

**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.

9

**1. VARIANCE INFORMATION**

a. ADDRESS OF REQUEST 116 POLLARD RD, NASHUA NH  
 Zoning District R9 Sheet C Lot 1281

b. VARIANCE(S) REQUESTED:

GARAGE TO ADD TO SIDE OF HOME FOR PARKING OF 2 CARS, ENTRY TO HOME, AND PERSONAL TOOLS. CORNER ENCLOSED SETBACK BY 2.3 FT.

c. LAND USE CODE SECTION(S) REQUESTING VARIANCE(S) FROM 190-16 Table 16-3

47-2200  
 re Bennett  
 18-7780

**2. GENERAL INFORMATION**

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

(Print Name): JOHN + ~~PAMELA~~ CARD

Applicant's signature [Signature] Date 7/2/2019

Applicant's address 116 POLLARD RD NASHUA NH 03062

Telephone number H: [ ] C: 603-3105-8444 E-mail: john\_card@outlook.com

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

\*Owner's signature [Signature] Date 7/2/2019

Owner's address 116 POLLARD RD NASHUA NH 03062

Telephone number H: [ ] C: 603-3105-8444 E-mail: john\_card@outlook.com

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

<b>OFFICE USE ONLY</b>	Date Received <u>7/31/19</u>	Date of hearing <u>8/13/19</u>	Application checked for completeness: <u>CF</u>
PLR# <u>2019-00125</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. 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 DESIGN OF THE GARAGE IS BASIC AND SIMILAR TO OTHER GARAGES IN THE NEIGHBORHOOD. THE DESIGN WOULD NOT BE A THREAT OR USED FOR ANY PURPOSE THAT IS A THREAT TO PUBLIC RIGHTS.

- 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 USE IS TO STORE MY FAMILY AND SENIOR MOTHER-IN-LAW'S CAR, MY PERSONAL TOOLS AND PROVIDE A COVERED ENTRY WAY INTO MY HOME. THE SIMILAR USE AND DESIGN IS THAT OF OTHER GARAGES IN THE NEIGHBORHOOD. IT IS A SINGLE STORY.

- 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.)

ENCROACHMENT OF THE SETBACK IS MINIMAL AND AT THE LARGEST PART IS UNDER 2 1/2 FT AND REDUCES AT AN ANGLE. THE PRIMARY SQUAREFOOTAGE IS ALLOWABLE UNDER THE ORDINANCE.

- 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.)

DESIGN WILL BE DONE TO CODE.  
 PROFESSIONAL CONTRACTOR CAN MATCH HOME AND NEIGHBORHOOD STYLE WITH SIDING AND ROOFING MATCHING AS WELL.  
 MANY HOMES IN NEIGHBORHOOD HAVE GARAGE

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.

BASED ON THE ANGLE THAT THE HOME WAS BUILT THE LOCATION HAS THE SMALLEST ENCROACHMENT WHILE PROVIDING THE NEEDED SPACE TO STORE CARS AND TOOLS OUT OF THE NEW ENGLAND WEATHER. IT IS A REASONABLE PROPOSED USE.

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 [ ] 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:

N/A

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

WILL UPDATE DRIVEWAY TO NEW STRUCTURE AND ADD DECKING IN BACK NEXT TO GARAGE TO ALIGN DESIGN AND MAKE YARD USABLE.

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]

Signature of Applicant

7/2/2019

Date

JOHN CARD

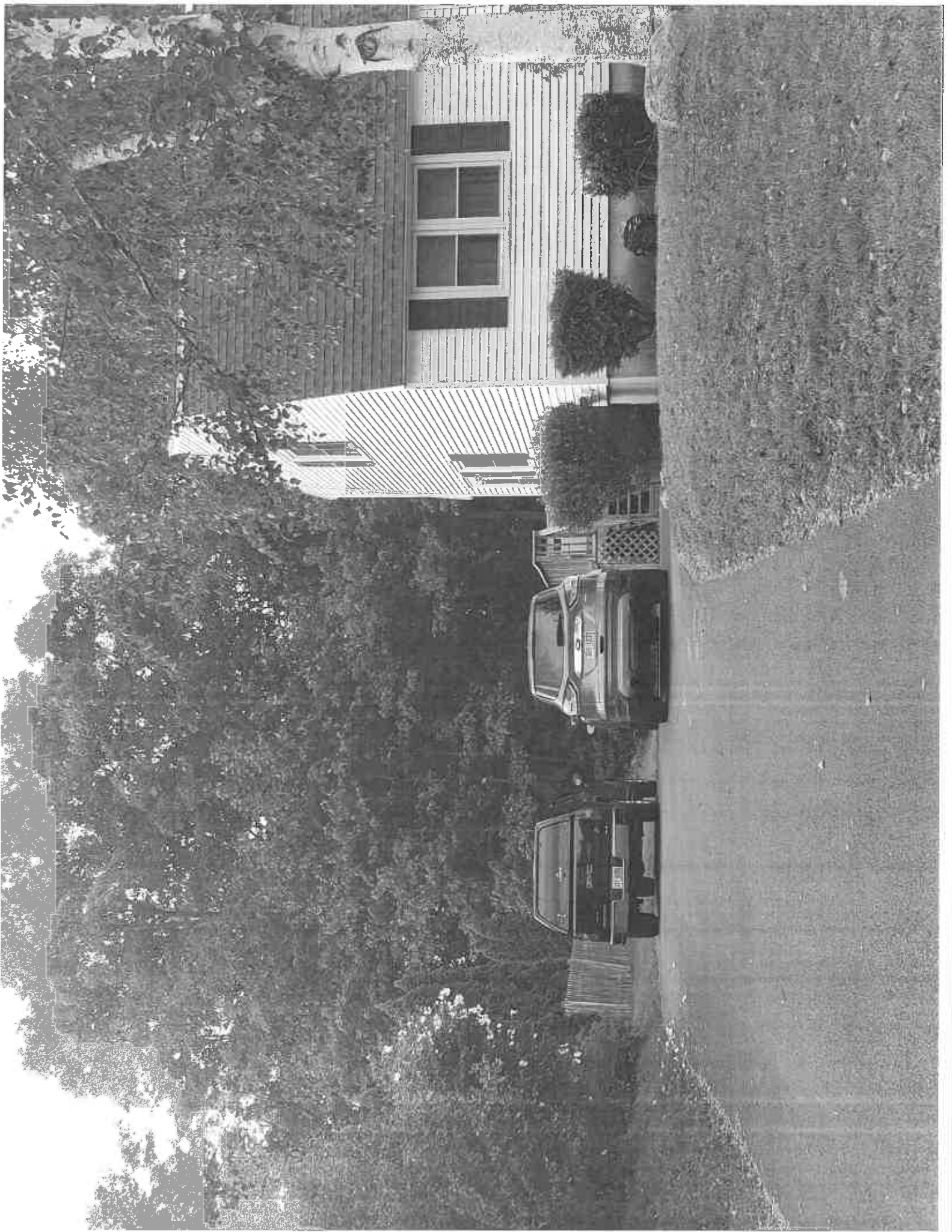
Print Name

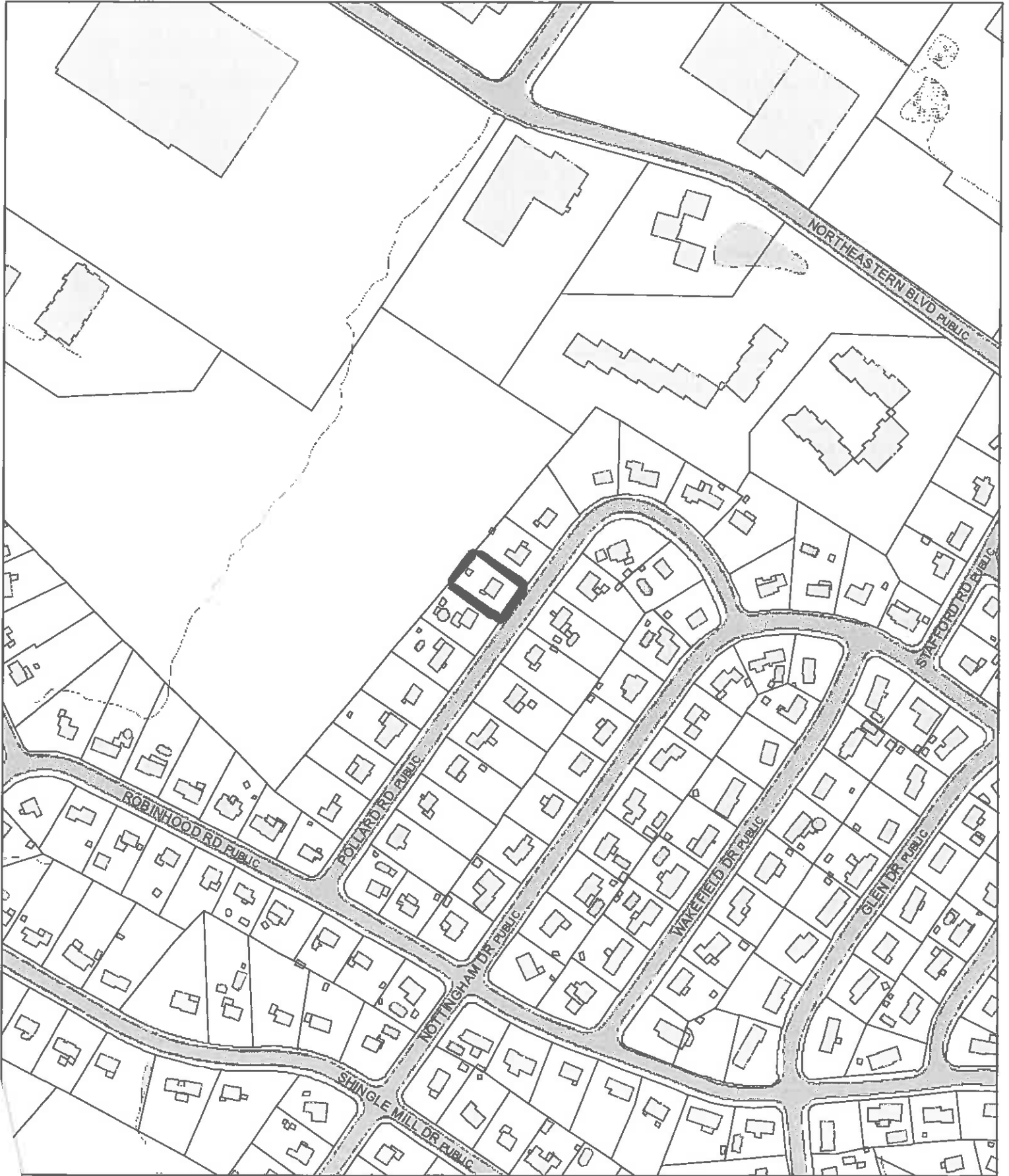
7/2/2019

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:

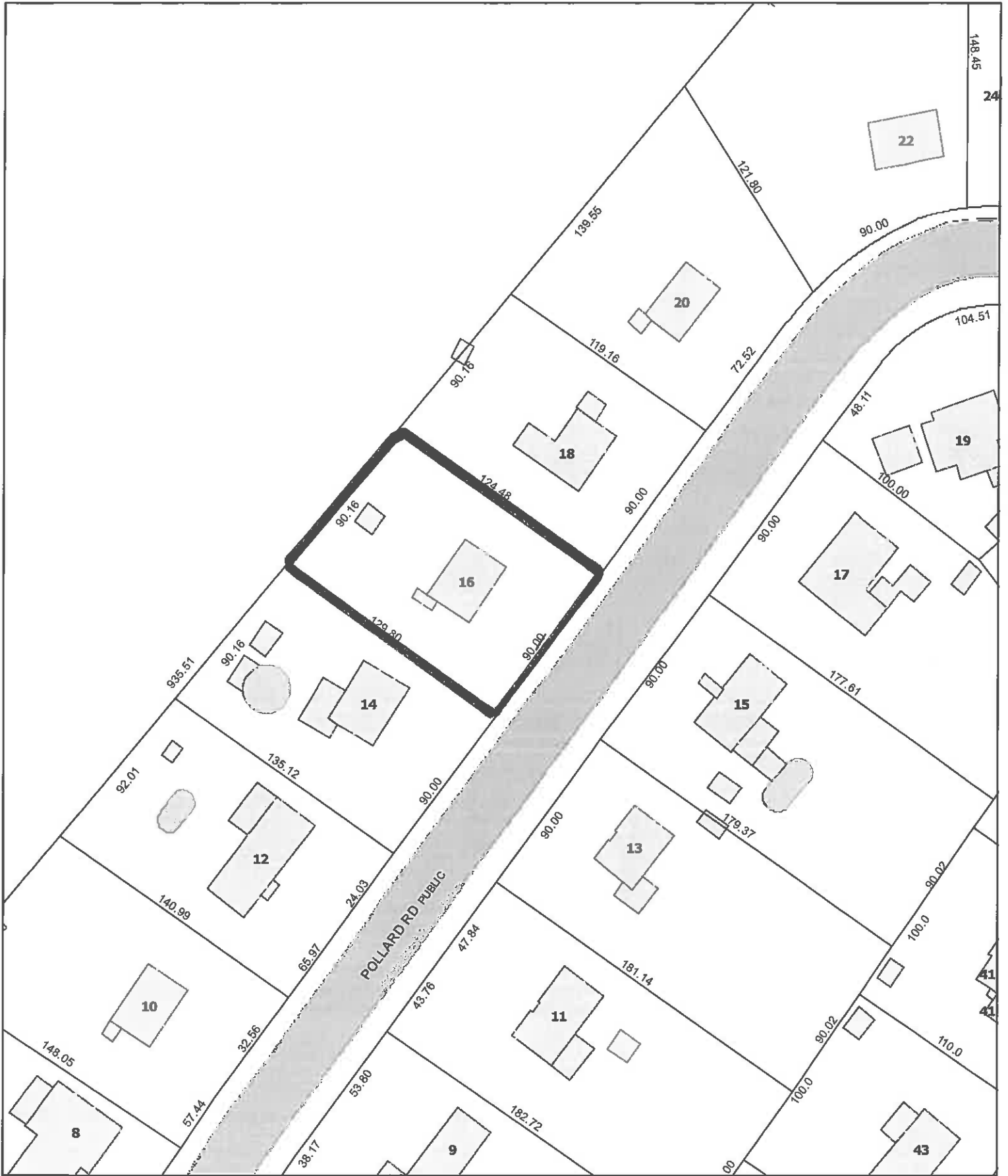
- [ ] I will pick it up at City Hall
[ ] Please email it to me at [ ]
[ ] Please mail it to me at [ ]



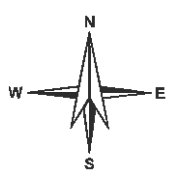


**16 Pollard Road**



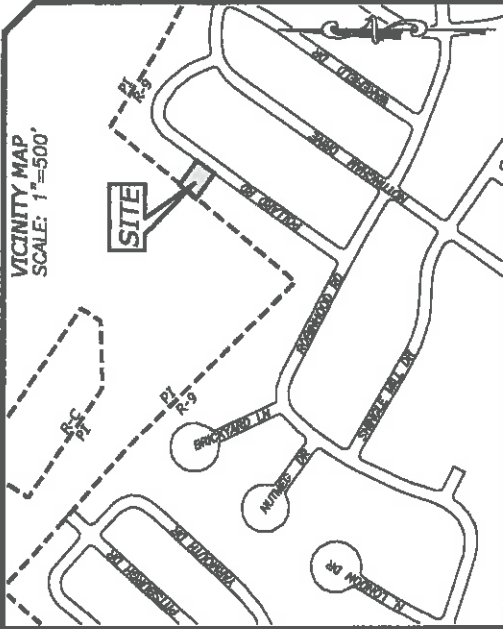
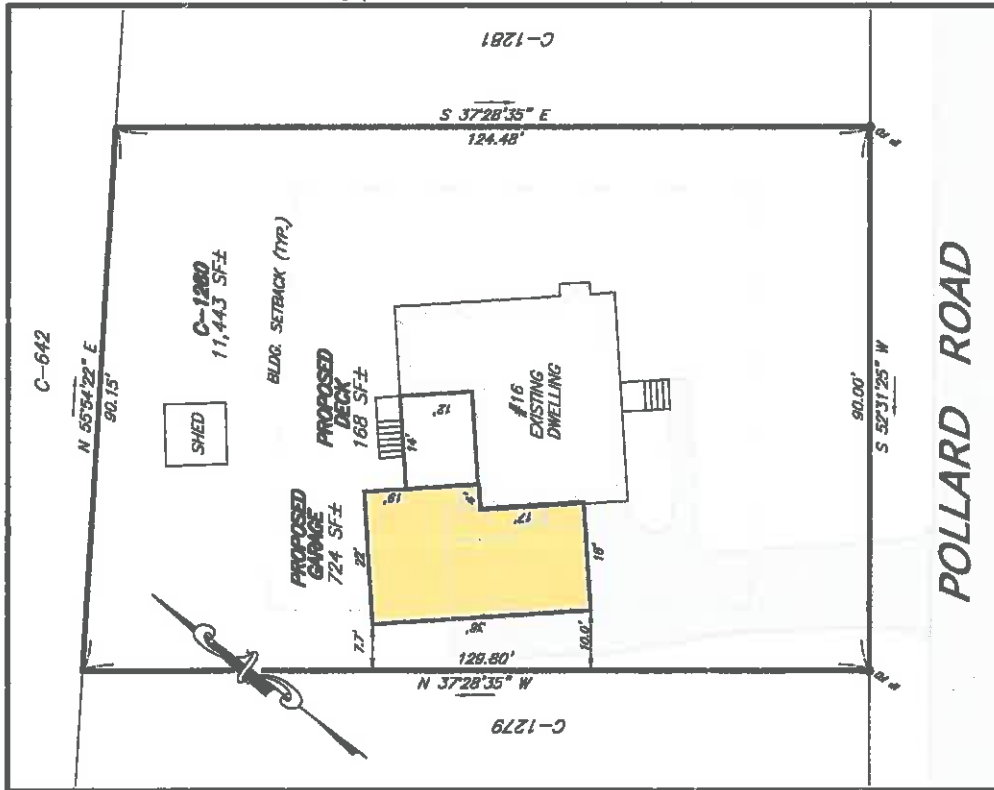


**16 Pollard Road**



**PLAN OF LAND  
16 POLLARD ROAD  
NASHUA, NH  
LOT C-1281  
AS PREPARED FOR  
JOHN CARD, OWNER**

PLAN NOTES:  
1.) PURPOSE OF THIS PLAN IS TO ILLUSTRATE  
THE LOCATION OF PROPOSED IMPROVEMENTS  
AT NASHUA LOT C-1280.



REV. 2	BY:
REV. 1	BY:

ZONING DISTRICT: R-9  
REQUIRED SETBACKS:  
FRONT - 20 FEET  
SIDE - 10 FEET  
REAR - 30 FEET  
DEED REF.: BK. 6720 PG. 240  
PLAN REF.: HCRD PL. 11880  
DATE: MAY 2019  
JOB REF.: 019-038-CARD

I HEREBY CERTIFY:  
THAT THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY  
AND THAT ALL MEASUREMENTS  
HEREON ARE TO BE CONSIDERED  
TRUE AND ACCURATE.

**JEFFREY LAND SURVEY, LLC**  
1 BURGESS DRIVE, LITCHFIELD, NH 03062  
(603) 424-4089

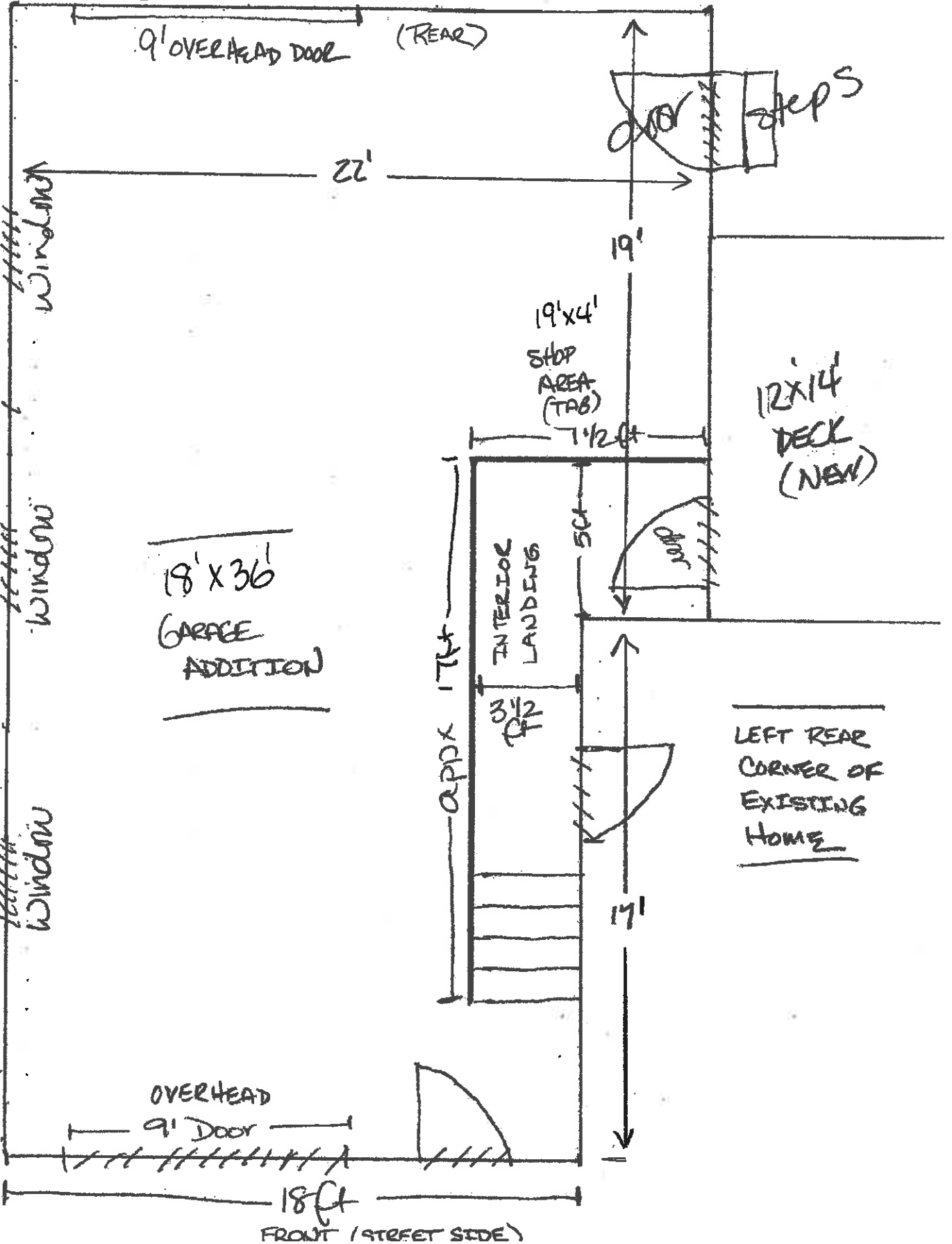


18x36' garage

- 2 x 8'x9' garagedoor
- 2 x 9 pane doors
- 1 x fire door
- 3 x windows

4x19' tab

WARD (JOHN)  
16 POWERS RD  
NASHUA





CARD  
16 POLYMER RD  
KASHTUN

STREET VIEW  
GARAGE ADDITION

PROPOSED GARAGE

