

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



SPECIAL EXCEPTION 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. SPECIAL EXCEPTION INFORMATION

a. ADDRESS OF REQUEST 4 Fox Street

Zoning District GI Sheet 61 Lot 67

b. SPECIAL EXCEPTION(S) REQUESTED:

To construct an 8' x12' shed, an accessory structure, on a lot where a single-family dwelling is allowed by variance.

c. LAND USE CODE SECTION(S) REQUESTING SPECIAL EXCEPTION(S) FROM: 190-119

2. GENERAL INFORMATION

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

(Print Name): Michael Cimini and Angela Cheng-Cimini

Applicant's signature Daniel Muller Date 05/14/2019

Applicant's address 4 Fox Street, Nashua, New Hampshire 03064

Telephone number H: 624-4333 (Counsel) C: E-mail: dmuller@cbzlaw.com

b. **PROPERTY OWNER (Print Name):** Michael Cimini and Angela Cheng-Cimini

*Owner's signature Daniel Muller Date 05/14/2019

Owner's address 4 Fox Street, Nashua, New Hampshire 03064

Telephone number H: 624-4333 (Counsel) C: E-mail: dmuller@cbzlaw.com

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

OFFICE USE ONLY	Date Received <u>5/14/19</u>	Date of hearing <u>6/11/19</u>	Application checked for completeness: <u>CF</u>
PLR# <u>2019-00094</u>	Board Action _____		
\$ <u>330</u> application fee <input checked="" type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ <u>15</u> signage fee <input checked="" type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	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. Please see "Procedures for Filing a Special Exception" for further information.

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

To construct an 8'x12' gardener's shed for storage of garden and yard tools, materials and equipment on a lot where the principal single-family dwelling use is permitted by variance and in an area of the G1 zoning district where residential uses predominate the immediate area.

b. Does your proposal involve the physical construction or expansion of a structure? Yes [X] No []

If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

The proposed shed, an accessory structure, will be smaller than existing outbuildings on adjacent lots.

c. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes [] No [X]

If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

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

The proposed shed, an accessory structure, will have no impact on surrounding traffic congestion and pedestrian safety as it will be used for the storage of garden and yard tools, materials, and equipment related to the principal, existing one-family dwelling on the same lot.

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?

The proposed shed, a common accessory structure for residential properties, such as those which predominate the immediate neighborhood, is smaller than outbuildings on adjacent lots and will be painted to match the existing single-family home on the property.

4. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

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 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:

No site renovations beyond the accessory shed for the storage of garden and yard tools, equipment, and materials are proposed at this time.

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.

Daniel Muller
Signature of Applicant

05/14/2019
Date

Daniel Muller, Jr. (Counsel)
Print Name

05/14/2019
Date

S27°37'35"W →

63.96'



Proposed
Steel
8' x 12'
6 ft from
back fence
6 ft from
side fence

LOT 67/SHEET 61
9,085 SF

6ft
↑ 1
12ft
↓ 1
16ft
← 8ft
→ 12ft

PROP. LEACHING
CATCH BASIN

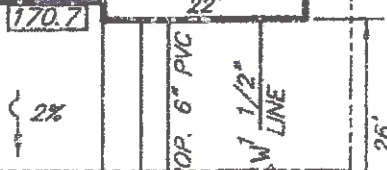
S61°23'19"E
141.62'

142.50'
N61°23'19"W



PROPOSED
HOUSE

HSE. F.F.=171.8
GAR. F.F.=170.8



63.95'

N28°24'42"E

169.9

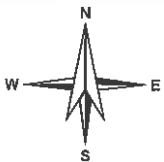
FOX

EX. SMH
RIM=170.16
INV.(I)=165.96
INV.(O)=165.86

STREET



4 Fox St





4 Fox

