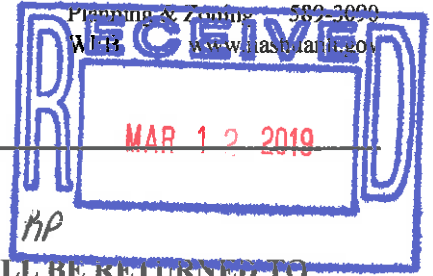




City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019



VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

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. Please print clearly or type.

1. VARIANCE INFORMATION

a. ADDRESS OF REQUEST 101 Farley Road
 Zoning District R30 Sheet I Lot 31

b. VARIANCE(S) REQUESTED:
Land use code section 190-264 to exceed max. accessory use of 40% permitted to 78.9% requested to erect a 3 Bay Metal Garage (48x30)

c. LAND USE CODE SECTION(S) REQUESTING VARIANCE(S) FROM 190-264

2. GENERAL INFORMATION

a. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)
 (Print Name): Brenda Lavoie + Tim Demanche
 Applicant's signature Brenda Lavoie Date 3/11/19
 Applicant's address 101 Farley Rd
 Telephone number H: _____ C: 603-759-1190 E-mail: spnce67@comcast.net

b. **PROPERTY OWNER** (Print Name): Brenda Lavoie + Tim Demanche
 *Owner's signature Brenda Lavoie Date 3/11/19
 Owner's address 101 Farley Rd
 Telephone number H: _____ C: 603-759-1190 E-mail: spnce67@comcast.net

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY Date Received 3/12/19 Date of hearing 4/9/19 Application checked for completeness: CP
 PLR# 2019-00046 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. Attach 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 garage will be placed in back corner of yard. It will house lawn equipment, snow plows, ATV and other equipment that does not fit in our current garage
 our trucks do not fit in our current garage either

- 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 garage will not alter the character of the neighborhood as it will match my home exterior and will be well kept.

- 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 be removing canopy garage which cannot hold all the items needed.

- 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 garage would not block anyone's views.

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.

We need to put our equipment in a more stable structure. Our current garage is too small to house everything.

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 0 Number of employees per shift 0
b. Hours and days of operation 0
c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 0
d. Number of daily and weekly commercial deliveries to the premises 0
e. Number of parking spaces available 0
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:
Creating a 3 Bay Metal garage.

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.

Brenda Lavrie
Signature of Applicant

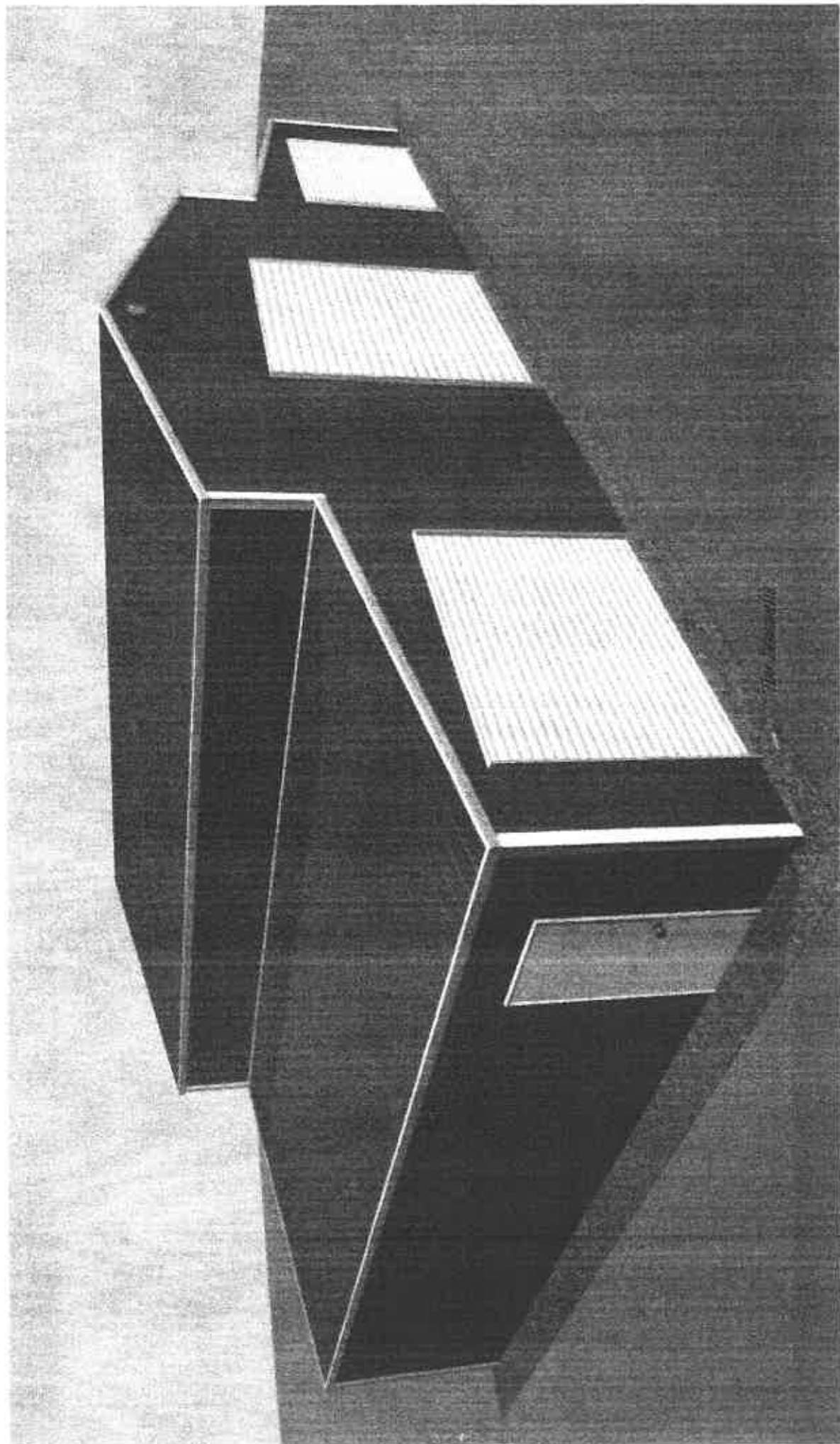
3/11/19
Date

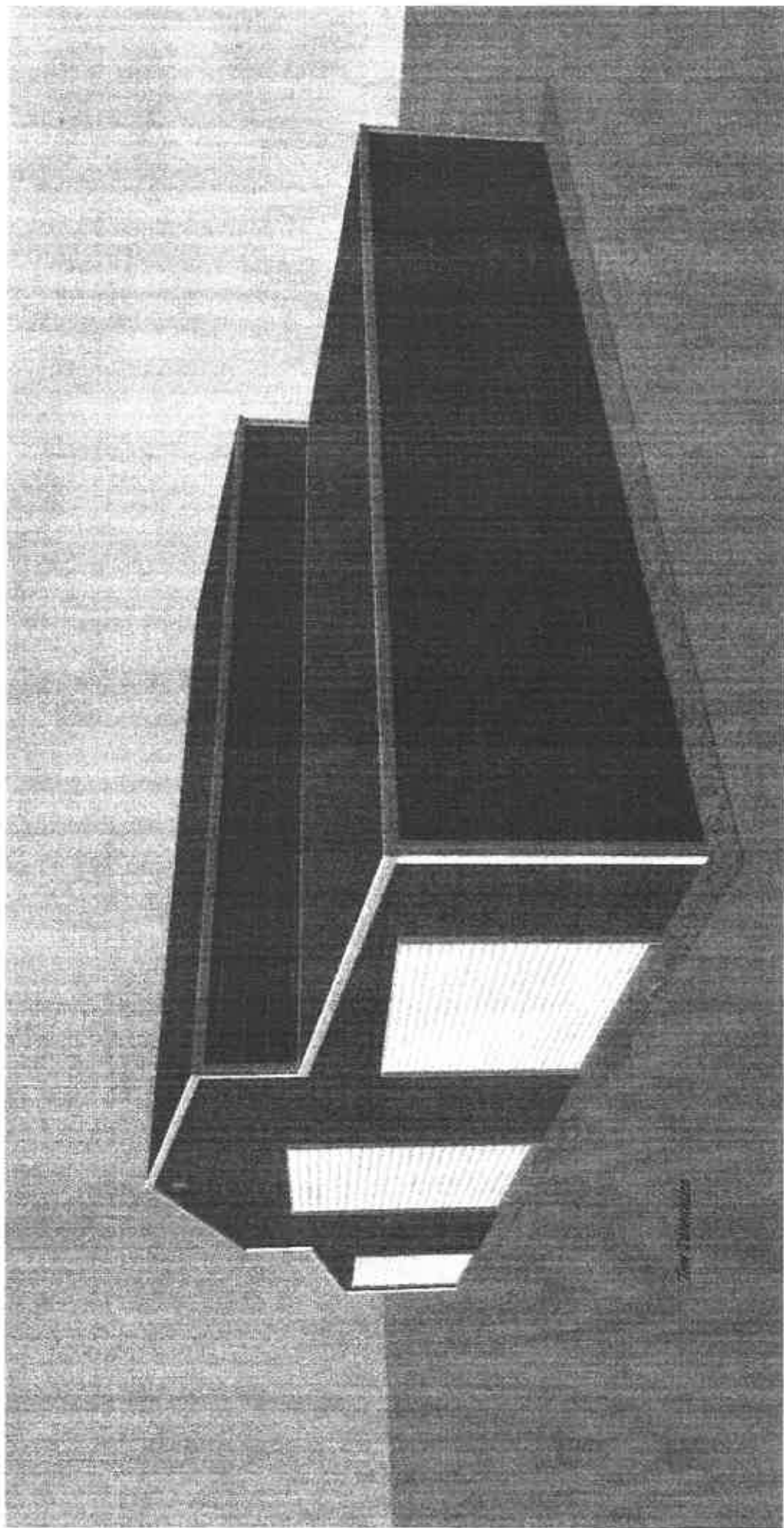
Brenda Lavrie
Print Name

3/11/19
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:

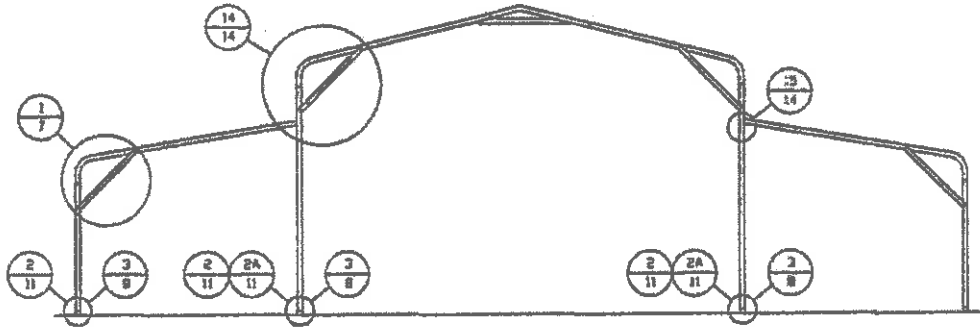
- I will pick it up at City Hall
Please email it to me at
Please mail it to me at





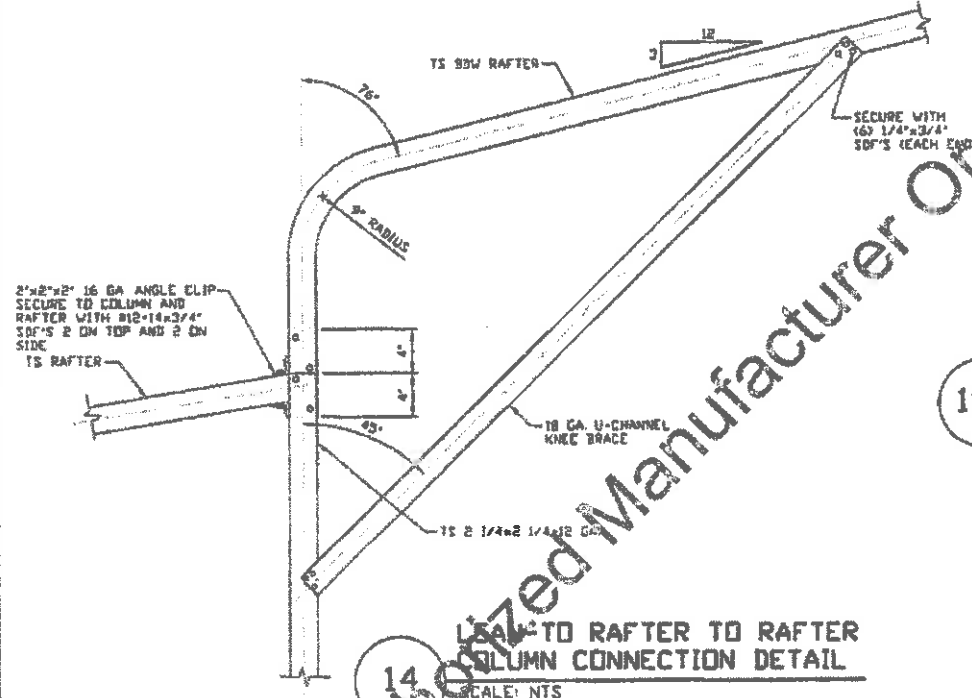
Frank J. Murphy

BOW RAFTER LEAN-TO OPTION



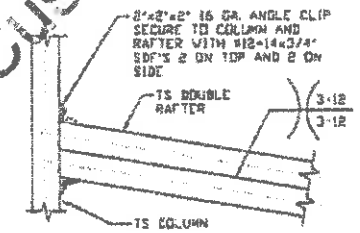
TYPICAL BOW RAFTER LEAN-TO OPTION FRAMING SECTION

SCALE: NTS
 MAXIMUM WIDTH OF SINGLE MEMBER RAFTER LEAN-TO IS 12'-0"
 MAXIMUM WIDTH OF DOUBLE MEMBER RAFTER LEAN-TO IS 15'-0" (12'-0" FOR 70 PSF > SL > 35 PSF)
 MAXIMUM WIDTH OF DOUBLE MEMBER RAFTER LEAN-TO IS 10'-0" FOR SL > 70 PSF



LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL

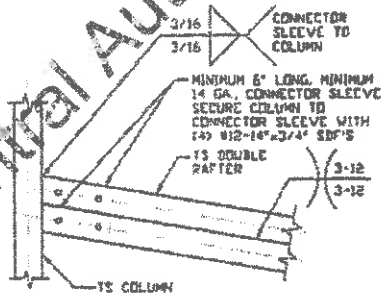
SCALE: NTS



LEAN-TO DOUBLE RAFTER TO RAFTER COLUMN CONNECTION DETAIL

SCALE: NTS

15A



LEAN-TO DOUBLE RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR SL > 35 PSF

SCALE: NTS

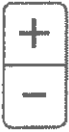
15B

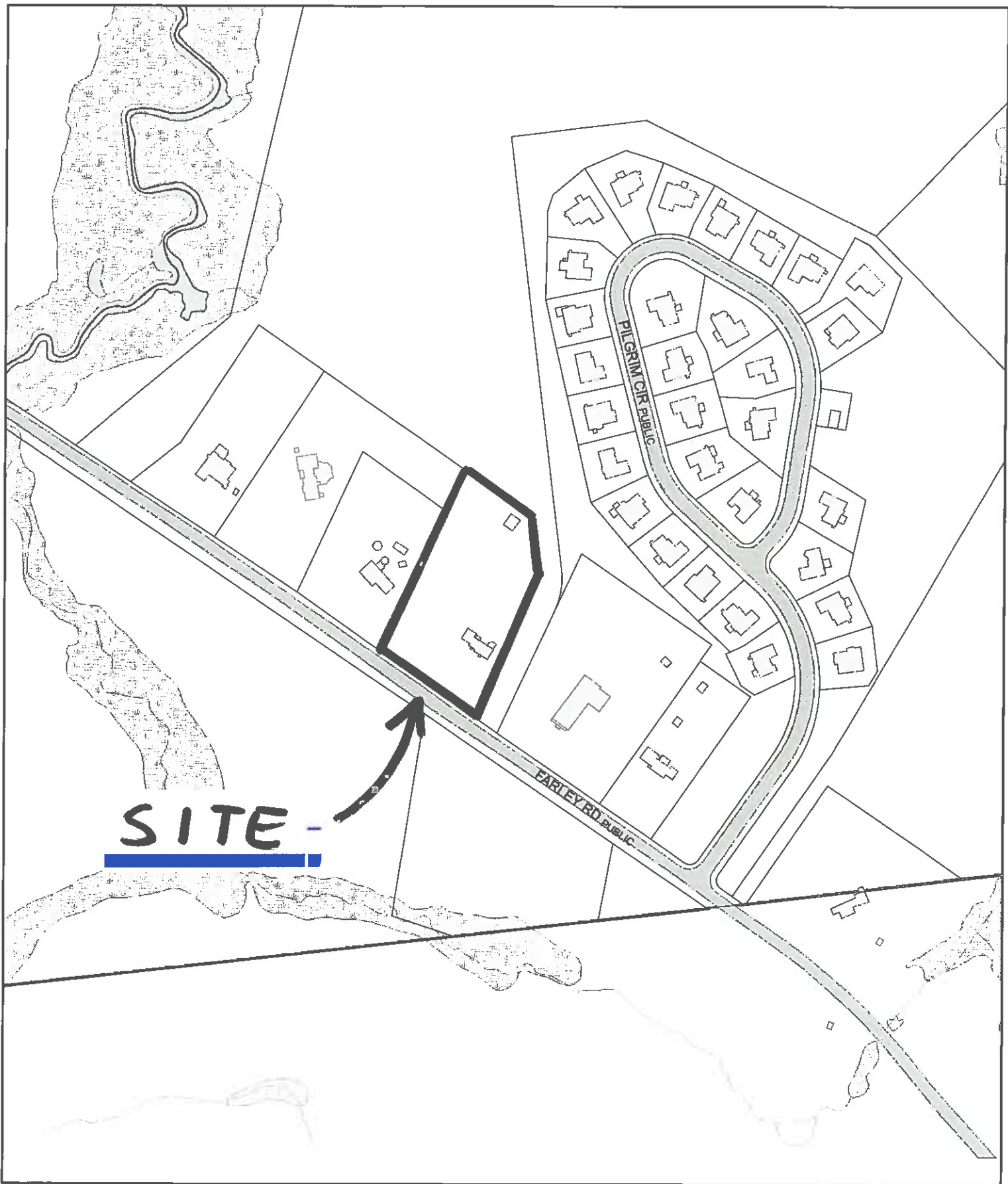
MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.

| | | | |
|--------------------------------|--|-------------------------------|-------------------|
| DRAWN BY: LT | Tim Demanche 101 Farley Rd. Nashua, NH 03063 | | |
| CHECKED BY: PEM | PROJECT MGR: VSM | DATE: 1-12-18 | SCALE: NTS |
| CLIENT: CARPORT CENTRAL | SHT. 14 | BWG. NO.: SK-3 | REV.: 1 |
| | | JOB NO.: 172605/172925 | |

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SITE

101 Farley Road

