105
 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 65 Nagle St
 Zoning District RB Sheet 102 Lot 201

b. VARIANCE(S) REQUESTED:

To convert from a single family to a two family.
12,446 sf required 7,077 sf existing

2. GENERAL INFORMATION

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

(Print Name): Crystal + Jose Balderas

Applicant's signature [Signature] Date 08-03-16

Applicant's address 65 Nagle St

Telephone number H: C:603 377 6164 E-mail: cbalderas 87 @yahoo.com

b. PROPERTY OWNER (Print Name): Jose G Balderas

Owner's signature [Signature] Date 08-03-16

Owner's address 65 Nagle St

Telephone number H: C:603 377 0289 E-mail: —

OFFICE USE ONLY

Application checked for completeness: ML

Case number _____ Application Deadline _____ Date Received 8/3/16 Date of hearing 8/23/16

Notices: Newspaper Abutters Board Action _____

\$ _____ fee Date Paid _____ Receipt # _____

\$ 330 application fee Date Paid _____ Receipt # _____

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

PLR2016-00159

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.")

No change to outside Exterior or Structure.
It won't threaten the area nor have a negative impact on the neighborhood.

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.")

Two family developments are permitted in this area.

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.)

we would like to have a two family to rent out to other family members.

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.)

No the proposed use will not diminish the values of surrounding properties.

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.

it had previously been a two family unit and it still has the same layout.

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

08-03-16
Date

Crystal Baldleras
Print Name

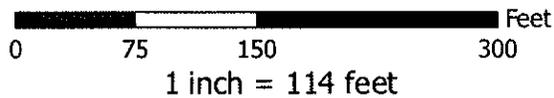
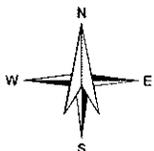
Date

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 _____



65 Nagle St



Variance for 65 Nagle St

We the undersigned hereby oppose the proposed granting of a variance for 65 Nagle St. for the purpose of converting it from a single family residence to a two (2) family residence. This board or the Planning denied a request for 32 Dexter St when the owner of a 2 family house wanted to subdivide the lot and build a single family on the new lot, they were denied because of lot size but if they converted the present 2 family to a single the variance would have been granted.

Reasons for opposition:

- Lack of parking
- At the present time it can accommodate 4 small cars, it looks like somebody added stones on the left hand side of lot so that they can have additional parking. There is no overnight street parking allowed
- 56.8% of required lot size 12,446 required, 7,077 requested
- When 67 Nagle was built this lot was part of 65 Nagle they had to demolish a garage and pool to build this house on this new lot.

Name	Address
Darlene Albert	66 Nagle St
RAYMOND LAJOIE	10 Nagle St
JEANNINE LAJOIE	10 NAGLE ST.
MARC LAJOIE	10 NAGLE ST
Randal Dupont	12 Nagle st.
John LIVESQUE	50 Nagle St.
Tige McNulty	62 Nagle st.
Stephanie Blais	62 1/2 Nagle St.
DON. MAURKUS	73 NAGLE ST.
Dennis OBrien	67 NAGLE ST

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- When 67 Nagle was built this lot was part of 65 Nagle they had to demolish a garage and pool to build this house on this new lot.

Name	Address
JEFFREY KRAH	70 NAGLE ST, NASHUA
RENE BREYON	72 NAGLE ST. NASHUA

We the people of Nagle Street are in favor of 65 Nagle Street, Nashua, NH 03060 to be reverted to a two-family home, which was built in 1946. The Balderas Family has recently purchased the home previously, which has the hook-ups still from the home previously being a two-family home. This home was a two-family home for over 20 years. This change would not affect us as a community as the home would still fit the same amount of people and the previous owner put in a second driveway. This would just be one of many multi-family homes of Nagle Street.

Below is a list of residents that agree with the above and the home in variance of the City of Nashua becoming a two-family house.

Name

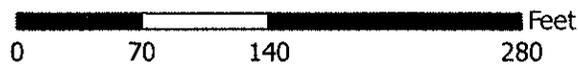
Address

Melissa Sandy	103 Nagle St 03060
Rob Sandy	3 Nagle St
Janet Crans	61 Nagle St (Abbutler)
[Signature]	60 Nagle St
[Signature]	36 1/2 Nagle St
Jessica [Signature]	102A Nagle Street
[Signature]	51 Nagle St
Keri Madroski	56 Nagle St
[Signature]	55 Nagle St.
Rose Della	55 Nagle St.
Linda Ettrawes	61 Nagle St
Hundwe Museum	37 Hunt St & 39 Hunt St

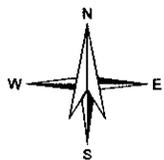




65 Nagle St - 2001 Aerial

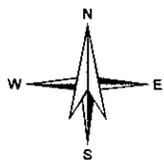
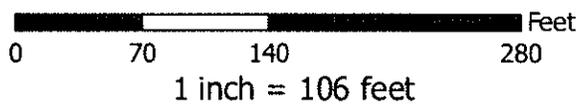


1 inch = 106 feet





65 Nagle St - 2006 Aerial





City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.gonashua.com

November 9, 2005

Cecile Marquis
44 Ferry Road, LLC
PO Box 321
Nashua, NH 03061

Alan Beauchemin
Maynard & Paquette
Engineering Assoc., LLC
23 East Pearl Street
Nashua, NH 03060

Re: SUBDIVISION PLAN REVIEW: 44 Ferry Road, LLC (Applicant) Le Loc and Linh Mach (Owners) - Proposed subdivision of one lot into two single-family lots and to show the conversion of the existing multi-family house to a single-family house. 65 Nagle Street, Sheet 102 - Lot 201, Zoned "RB" - Urban Residence.

Dear Ms. Marquis:

At the meeting of Thursday November 3, 2005 the Nashua City Planning Board approved your above-referenced subdivision plan. This plan was approved with the following stipulations:

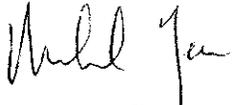
- 1. Prior to the plan being recorded, the conversion of the multi-family house to a single-family shall be completed and the garage razed.**
- 2. Prior to the plan being recorded, the storm water operation and maintenance plan shall be recorded.**
- 3. Applicant to contribute \$7,000 in lieu of building sidewalk.**

All required street and utility improvements must be completed and approved by the City Engineer or a financial guarantee suitable to the City Corporation Counsel posted to insure the completion of the remaining improvements. If a bond is posted, it will be your responsibility to employ an architect, engineer, or surveyor to prepare an estimate of the quantity and cost of all uncompleted street and utility improvements on a form supplied by the City Engineer.

A signed copy of the approved plan is available for your records in our office. In accordance with RSA 677:15 and the Nashua City Planning Board Bylaw Article 9.6, the Planning Board shall not release for recording at the Registry of Deeds any subdivision plan until after the 30-day Statutory appeal period has lapsed.

The Nashua City Planning Board and Planning Staff appreciate your cooperation throughout the review process.

Sincerely,



for

Roger L. Houston, AICP
Director of Planning

cc: Richard Seymour, Director of Public Works
Jon LeBrun, Deputy City Engineer

RLH/clw

**NASHUA CITY PLANNING BOARD
STAFF REPORT**

TO: Nashua City Planning Board
FROM: Rick Sawyer, Deputy Planning Manager
FOR: November 3, 2005
RE: **New Business - #5 Subdivision**

I. Project Statistics:

Owner: 44 Ferry Road, LLC
Proposal: Subdivision of one lot into two.
Location: 65 Nagle Street
Existing Zoning: "RB" – Urban Residence
Surrounding Uses: Residential

II. Project Background:

A variance was granted by the ZBA in 1970 allowing the operation of a canteen truck out of the house. In 1977 a building permit was issued to convert the single-family house to a two-family. The Future Land Use Plan of the 2000 Master Plan indicates medium density residential.

III. Project Description:

The purpose of this plan is to subdivide existing lot 201 into two lots. Lot 201 is 13,877 square feet and currently contains a multi-family house which will be converted to a single-family if the plan is approved. The site also contains a garage which will be razed and previously an above ground pool existed. The site is very flat with little vegetation. Lot 201 will be reduced to 7,077 square feet and will contain the existing house. New lot 239 will be 6,800 square feet. The minimum lot size in the RB zone is 6,000 square feet for a single-family.

No sidewalks exists along the frontage of the site or anywhere on the street and Nagle Street is not on the sidewalk priority list. The applicant has proposed a contribution of \$5,300 in lieu of constructing sidewalks, please see attached letter from Maynard and Paquette. The planning department's calculation of the contribution amount is \$7,000 (140' of frontage x \$50). The applicant has subtracted the driveway widths from their calculation in order to come up with the lower amount. The stormwater requirements will be met through the increase in open space as a result of the redevelopment of the site and the installation of two leaching cisterns. A stormwater compliance letter and summary is attached. The site is serviced by Pennichuck Water Works and City sewer. A typical landscaping plan is provided on sheet number two. No traffic report was required.

IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Subdivision NRO Section 16-108. The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulations be made part of that approval:

1. Prior to the plan being recorded, the conversion of the multi-family house to a single-family shall be completed and the garage razed.

2. Prior to the plan being recorded, the storm water operation and maintenance plan shall be recorded.
3. Prior to the plan being recorded, bonding for all public improvements, shall be submitted to and approved by the Engineering Department and Corporation Counsel.

ABUTTERS

LOT 65/SHEET 15
44 FERRY ROAD, LLC
P.O. BOX 321
NASHUA, NH 03061
ACCT. NO. 11674
BK. 7536, PG. 0001

LOTS 209/SHEET 102
GARY F. & LINDA GRAVES
61 NAGLE STREET
NASHUA, NH 03060
ACCT. NO. 8270
BK. 7518/PG. 622

LOT 202/SHEET 102
BARRY S. & DIANE M. GRANT
35 HUNT STREET
NASHUA, NH 03060
ACCT. NO. 9370
BK. 6693/PG. 2327

LOT 146/SHEET 102
LINDIWE MUSEKIWA
37 HUNT STREET
NASHUA, NH 03060
ACCT. NO. 13850
BK. 6771/PG. 1594

LOT 208/SHEET 102
KAREN L. FOTHERGILL
10 THOMAS ROAD
MERRIMACK, NH 03054
ACCT. NO. 30148
BK. 7316/PG. 156

LOT 147/SHEET 102
DONALD J. & KAREN L. MAVRIKIS
73 NAGLE STREET
NASHUA, NH 03060
ACCT. NO. 34674
BK. 7493/PG. 2241

LOT 160/SHEET 102
MIGRELA REALTY TRUST
84 LAKE STREET
NASHUA, NH 03060
ACCT. NO. 19724
BK. 5673/PG. 1244

LOT 68/SHEET 102
TIGER W. SR. & HEIDI A. MCNULTY
62 NAGLE STREET
NASHUA, NH 03060
ACCT. NO. 12664
BK. 7461/PG. 1680

LOT 161/SHEET 102
ROGER J. & STEPHANIE L. BLAIS
62 1/2 NAGLE STREET
NASHUA, NH 03060
ACCT. NO. 12662
BK. 6679/PG. 2545

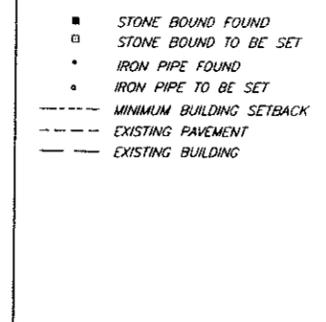
LOT 230/SHEET 102
HECTOR A. & EVELYN BISSONNEAULT
64 NAGLE STREET
NASHUA, NH 03060
ACCT. NO. 4084
BK. 1784/PG. 74

LOT 102/SHEET 102
DARLENE M. ALBERT
66 NAGLE STREET
NASHUA, NH 03060
ACCT. NO. 26242
BK. 5693/PG. 1445

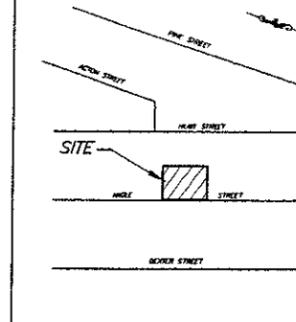
MAYNARD & PAQUETTE ENG. ASSOC., LLC
23 EAST PEARL STREET
710 WEST HOLLIS STREET
NASHUA, NH 0306

PLAN REFERENCES

1. RELOCATION OF LOT LINES, LOT 66, 67 & 203; NAGLE STREET
NASHUA, NH; FOR: LEON TROTTER; PREPARED BY: A.E. MAYNARD
DATED: MARCH 1975; H.C.R.D. NO. 8234



LEGEND



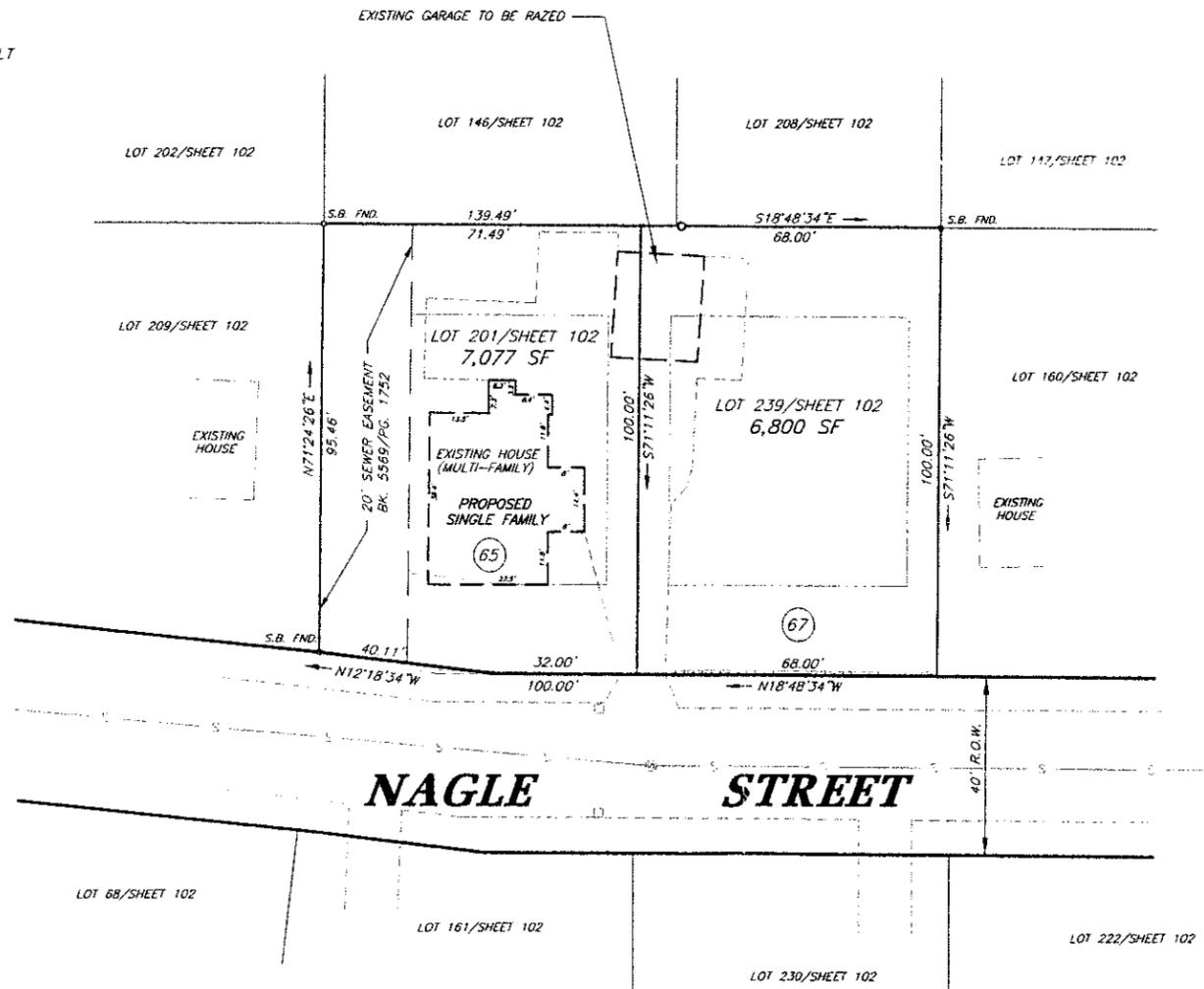
VICINITY

NOTES:

- PRESENT ZONING - "RB"
- EXISTING USE - RESIDENTIAL
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 201/SHEET 102 INTO TWO NEW LOTS AND TO CONVERT THE EXISTING HOUSE ON LOT 201 FROM MULTI FAMILY INTO SINGLE FAMILY.
- TOTAL AREA OF PARCEL - 13,877 SF
- LOT IS SERVED BY PENNICHUCK WATER AND CITY OF NASHUA SEWER.
- AREA OF EXCHANGE - OLD AREA NEW AREA AREA OF EXCHANGE

LOT 201	- 13,877 SF	7,077 SF	-6,800 SF
LOT 239	- 0 SF	6,800 SF	+6,800 SF
TOTALS	- 13,877 SF	13,877 SF	0

- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS BY A LICENSED LAND SURVEYOR.
- DIMENSIONAL REQUIREMENTS -
 (ONE FAMILY)
 MINIMUM LOT AREA - 6,000 S.F.
 FRONT YARD SETBACK - 20'
 SIDE YARD SETBACK - 7'
 REAR YARD SETBACK - 20'
 MAX. BLD. COVERAGE - 20%; PROVIDED - 17%
 MIN. OPEN SPACE - 40%; PROVIDED - 73%
 MIN. LOT WIDTH - 60 FEET
 MIN. LOT FRONTAGE - 50 FEET
 MIN. LOT DEPTH - 80 FEET
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN PRIOR TO PROCEEDING WITH THE WORK.



NO.	DATE	REVISION
2	10/17/2005	REVISIONS PER PLANNING DEPT. COMMENTS/REVISED NOTES
1	10/11/2005	REVISIONS PER PLANNING DEPT. COMMENTS/REVISED LOT AREAS

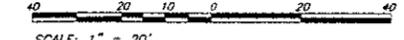
APPROVED BY THE CITY OF NASHUA
PLANNING BOARD

CHAIRMAN _____ DATE _____

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 AND A FIELD SURVEY MADE ON THE GROUND IN SEPTEMBER 2005 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000, IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF NASHUA.

SUBDIVISION PLAN LOT 201/SHEET 102
65 NAGLE STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
44 FERRY ROAD, LLC
P.O. BOX 321
NASHUA, NEW HAMPSHIRE 03061
603-888-5959

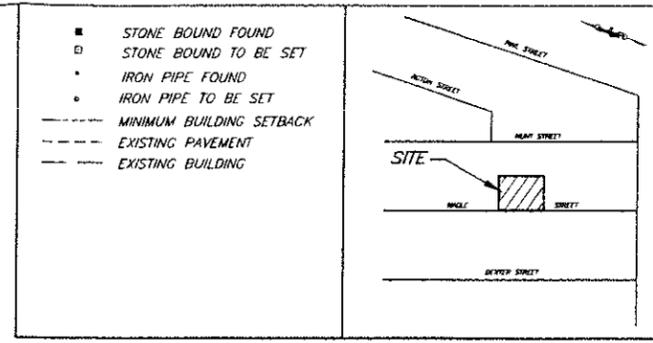


SCALE: 1" = 20' DATE: SEPTEMBER 20, 2005

ENGINEERING
MP
ASSOCIATES
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
23 East Pearl Street, Nashua, NH 03060
Phone: (603)883-8433 Fax: (603)883-7227

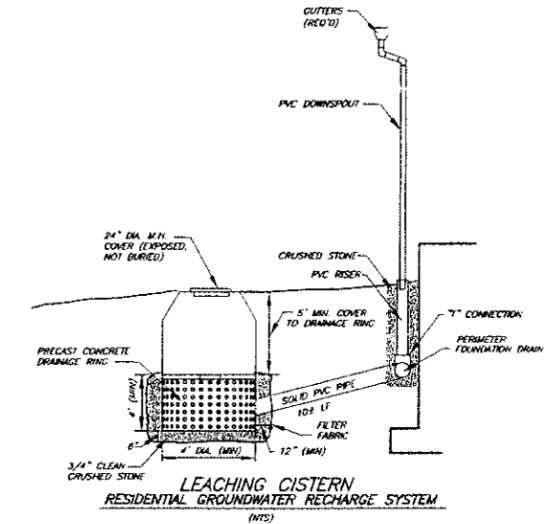
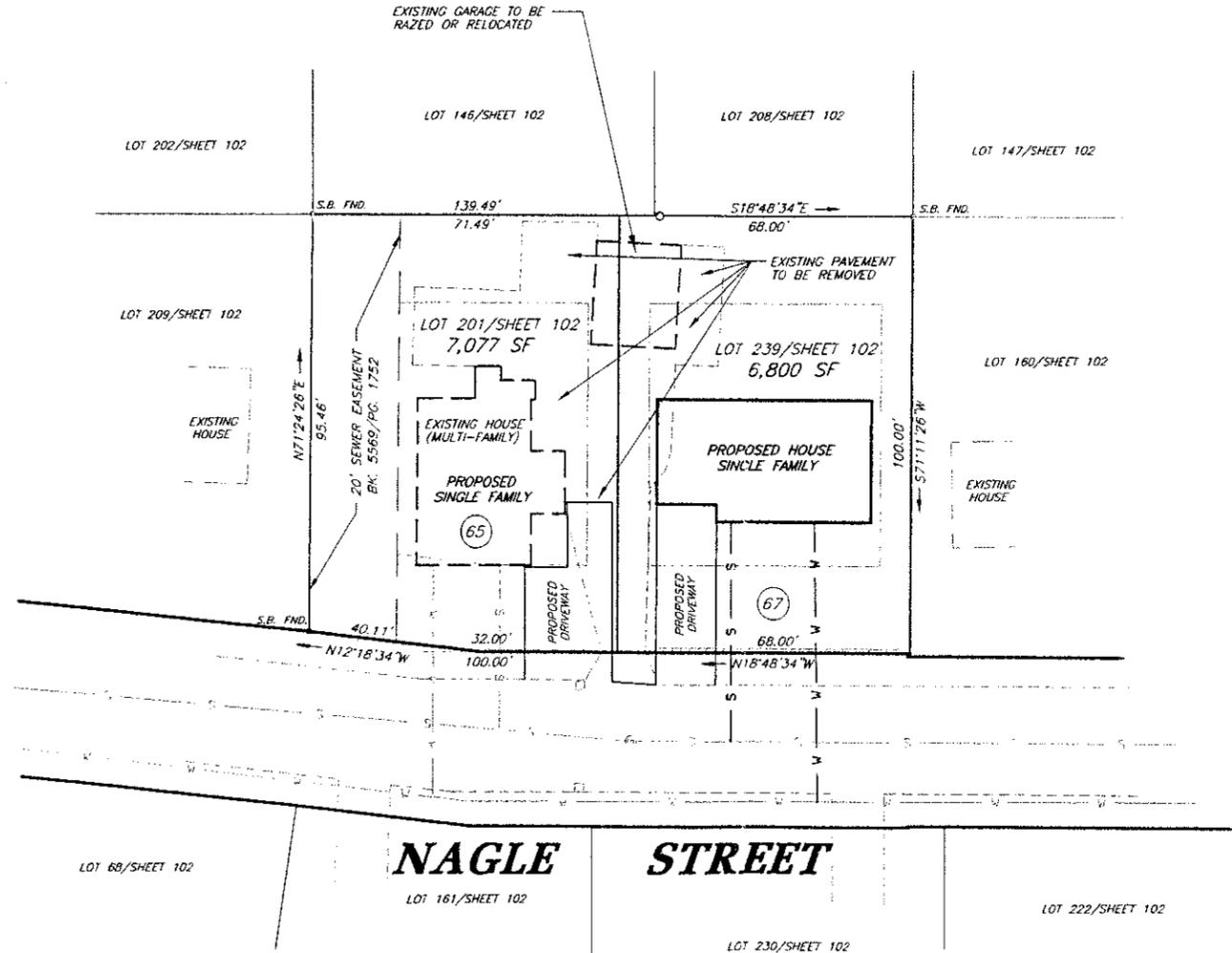
NOTES

1. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" TO HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 72 HOURS PRIOR TO CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN PRIOR TO PROCEEDING WITH THE WORK.
3. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CURRENT CITY OF NASHUA SPECIFICATIONS.
4. STREET RESTORATION TO BE IN ACCORDANCE WITH NRO 19-26 REVISED 11-14-03
5. HOUSE: SIZE, LOCATION, AND FINISH FLOOR IS CONCEPTUAL ONLY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR AND SHALL BEAR ANY COSTS ASSOCIATED WITH THE INSTALLATION OF STREET LIGHTING FACILITIES.

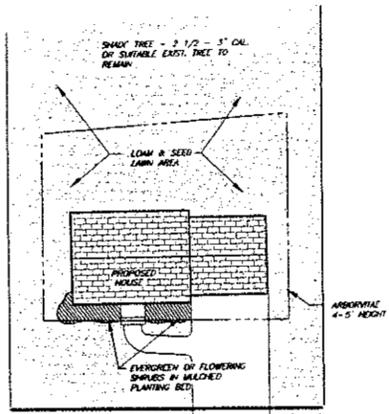


LEGEND

VICINITY



**LEACHING CISTERNS
RESIDENTIAL GROUNDWATER RECHARGE SYSTEM
(NYS)**



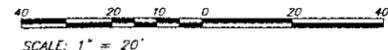
**TYPICAL INDIVIDUAL LOT
LANDSCAPE PLAN**

NOTE: HOUSE FOOTPRINT, DRIVEWAY LOCATION & FOUNDATION PLANTINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE ON A LOT BY LOT BASIS. LIMIT OF CLEARING TO BE ESTABLISHED BY DEVELOPER PRIOR TO ANY TREE REMOVAL.

10/17/2005	REVISIONS PER PLANNING DEPT. COMMENTS/REVISED PROPOSED DRIVEWAY	APB	BY
10/11/2005	REVISIONS PER PLANNING DEPT. COMMENTS/REVISED LOT AREAS	APB	BY
10/11/2005	REVISIONS PER PLANNING DEPT. COMMENTS/REVISED LOT AREAS	APB	BY
10/11/2005	REVISIONS PER PLANNING DEPT. COMMENTS/REVISED LOT AREAS	APB	BY
10/11/2005	REVISIONS PER PLANNING DEPT. COMMENTS/REVISED LOT AREAS	APB	BY

GRADING PLAN LOT 201/SHEET 102
**65 NAGLE STREET
NASHUA, NEW HAMPSHIRE**

PREPARED FOR:
44 FERRY ROAD, LLC
P.O. BOX 321
NASHUA, NEW HAMPSHIRE 03061
603-888-5959



SCALE: 1" = 20'

DATE: SEPTEMBER 20, 2005



**Maynard & Paquette
Engineering Associates, LLC**
Consulting Engineers and Land Surveyors
23 East Pearl Street, Nashua, NH 03060
Phone: (603)883-8433 Fax: (603)883-7227

KPM	APB					D	11754
DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER



65 Nagle Street

Locus Map



Disclaimer
The City of Nashua makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The City of Nashua shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

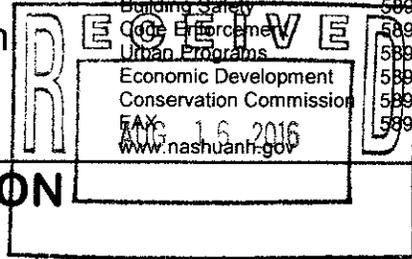
Last Update: Yesterday

242'



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.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 93 Allds Street
 Zoning District R-B Sheet 27 Lot 53
 b. VARIANCE(S) REQUESTED:
As to density, when 6,595 Square Feet exists and 12,446 Square Feet required.

2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
 (Print Name): Duane Smith
 Applicant's signature [Signature] Date 8-11-16
 Applicant's address By his attorney, Gerald R. Prunier, 20 Trafalgar Square, Nashua, NH 03063
 Telephone number H: 603-883-8900 C: _____ E-mail: gprunier@prunierlaw.com

b. PROPERTY OWNER (Print Name): Duane Smith
 Owner's signature [Signature] Date 8-11-16
 Owner's address By his attorney, Gerald R. Prunier, 20 Trafalgar Square, Nashua, NH 03063
 Telephone number H: 603-883-8900 C: _____ E-mail: gprunier@prunierlaw.com

OFFICE USE ONLY Application checked for completeness: ML

Case number _____ Application Deadline 8/16/16 Date Received 8/16/16 Date of hearing 9/13/16

PLR# 2016-00177 Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____

\$ _____ signage fee Date Paid _____ Receipt # _____

\$ _____ certified mailing 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 building is presently used for a laundromat; the surrounding area is residential. Returning the property to a residential use would be in keeping with the purpose of the ordinance.

- 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 area is zoned for multi-family and the proposed revision to multi-family would be in keeping with the spirit of the ordinance.

- 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 property owner would now have a use that is within the zoning district.

- 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 building will be renovated for multi-family and the work will be mostly within the building.

- 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 restoring of the building to a multi-family building will make the property more conforming to the zoning in the district.

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 of Applicant

8-11-16

Date

Gerald R. Prunier

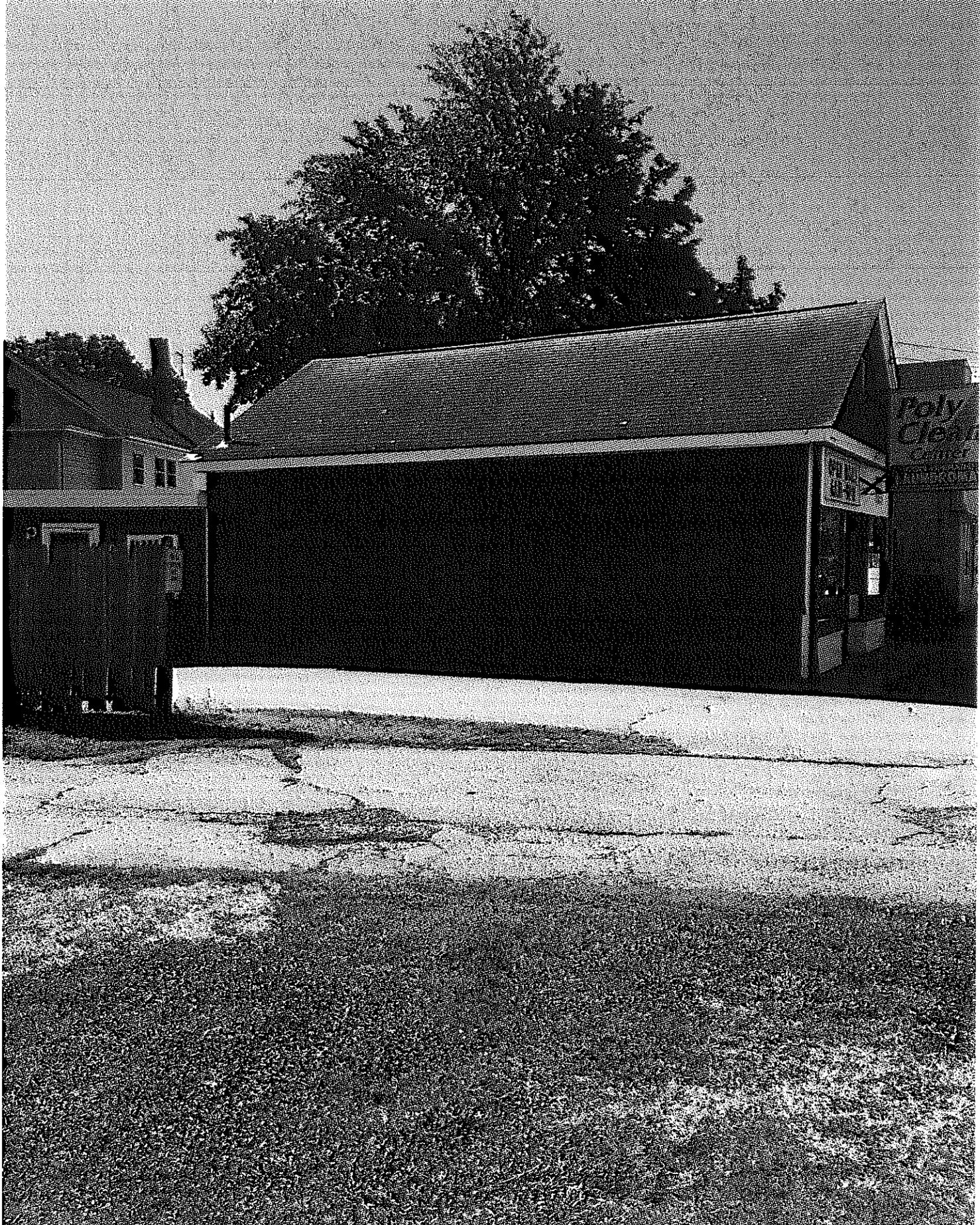
Print Name

8-11-2016

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:

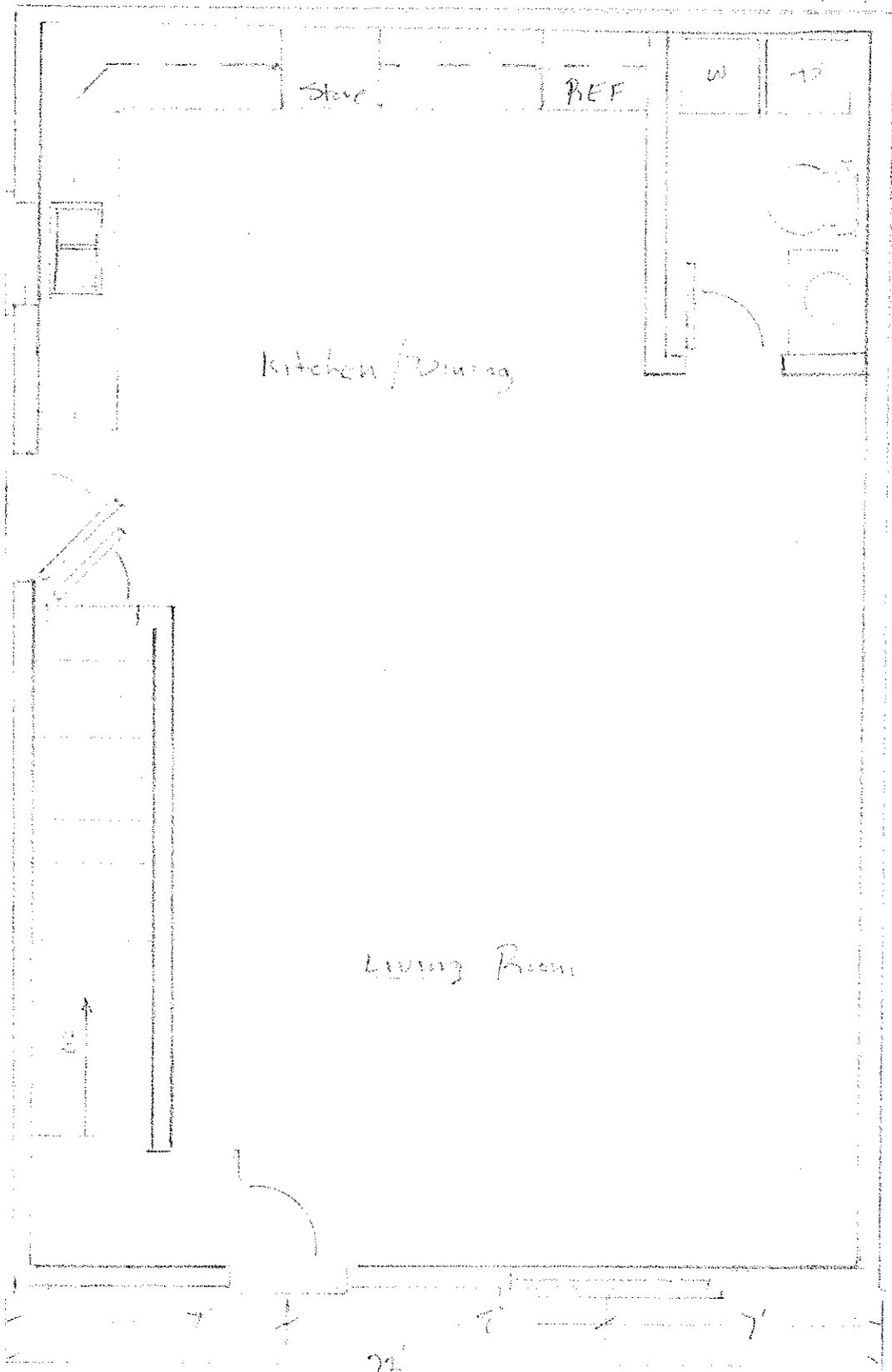
- I will pick it up at City Hall
- Please email it to me at gprunier@prunierlaw.com
- Please mail it to me at _____



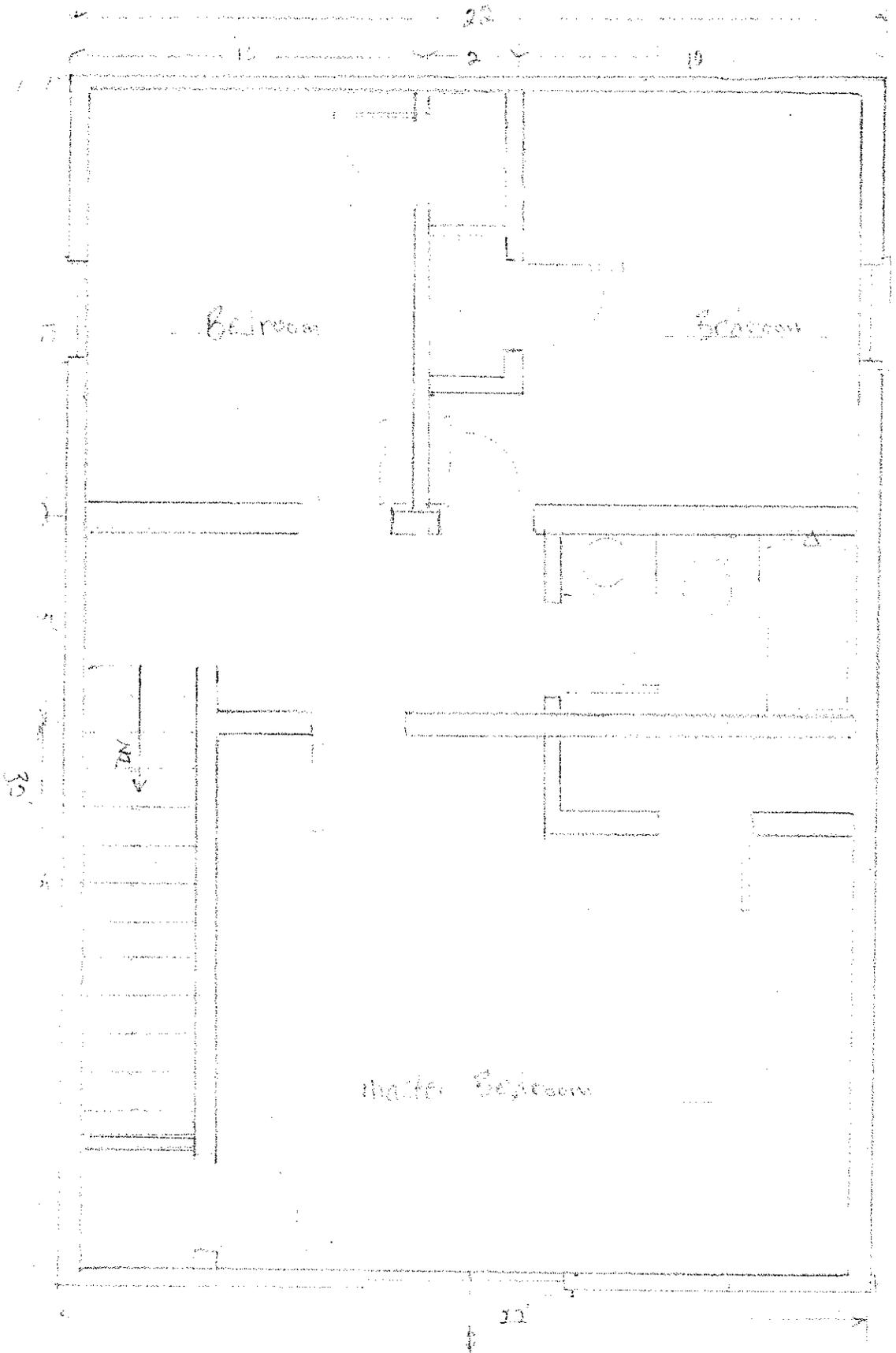




OPEN DAILY
6AM-9PM

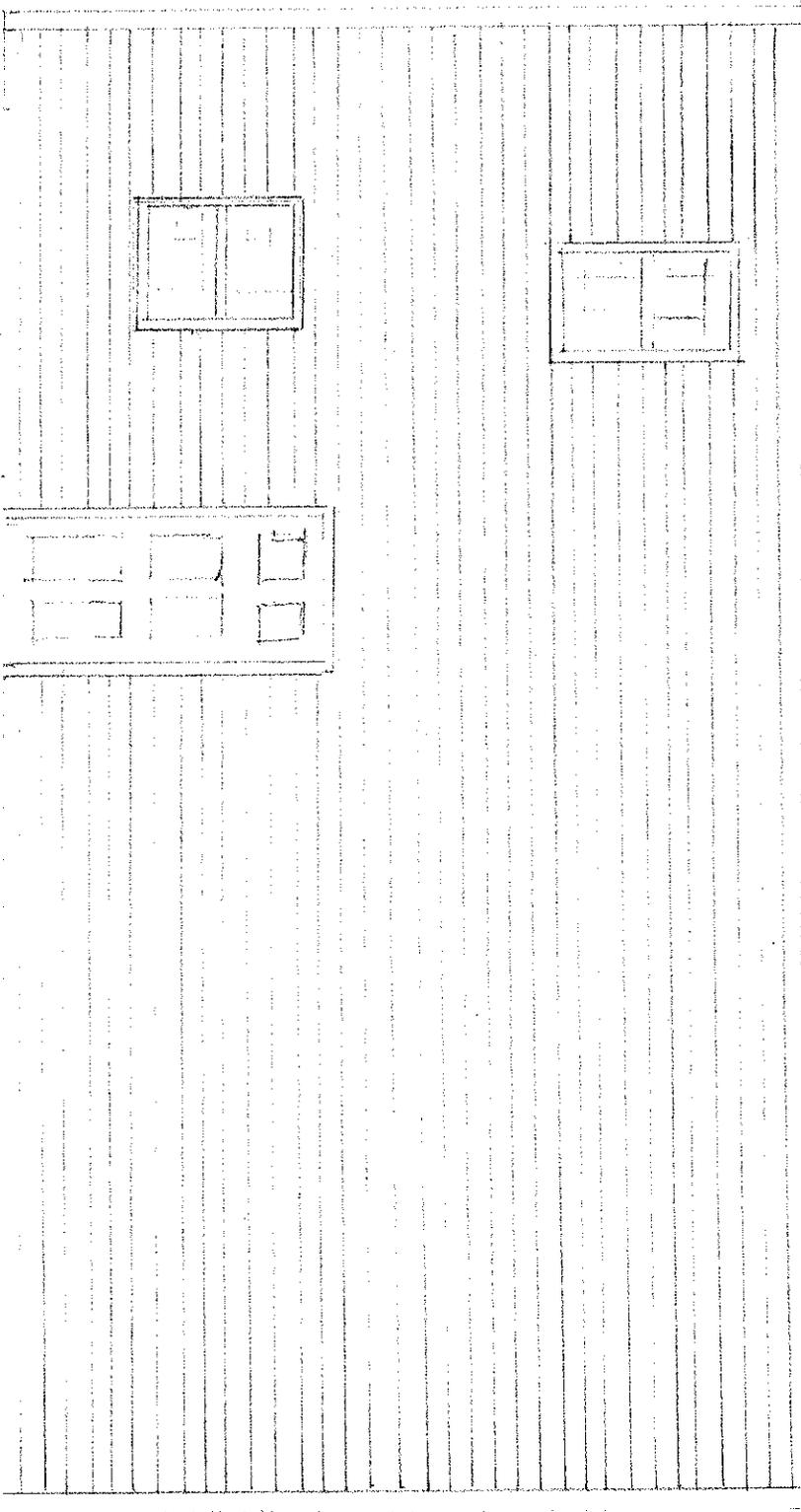


First Floor

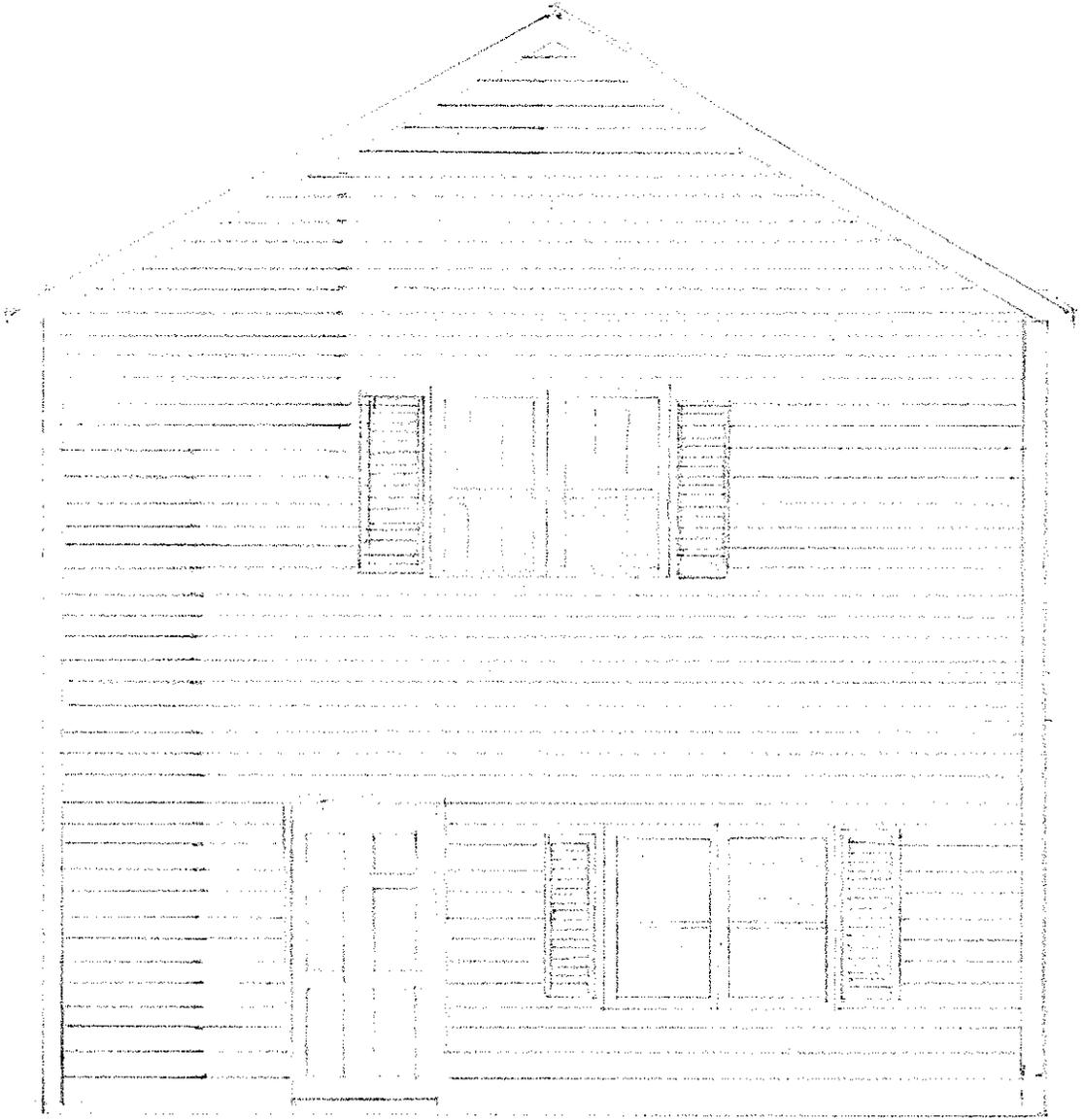


Second Floor

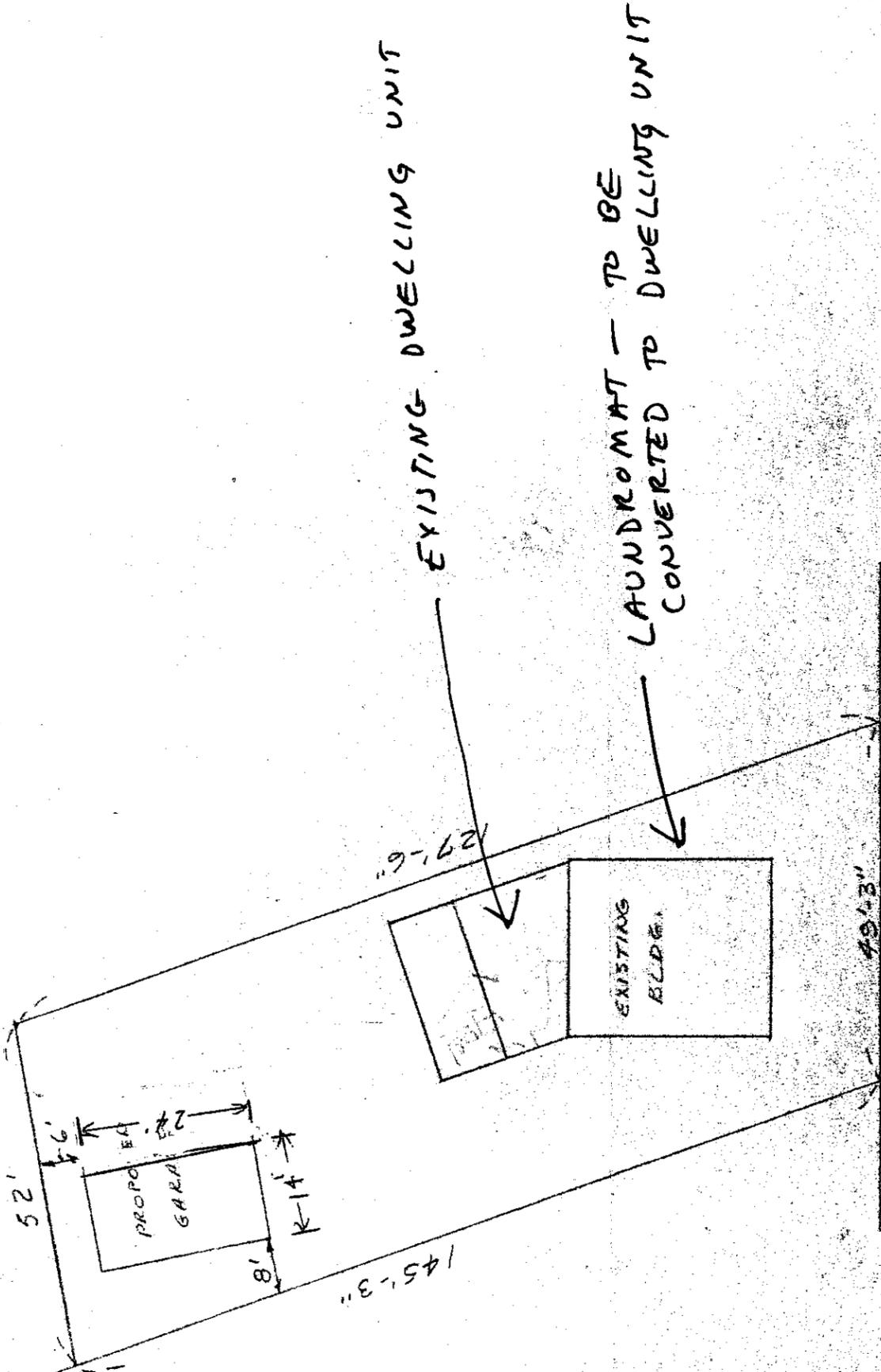
ASPHALT Shingles



Side View



Front View



93 ALLOS STREET

CONRAD HOMES, INC.	
11-201	NOV. 85
FOOT PLAN	
346-1	

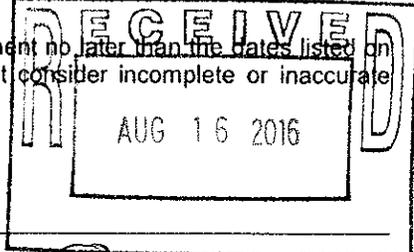


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VARIANCE APPLICATION

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 375 Amherst Street, Nashua, N.H.

Zoning District GB Sheet 8746 G Lot 390 398 ML

b. VARIANCE(S) REQUESTED:

(1) set of 48" internally illuminated channel letters reading: HOBBY LOBBY, (1) set of 18" non-illuminated channel letters reading: CRAFTS, (1) set of 18" non-illuminated channel letters reading: HOME DECOR, (1) set of 18" non-illuminated channel letters reading: SEASONAL
Total S/F: 242

2. GENERAL INFORMATION

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

(Print Name): Starlite Sign - Debbie Stellar

Applicant's signature [Signature] Date 8/5/16

Applicant's address 7923 E. McKinney, Denton, TX 76208

Telephone number H: 940-239-9770 C: 817-691-3528 E-mail: Debbie.Stellar@starlitesign.com

b. PROPERTY OWNER (Print Name): Retail Management & Development

Owner's signature see attached Date 07/14/16

Owner's address 881 East Street; Tewksbury, MA 01876

Telephone number H: 978-851-0200 C: 781-696-4428 E-mail: SCucinatti@rmd-inc.net

OFFICE USE ONLY

Application checked for completeness: ML (rec'd by Maria)

Case number _____ Application Deadline 8/16/16 Date Received 8/16/16 Date of hearing 9/13/16

PLR# 2016-00175 Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____
 \$ _____ signage fee Date Paid _____ Receipt # _____
 \$ _____ certified mailing 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.")

A variance for the approximately the same size sign was granted for the previous tenant, Market Basket. The sign is proportional to the size of the building and length of the storefront. It covers less than 3% of the overall area of the elevation and is more aesthetically pleasing than a smaller sign.

- 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 sign is similar in construction and appearance to the neighboring businesses. It poses no threat to public health, safety or welfare - it actually allows the public to identify the location in time to safely exit the street into the parking lot.

- 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.)

Considering the substantial setback from the right-of-way, the proposed 48" Hobby Lobby letter provide adequate visibility for the traffic traveling on Amherst. A smaller sign would be difficult to see and recognize. The department signs direct the public to the entrance and indicate the location of the department within the store.

- 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 variance granted to Market Basket was for 253 S/F. The proposed Hobby Lobby sign is 242 S/F, slightly smaller. This will help maintain the property value by keeping the signage consistent.

- 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.

To be seen from Amherst, the Hobby Lobby letters must be a minimum of 48". A smaller sign would be lost on the large building and would not allow the public to easily recognize and identify the business.

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 40-50 Number of employees per shift 2
- b. Hours and days of operation Monday-Saturday 9am-8pm; Sunday closed
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 6
- d. Number of daily and weekly commercial deliveries to the premises 1-2 times per week
- e. Number of parking spaces available civls by prop owner
- f. Describe your general business operations retail sales of crafts, home decor and seasonal merchandise
- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation cosmetic renovations; floor plan and basic exterior remain intact

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.

Debbie Stollar
Signature of Applicant

8/5/16
Date

Debbie Stollar
Print Name

8/5/16
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:

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Please email it to me at _____

Please mail it to me at _____

PLAN

