



City of Nashua
Planning Department
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Nashua, New Hampshire 03061-2019

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ZONING BOARD OF ADJUSTMENT

6:30PM, May 28, 2019

AMENDED AGENDA

1. Paula E. Smith 2014 Rev. Trust (Owner) Charles Okorie (Applicant) 12 Gettysburg Drive (Sheet 48 Lot 239) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 5 feet into the 10 foot required right side yard setback to construct an attached 22'x26' two car garage with room above. RA Zone, Ward 3.
2. Raymond W. Ennis, Sr. Revocable Trust (Owner) Lefavor Folio, LLC (Applicant) 111-113 Lock Street (Sheet 41 Lot 14) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to remove existing building and construct two multi-family buildings with a total of 18 units, along with associated site improvements. GI Zone, Ward 3.
3. Benjamin & Mary Jane Lugo (Owners) 11 Penobscot Road (Sheet C Lot 961) requesting the following variances: 1) from Land Use Code Section 190-16, Table 16-3, to encroach up to 17 feet into the 20 foot required front yard setback to construct an attached 26'x26' two car garage; and, 2) from Land Use Code Section 190-192 (C), to exceed maximum curb-cut width, 18 feet existing on right side of lot - an additional 18 foot wide driveway proposed for new garage on left side of lot - for a total width of 36 feet, where a maximum of 24 feet is permitted. R9 Zone, Ward 5.
4. Jacob Diamond (Owner) 13 Fulton Street (Sheet 100 Lot 13) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) to encroach 6'-3" into the 7 foot required side yard setback; 2) to encroach up to 8'-5" in the 10 foot required front yard setback (on Brook Street); and, 3) to encroach up to 6'-8" in the 10 foot required front yard setback (on Fulton Street) to construct a third-story addition with balconies and related home improvements on the existing building footprint. RC Zone, Ward 6.
5. Aldebaran Properties, LLC & Peter Q. Nash Rev. Trust (Owners) State Farm c/o Carolyn A. Parker (Applicant) 87 Amherst Street (Sheet 60 Lot 21) requesting the following variances

from Land Use Code Section 190-101, Table 101-7: 1) To exceed maximum number of ground signs per premise, 1 permitted, 1 existing (off Sargent Avenue) - 1 additional ground sign proposed (off Amherst Street); and, 2) to exceed maximum ground sign area for the premises, 10 sq.ft permitted, a total of 18 sq.ft proposed. RA Zone, Ward 3.

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."