



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

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

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

Zoning District Sheet Lot

b. VARIANCE(S) REQUESTED:

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

2. GENERAL INFORMATION

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

(Print Name):

Applicant's signature Date

Applicant's address

Telephone number H: C: E-mail:

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

*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).

| | | | |
|-----------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------|
| OFFICE USE ONLY | Date Received <input type="text" value="6/10/19"/> | Date of hearing <input type="text" value="7/9/19"/> | Application checked for completeness: <input checked="" type="checkbox"/> |
| PLR# <input type="text" value="2019-001060"/> | Board Action _____ | | |
| \$ <input type="text" value="350"/> application fee <input checked="" type="checkbox"/> | Date Paid _____ | Receipt # _____ | |
| \$ <input type="text" value="15"/> signage fee <input type="checkbox"/> | Date Paid _____ | Receipt # _____ | |
| \$ <input type="text" value=""/> 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. 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 purpose of this variance request is to grant the applicant permission to add a second garage bay to the premises located at 7 Santerre Street, Nashua, NH. The current neighborhood includes homes with two car garages and the granting of this variance will not alter the essential character of the neighborhood nor will interfere with the public welfare. Garage will be for homeowner use.

- 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 second garage bay to be added to the structure located at 7 Santerre Street, Nashua, NH will be designed in such a way as to match the current structure and the addition will be in character with the 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.)

The purpose for the addition of a second garage bay to the current structure located at 7 Santerre Street, Nashua, NH is as follows: the house was built in the 1960s when two car families were less common. This addition will allow the property owner to preserve two vehicles at the property and give additional storage for property maintenance equipment such as a snowblower, as well as, trash and recycling bins.

- 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 addition of a second garage bay will not diminish the property values of surrounding properties because the current neighborhood includes homes with two car garages and the granting of this variance will not alter the essential character of the neighborhood nor will interfere with the public welfare. Garage is for homeowner use.

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 current structure and single car garage located at 7 Santerre Street, Nashua, NH was built in the 1960s with appropriate sideline setbacks. Moving the entire structure to accommodate the second garage bay and maintain sideline setbacks in accordance with the ordinance is not practical. In addition, the most logical, convenient and appropriate location for the second garage bay is by next to the existing garage bay and driveway.

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

f. Describe your general business operations: NA

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

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

6/4/2019 Date

Evan Whitworth Print Name

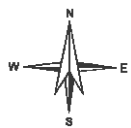
6/4/2019 Date

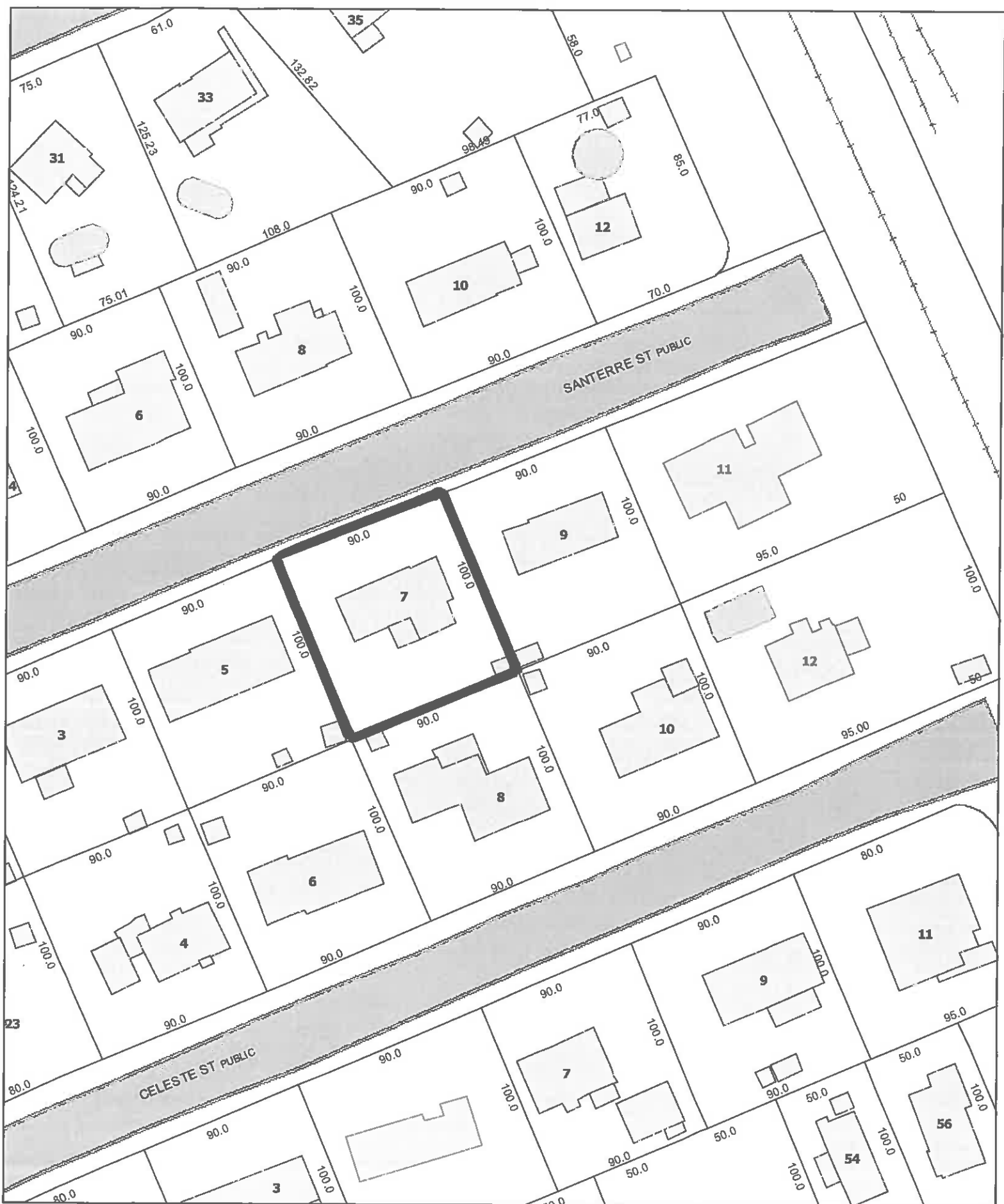
The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
Please email it to me at whitworth.evan@gmail.com
Please mail it to me at



7 Santerre Street



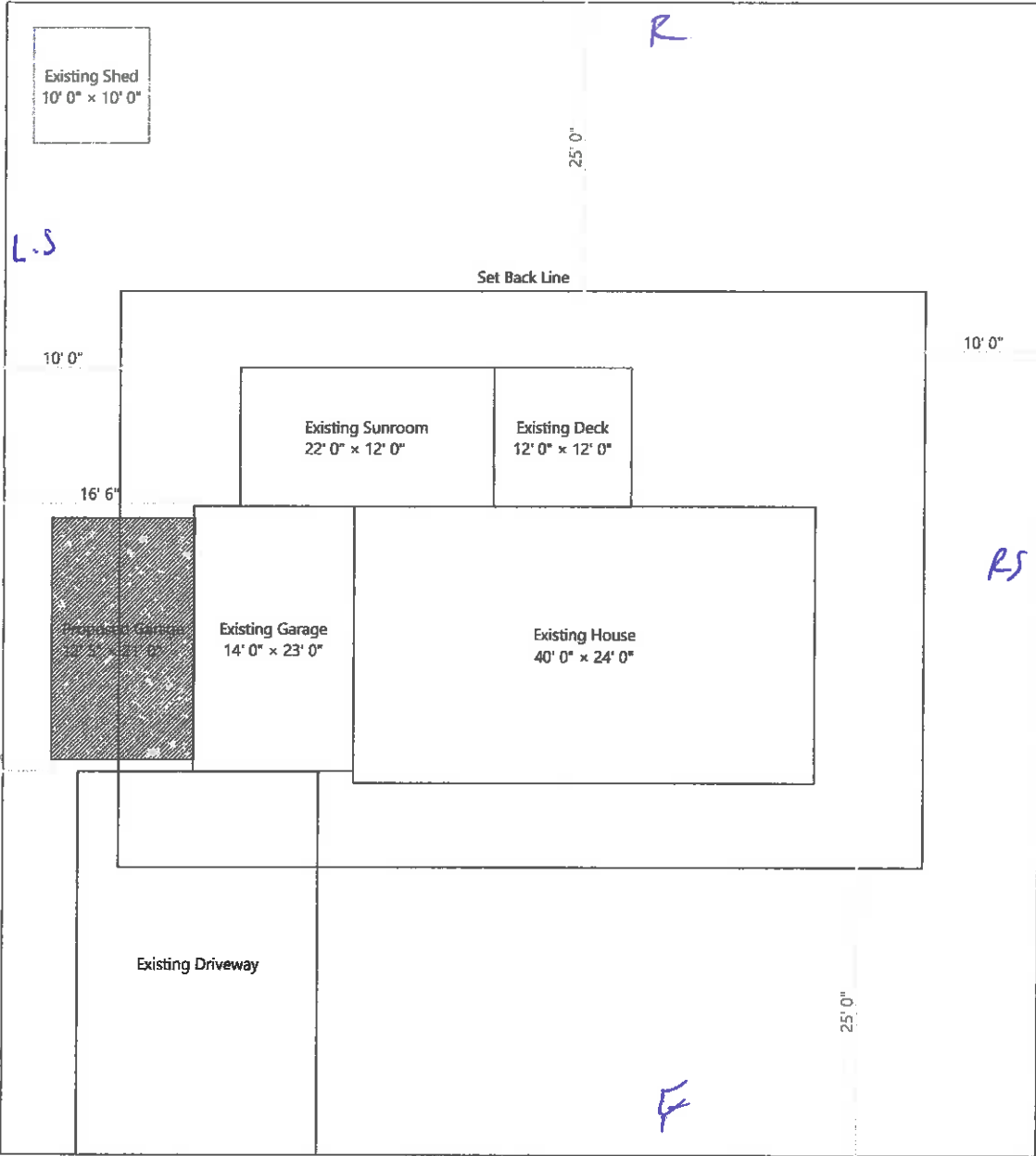


7 Santerre Street



LOT 49-152
90' 0"

Property Line



R

L.S

R.S

F

LOT 49-188

LOT 49-182

Santerre Street

7 SANTERRE STREET
LOT 49-179

