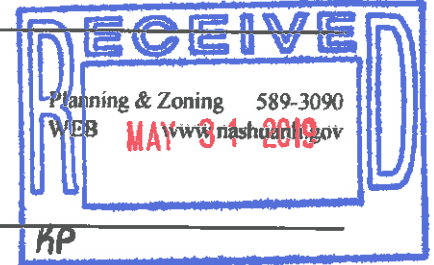




City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019



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.

I. VARIANCE INFORMATION

a. ADDRESS OF REQUEST 90 LAKE ST
 Zoning District RP Sheet 102 Lot 9

b. VARIANCE(S) REQUESTED:

SUBDIVIDE OFF ONE 6,000 SF SINGLE FAMILY LOT LEAVING EXISTING 3 FAMILY HOUSE ON 7,610 SF (2537 SF/UNIT)

c. LAND USE CODE SECTION(S) REQUESTING VARIANCE(S) FROM TABLE 16-3 - DIMENSIONAL MATRIX 190-16/17

2. GENERAL INFORMATION

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

(Print Name): MATHEW LAMPERT

X Applicant's signature [Signature] Date 5/31/19

Applicant's address 90 LAKE ST

Telephone number H: — C: 603 546 2451 E-mail: —

b. **PROPERTY OWNER (Print Name):** SAME

*Owner's signature _____ Date _____

Owner's address _____

Telephone number H: _____ C: _____ E-mail: _____

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

MATHEW & PRISCILLA LAMPERT LLC @PLZ.COM

OFFICE USE ONLY Date Received _____ Date of hearing _____ Application checked for completeness: OK

PLR# _____ Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____

\$ _____ signage fee Date Paid _____ Receipt # _____

\$ _____ certified mailing fee Date Paid _____ Receipt # _____

90 LAKE ST

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.")

PROPERTY IS IN A MIXED USE NEIGHBORHOOD WITH CONSIDERABLE HIGH DENSITY RESIDENTIAL AND OTHER USES. ADDITIONAL MONTHLY INCOME FROM HOUSING IS IN PUBLIC INTEREST

- 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 3 UNIT BLDG ON 7,600 SF IS VERY MUCH IN CHARACTER WITH THIS HIGH DENSITY NEIGHBORHOOD

- 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.)

GRANTING VARIANCE WOULD ALLOW PROPERTY OWNER TO UTILIZE HIS PROPERTY IN SAME NATURE AND CHARACTER OF NEIGHBORHOOD

- 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.)

NEW CONSTRUCTION WILL ENHANCE PROPERTY VALUES IN NEIGHBORHOOD REMOVING PARKING BACKING OUT ONTO LAKE ST WILL IMPROVE SAFETY. OVERALL PROPERTY LANDSCAPING WILL SUBSTANTIALLY IMPROVE APPEARANCE

VARIANCE APPLICATION

Address

TO LAKE ST

Page 3

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.

EXISTING LOT IS LARGER THAN MOST IN NEIGHBORHOOD SURROUNDING AREA IS MIXED USE HIGH DENSITY COMMERCIAL AND RESIDENTIAL

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.

N/A

- 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:
SEE PLOT PLAN, RELOCATED CURB & PARKING TO SAFE LOCATION, PROVIDE LANDSCAPING TO ENHANCE APPEARANCE

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.

X

[Signature]

Signature of Applicant

[]

Date

[]

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

[X] Please email it to me at

MPEALLC@AOL.COM

[] Please mail it to me at

[]

Google Maps 89 Lake St



Image capture: Nov 2017 © 2019 Google

Nashua, New Hampshire



Street View - Nov 2017

VIEW FROM LAKE ST





Image capture: Aug 2011 © 2019 Google

Nashua, New Hampshire



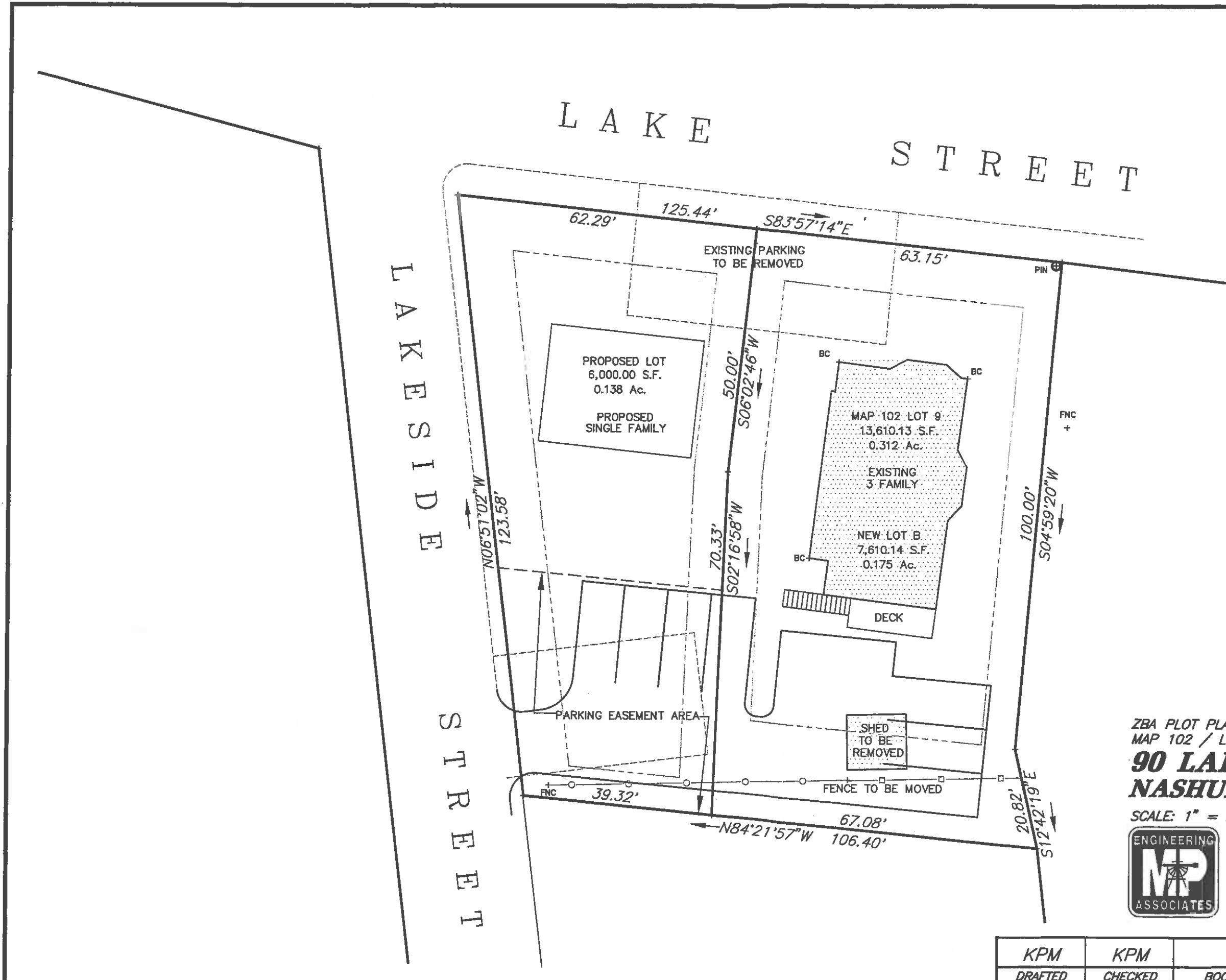
Street View - Aug 2011

VIEW FROM LAKESIDE ST



UGLY
NEEDS ~~BE~~
IMPROVEMENT





NOTES

1. ZONED "R B"
 MINIMUM AREA-6,000 S.F.
 DENSITY 7 (6,223 SF)/UNIT
 MINIMUM LOT WIDTH-60'
 MINIMUM LOT FRONTAGE-50'
 MINIMUM LOT DEPTH-80'
 SETBACKS 10' FRONT
 7' SIDE
 20' REAR

THREE FAMILY
 MIN. OPEN SPACE 35% (2,664 S.F.)
 PROP. OPEN SPACE 55% (4,236 S.F.)
 SINGLE FAMILY
 MIN. OPEN SPACE 35% (2,100 S.F.)
 PROP. OPEN SPACE 62% (3,730 S.F.)

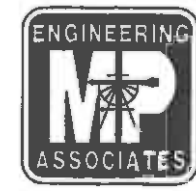
2. PARKING REQUIREMENTS
 3 FAMILY DWELLING
 MIN. 1.5 SPACES/UNIT
 MAX. 1.9 SPACES/UNIT
 PARKING PROPOSED (5 SPACES)
 SINGLE FAMILY DWELLING
 MIN. 2 SPACES
 PARKING PROPOSED (2 SPACES)

3. EXISTING 3 UNITS
 ON 7,610 S.F. OR
 2,537 S.F. / UNIT
 REGULATIONS REQUIRE
 6,223 S.F. / UNIT

ZONE " RB "
 DENSITY 7 (6,223SF)
 6,000 S.F.
 60' W
 50' F
 80' D
 10/7/20
 35% OPEN SPACE

ZBA PLOT PLAN
 MAP 102 / LOT 9
90 LAKE STREET
NASHUA, N.H.

SCALE: 1" = 20' DATE: MAY 22, 2019



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	KPM		ZBA	B	12623
DRAFTED	CHECKED	BOOK / PAGE	TYPE	SIZE	JOB NUMBER

C:\DWG\12623P Thu May 23 07:37:43 2019 KPM PARALLEL

95-8
110
APEL MANOR
1023 SF/UNIT
110 UNITS

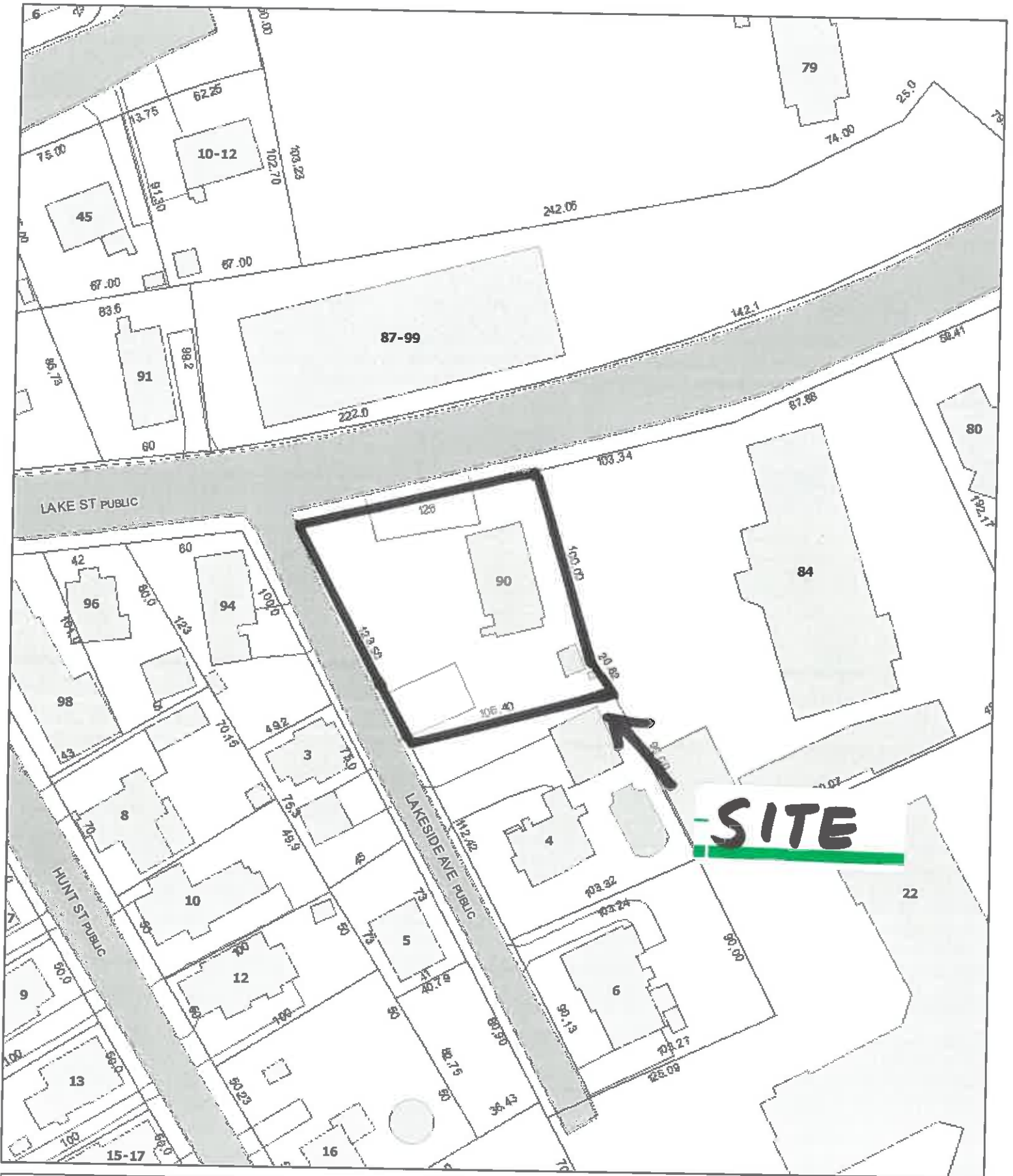
UNDEVELOPED LOTS,
HIGH DENSITY PLOTS,
LOTS, ETC



Lake Street
0 65 130 260 Feet
SCALE 1/4" = 5.0'

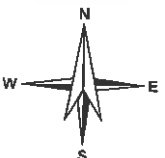


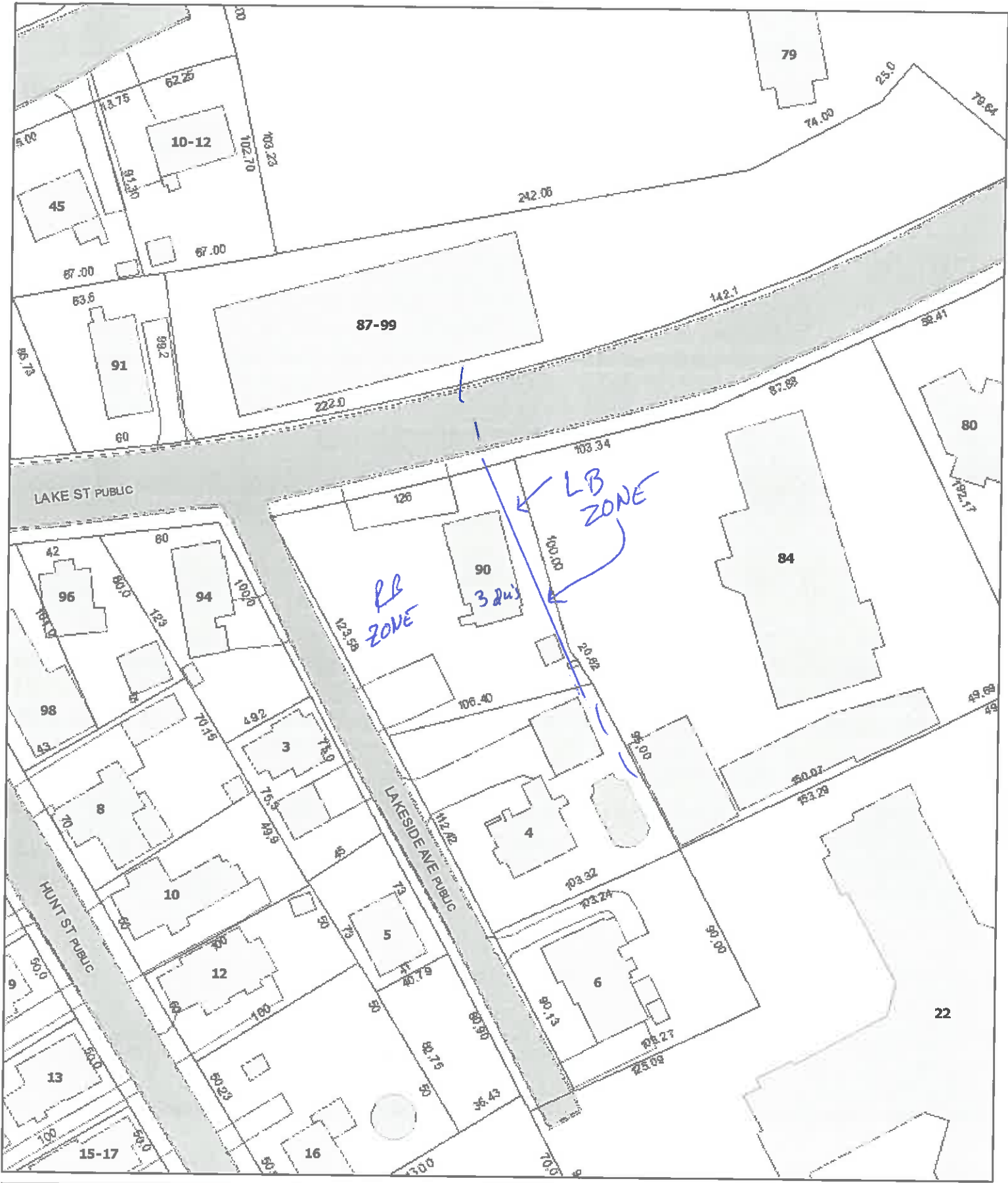
Lake Street
0 65 130 260 Feet
SCALE 1/4" = 5.0'



SITE

90 Lake St





90 Lake St

140317

