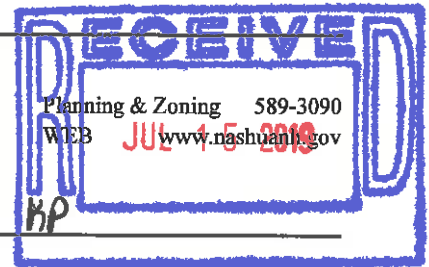




City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019



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

Zoning District Sheet Lot

b. SPECIAL EXCEPTION(S) REQUESTED:

c. LAND USE CODE SECTION(S) REQUESTING SPECIAL EXCEPTION(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):**

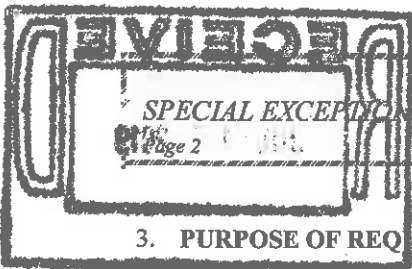
*Owner's signature Date

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="7/15/19"/> | Date of hearing <input type="text" value="8/13/19"/> | Application checked for completeness: <input type="text" value="CF"/> |
| PLR# <input type="text" value="2019-00128"/> | Board Action _____ | | |
| \$ <input type="text" value="330"/> application fee <input checked="" type="checkbox"/> | <input type="text" value="3337"/> | Date Paid _____ | Receipt # _____ |
| \$ <input type="text" value="15"/> signage fee <input checked="" type="checkbox"/> | | Date Paid _____ | Receipt # _____ |
| \$ _____ certified mailing fee <input type="checkbox"/> | | Date Paid _____ | Receipt # _____ |



SPECIAL EXCEPTION APPLICATION

Address **27 Serotta Avenue**

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.

Completion of basement ADU with Kitchen and Bathroom

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

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

N/A

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

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

N/A

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

None

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?

Work will be completed inside the home, and will not be outwardly visible

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 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 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:

None

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.

[Handwritten Signature]

Signature of Applicant

7/14/19

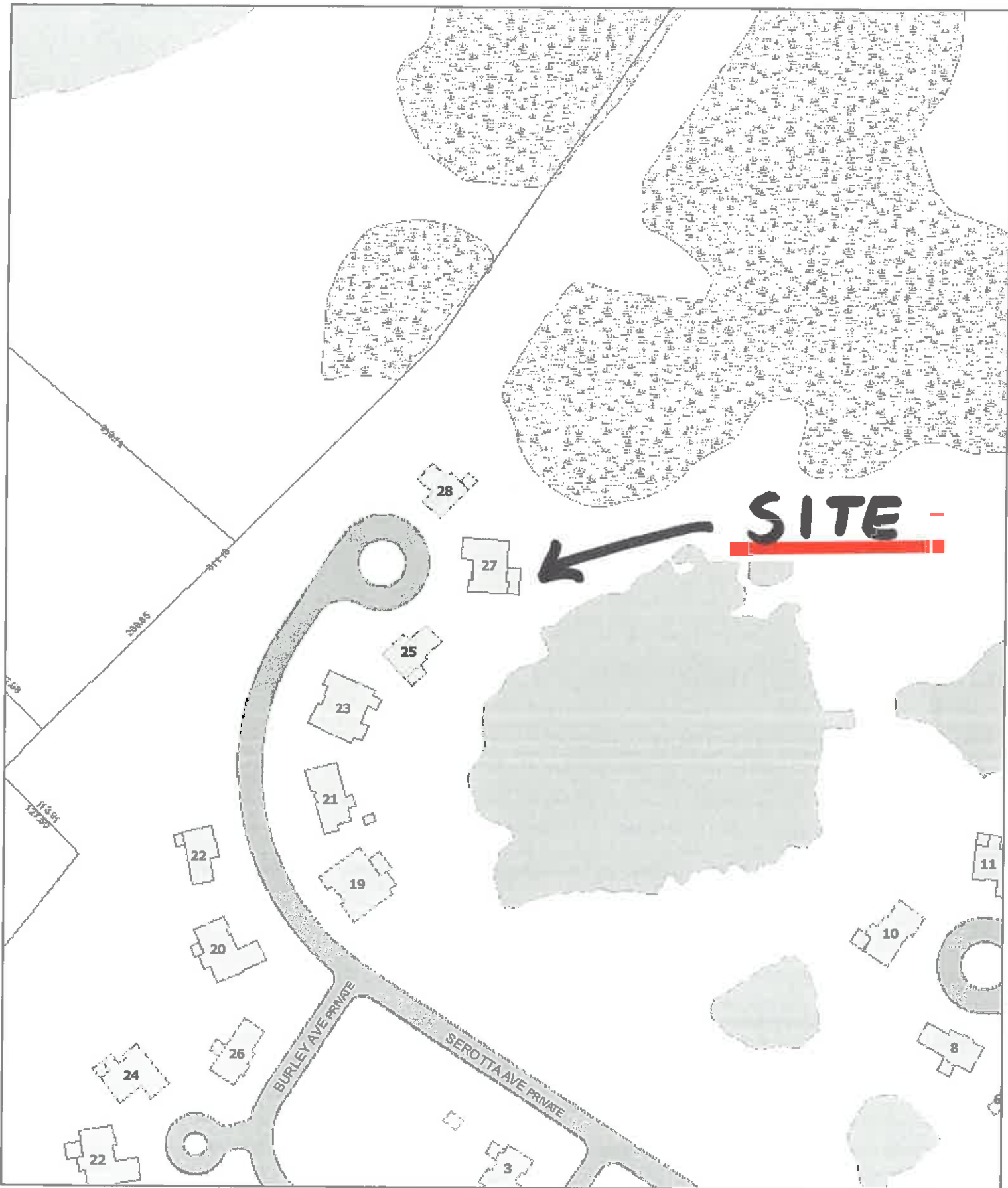
Date

Christopher S. Long

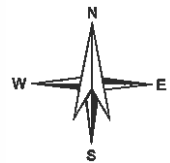
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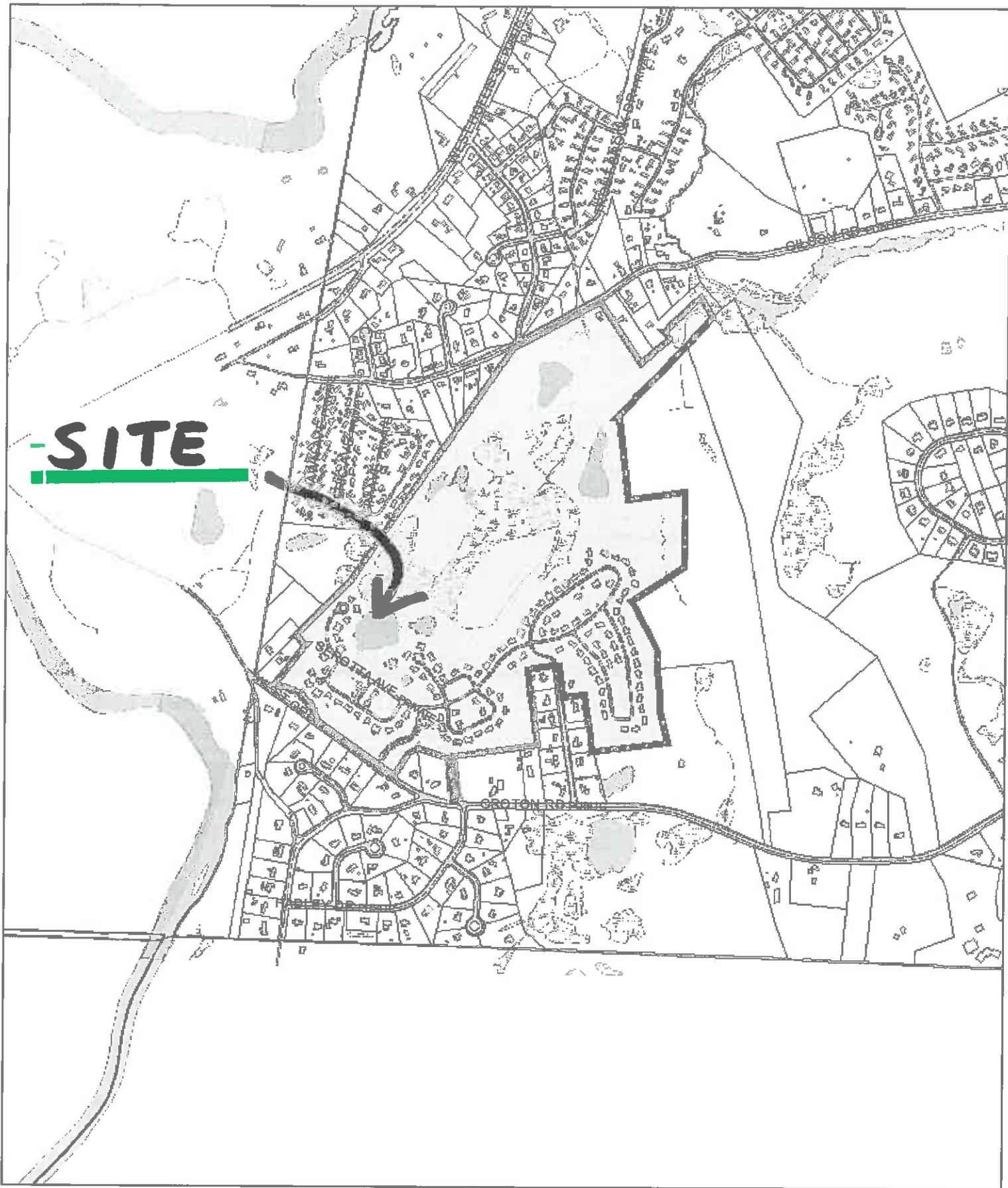
7/14/19

Date

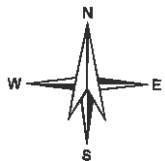


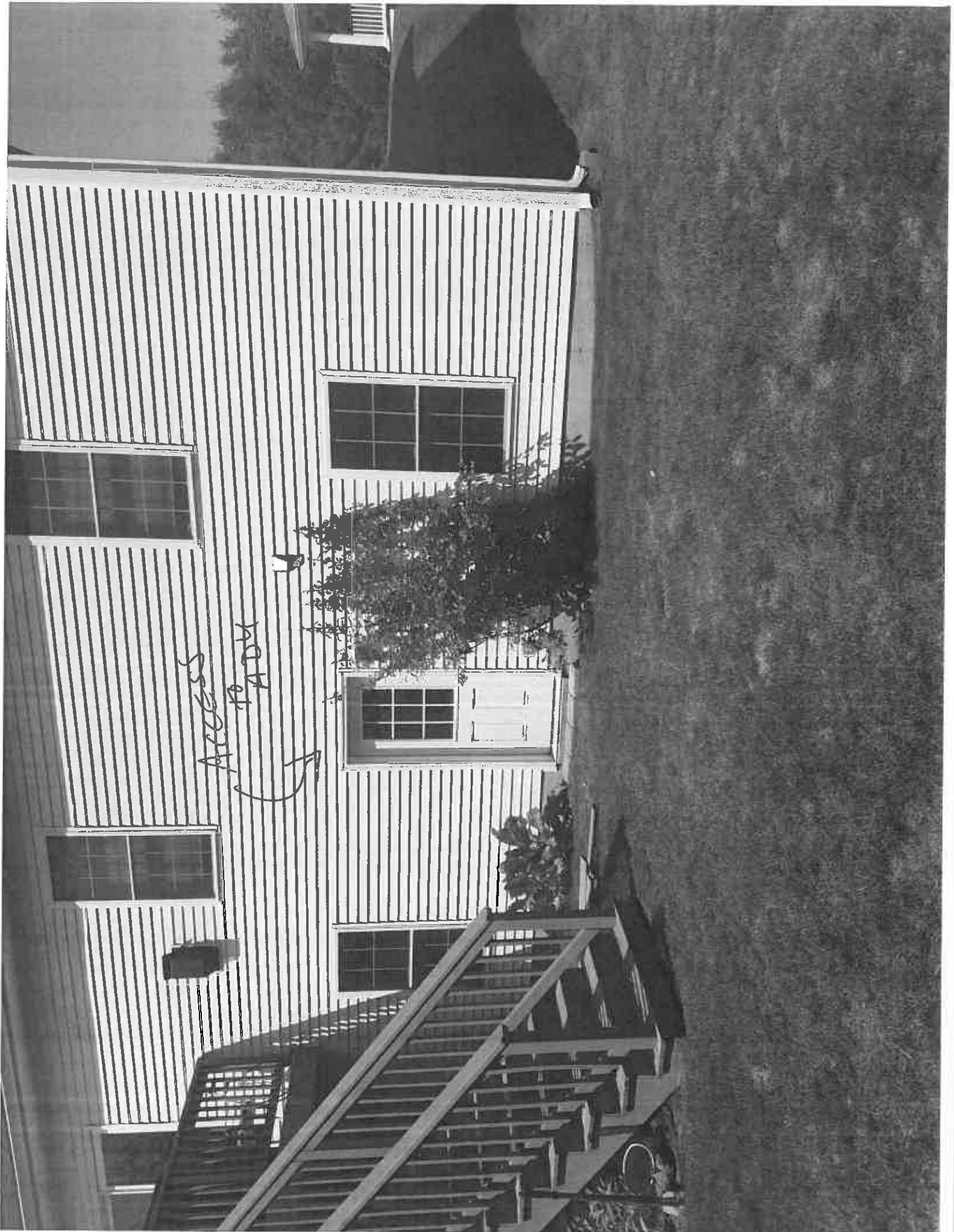
27 Serotta Avenue



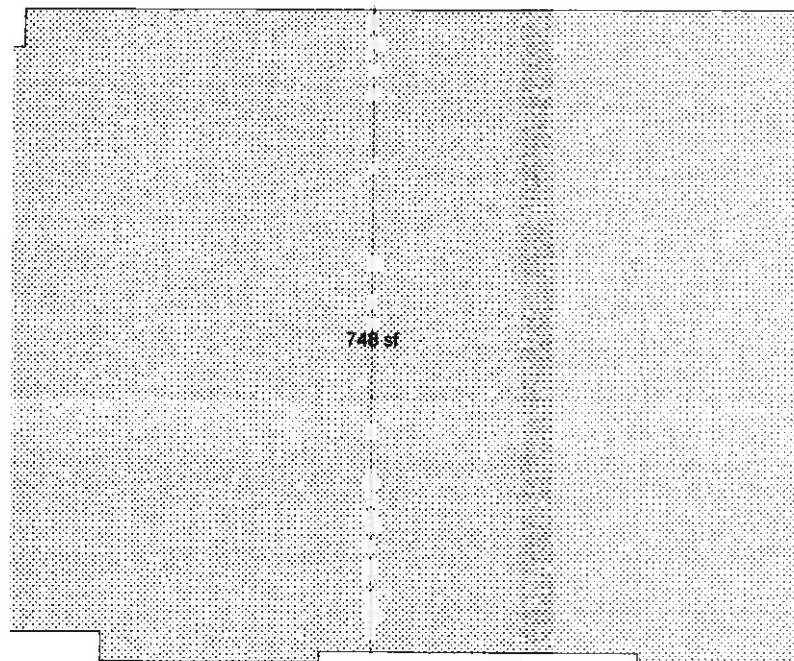


27 Serotta





Access
to
ADU



A.D.U. AREA

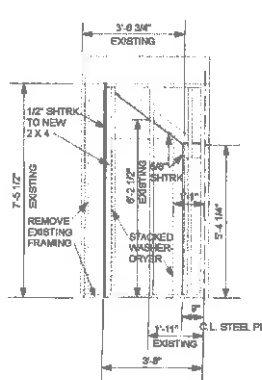
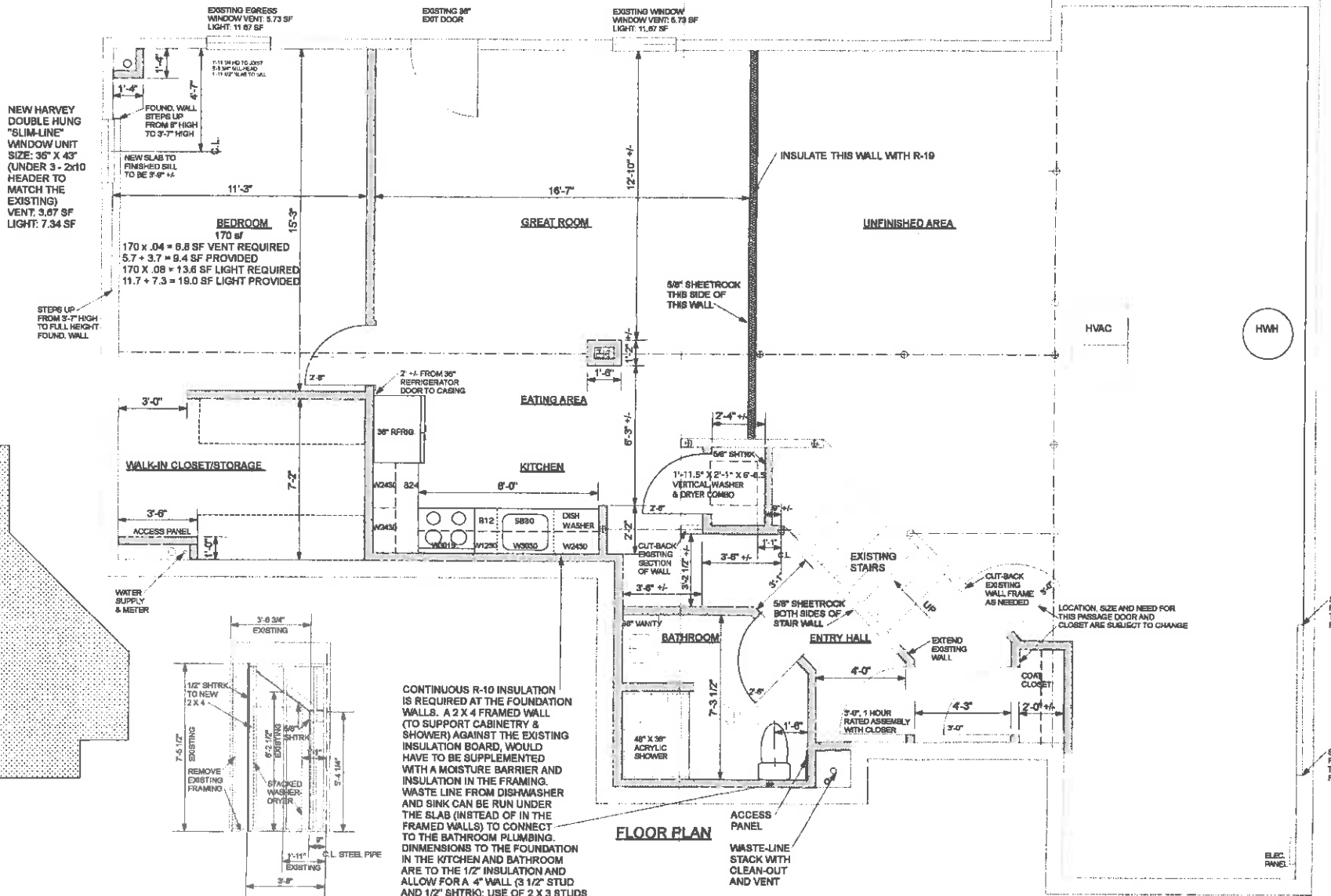
CITY OF NASHUA - DEPT OF BUILDING SAFETY
 Reviewed for MEC Code compliance: See notations
 Reviewed for MEC Code compliance: See notations
 Rejected
 Reviewer: M. COLLINS Sheet 1 of 1
 Date: 7-18-19 Project: 19-00007
 Project Location: 71 Serotta Ave

NOTICE

These drawings must be kept at the job site and made available to the Department of Building Safety representative in order to complete inspection of the construction work.

Project Location

Approval of these documents is an indication that no violation of the local building code has been detected therein. No other assurance is given.



SIDE VIEW OF UNDER STAIRS
 SEARS KENMORE #81842 (PART OF SET) OR BOSCH #WY7086400UG & #WY728400LC 23.5" X 25" X 66.5" (+ SHELF) WALL FIT (DOES NOT REQUIRE OUTSIDE VENT)

CONTINUOUS R-10 INSULATION IS REQUIRED AT THE FOUNDATION WALLS. A 2 X 4 FRAMED WALL (TO SUPPORT CABINETRY & SHOWER) AGAINST THE EXISTING INSULATION BOARD, WOULD HAVE TO BE SUPPLEMENTED WITH A MOISTURE BARRIER AND INSULATION IN THE FRAMING. WASTE LINE FROM DISHWASHER AND SINK CAN BE RUN UNDER THE SLAB (INSTEAD OF IN THE FRAMED WALLS) TO CONNECT TO THE BATHROOM PLUMBING. DIMENSIONS TO THE FOUNDATION ARE TO THE 1/2" INSULATION AND ALLOW FOR A 4" WALL (3 1/2" STUD AND 1/2" SHTRK); USE OF 2 X 3 STUDS WOULD PROVIDE A 1" SPACE.

KEY
 --- EXISTING WALL
 --- EXISTING WALL TO BE REMOVED
 --- NEW 2 X 4 FRAMED WALL W/ 1/2" SHEETROCK ON EACH SIDE

- GENERAL NOTES:**
- 1.) ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION BY CONTRACTOR; REPORT ANY DRAWING DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
 - 2.) ALL WORK TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2009, AND THE LATEST EDITION OF ALL OTHER APPLICABLE CODES AND ORDINANCES.
 - 3.) ALL MATERIALS TO BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND INDUSTRY STANDARDS.
 - 4.) 5/8" GYPSUM BOARD TO BE INSTALLED ON THE CEILING TO PROVIDE A ONE HOUR FIRE SEPARATION FROM THE UPPER LIVING SPACE; ALL WALL BOARD MAY BE 1/2", UNLESS OTHERWISE NOTED.
 - 5.) FINISHES TO BE SELECTED BY OWNER.
 - 6.) ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SHEETROCK.

ESKIN ASSOCIATES ARCHITECT
 7J TAGGART DRIVE, NASHUA, NH 0306
 tel: (603) 891-6448; fax: (603) 891-64
 email: EskinArchitects@comcast.net
 website: EskinArchitects.com

Paulsen-Long Residence
 27 Serotta Ave., Nashua, NH 03062

SCALE: 1/4" = 1'-0" DATE: 7
 PROPOSED BASEMENT IN-LAW APT-A.D.U.