



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

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

7

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 632 South Main Street, Nashua, NH
 Zoning District R-1 Sheet A Lot 271

b. VARIANCE(S) REQUESTED:
① From the street, it must be 25'. We need a variance of 8.8' as it would only be 16.9' from the street. ② The setback required is 10' but we require 8.1', so we need a 1.11' variance.

c. LAND USE CODE SECTION(S) REQUESTING VARIANCE(S) FROM O130 PRI RES Primary Residential

2. GENERAL INFORMATION

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

(Print Name): Elizabeth Colebrooke

Applicant's signature EM Colebrooke Date 9 August 2019

Applicant's address 632 South Main Street, Nashua, NH

Telephone number H: _____ C: 603 721 8157 E-mail: emcolebrooke@ychp.com

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

*Owner's signature EM Colebrooke Date 9 August 2019

Owner's address 632 South Main Street, Nashua, NH

Telephone number H: _____ C: 603 721 8157 E-mail: emcolebrooke@ychp.com

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

OFFICE USE ONLY	Date Received <u>8/8/19</u>	Date of hearing <u>9/10/19</u>	Application checked for completeness: <u>CF</u>
PLR# <u>2019-00144</u>	Board Action _____		
\$ <u>330</u> application fee <input checked="" type="checkbox"/> <u>2232</u>	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.")

It will not alter or affect any of the neighbors in an adverse manner. It is a simple addition to assist the disabled occupant in easy access to his vehicle (etc), particularly in the winter

- 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.")

It is only a small footage variance request and in keeping with the intent of the ordinance and the style and features of 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.)

This would make the access to the outside much more safe for this disabled occupant, very much mitigating his risk of fall and injury.

- 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.)

This addition is only a standard garage. If anything, it may increase the value of our property, and thereby, the surrounding properties.

VARIANCE APPLICATION

Address 1032 South Main St, Nashua

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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 hardship that would be endured would be a much more safe home entry for the disabled occupant (multiple sclerosis). The garage would allow a ramp to be built within the garage for when a wheelchair is required.

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: []

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

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

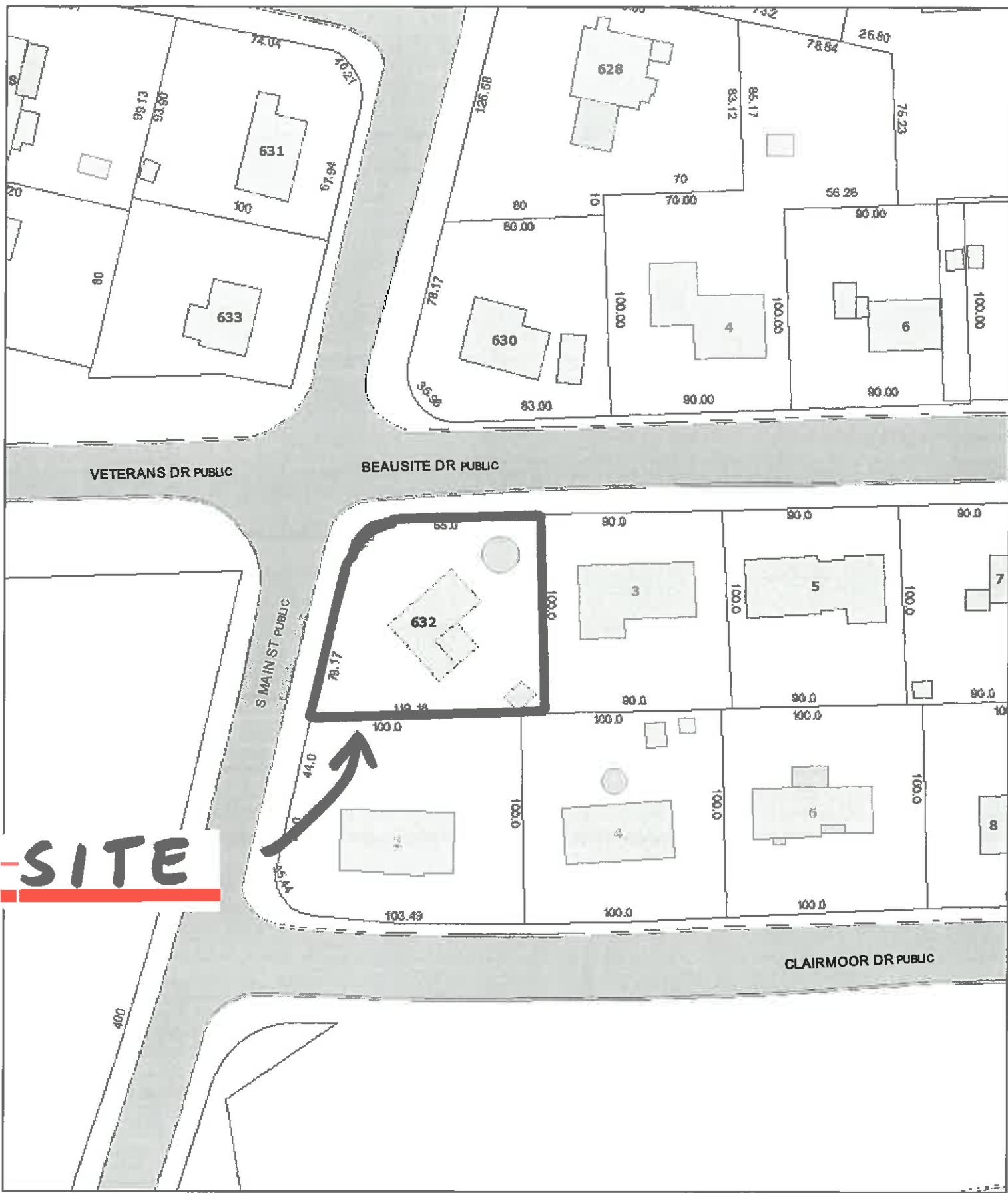
9 Aug 2019
Date

Elizabeth Colebrooke
Print Name

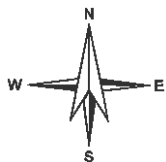
9 Aug 2019
Date

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 []

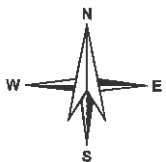


632 South Main St





632 South Main St



REFERENCE PLAN:

"BEAUSITE-HEIGHTS - SOUTH MAIN STREET - NASHUA, N.H.", SCALE 1"=40', DATED JUNE 28, 1960, BY EARLE L. WILLIAMS, SURVEYOR. RECORDED IN THE H.C.R.D. AS PLAN #1880.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOT A-271 IS ELIZABETH M. COLEBROOKE, 632 SOUTH MAIN STREET, NASHUA, NH 03060. THE DEED REFERENCE FOR THE PARCEL IS BOOK 8484, PAGE 2355 DATED OCTOBER 22, 2012 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE IMPROVEMENTS ON TAX MAP PARCEL A-271 TOGETHER WITH A PROPOSED ADDITION AS SHOWN.
3. ZONING FOR THE ENTIRE PARCEL IS R-A (URBAN RESIDENCE "A" DISTRICT). MINIMUM AREA IS 7,500 SQ.FT. WITH 60 FT. OF FRONTAGE. BUILDING SETBACKS ARE 25' FRONT, 10' SIDE AND 25' REAR. MAXIMUM BUILDING HEIGHT IS 2.5 STORIES (35'). MINIMUM OPEN SPACE REQUIRED IS 50%.
4. THE PARCEL IS NOT LOCATED IN THE WATER SUPPLY PROTECTION DISTRICT.
5. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL 33011C0682E, EFFECTIVE 4/18/2011.
6. THE EXISTING IMPROVEMENTS, MONUMENTS AND LINES OF OCCUPATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE ON APRIL 17, 2018.
7. PERIMETER INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN AND DEED CITED HEREON AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
8. THIS OFFICE MAKES NO GUARANTEE OF THE TITLE TO THE APPROXIMATE LOT LINES SHOWN HEREON.

CERTIFICATION:

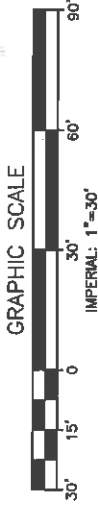
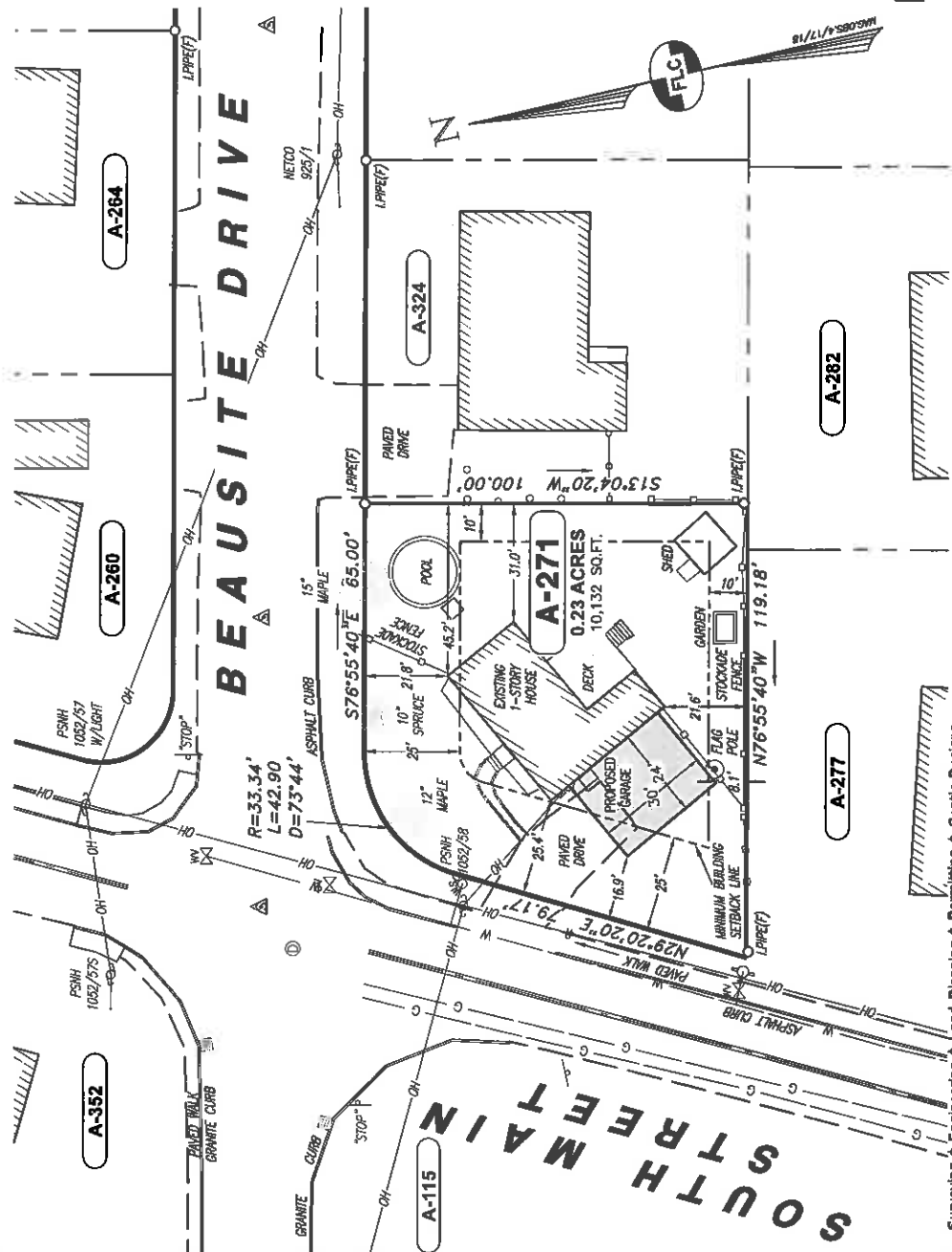
I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE ON APRIL 10, 2018."

DRAFT

PROPOSED CONSTRUCTION PLOT PLAN
PREPARED FOR:
FONTAINE CONSTRUCTION
 35 ALLEN ROAD, BOW, NH 03304

LAND OF:
ELIZABETH M. COLEBROOKE
 632 SOUTH MAIN STREET, NASHUA, NH 03060

SCALE: 1" = 30'
 APRIL 20, 2018
 FILE: 1826CP01B.dwg
 PROJ. NO. 1826.00
 SHEET NO. 1 OF 1



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	07/19/19	REVISE PROPOSED GARAGE		MDP	
A	06/20/19	REVISE PROPOSED ADDITION		MDP	

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com



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FONTAINE RESIDENCE
 ADDITION TO BE BUILT IN NASHUA, NH

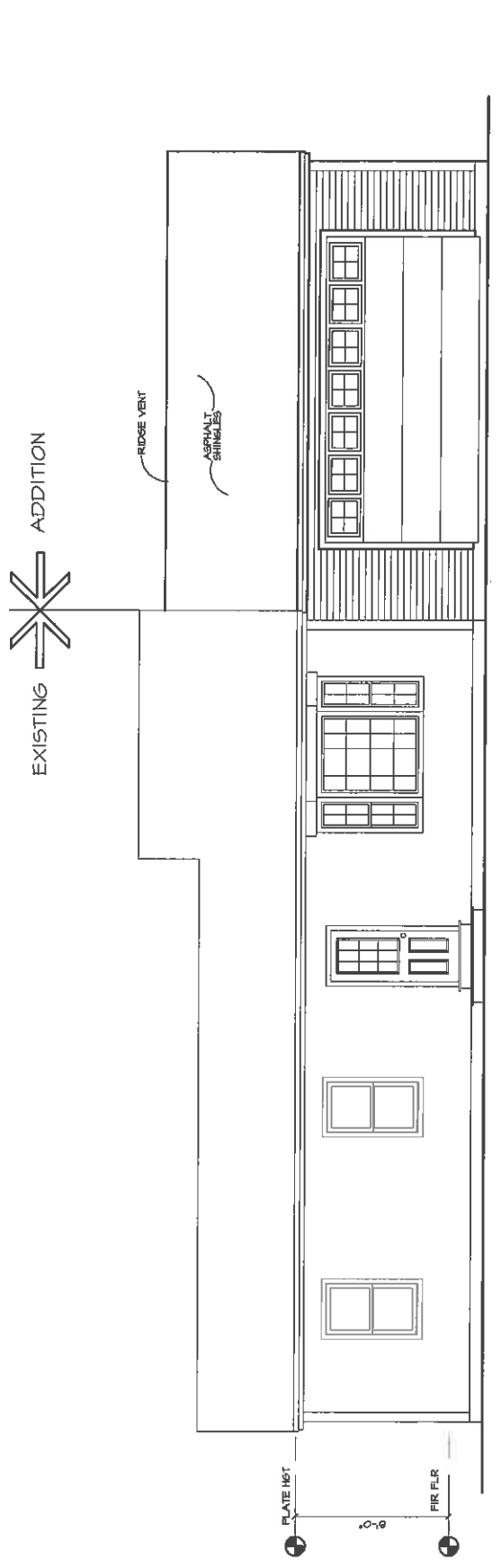
Contractor to check & verify all building codes, whenever applicable.
 Make appropriate or necessary corrections in compliance with the State of New Hampshire.
 All dimensions shall be in feet & inches.

REVISIONS

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 SHEET 1 OF 8

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18-219



1 FRONT ELEVATION (new)
 SCALE: 1/4" = 1'-0"

- CODES**
- ALL CONSTRUCTION SHALL FOLLOW LOCAL STATE BUILDING CODE, MANUFACTURER'S SPECIFICATIONS, AND WELL KNOWN INDUSTRY STANDARDS. IF ANY QUESTIONS SHALL ARISE, THE DESIGNER OR ENGINEER ON RECORD SHALL BE CONTACTED.
 - INTERNATIONAL RESIDENTIAL CODE 2004 (IRC 2004) AND THE REFERENCED STANDARDS INCLUDED THEREIN. AHJ = AUTHORITY HAVING JURISDICTION.
 - NUMBER OF UNITS: _____ (0 OR 2)
 - MAX. 3)
- DESIGN LOADS**
- UNIFORM FLOOR LIVE LOAD (NONBEDROOM)
 - NON-BEDROOM 40PSF
 - BEDROOM 30PSF
 - ATTIC 20PSF
 - UNIFORM FLOOR DEAD LOAD 10PSF
 - ROOF SNOW LOAD (ALL) _____ (0 OR 2)
 - GROUND SNOW LOAD _____ (0 OR 2) (MAX. 3)
 - WIND DESIGN
 - EXPOSURE CATEGORY _____ (A-D; (B) IS NORMAL)
 - WIND SPEED ZONE (ALL) _____ (NO - 120, MOST OF NORTHERN AND WESTERN NH AND WESTERN MA-90, CENTRAL AND SOUTH NH AND MA = 100, NH CONST. BOSTON AND SOUTH = 110, GATE COO AND ISLANDS = 120, (B) 124)
 - TOPOGRAPHIC EFFECTS (ALL) _____ (S2, (T) 50)

- SEBING
 - DESIGN CATEGORY (AHJ) (A-E, RB01.2), (C FOR MOST OF SOUTH AND CENTRAL NH AND B FOR MA)
 - DAMAGE:
 - WEATHERING, SEVERE (CONCRETE) (RB01.2B)
 - TERRESTRIAL INFESTATION PROBABILITY, SLIGHT (NORTHERN NH), MODERATE (SOUTHERN NH), HEAVY (MA)
 - DESIGN FROST DEPTH OF _____ FEET BELOW FINISHED GRADE (4 IS TYPICAL, VERIFY AS NEEDED WITH AHJ)
 - WINTER DESIGN TEMP. _____ (MA 0 DEG. F., MA 10 DEG. F. (PER 901.2))
 - FLOOD HAZARD (AHJ) _____ (S2).
- GENERAL NOTES**
- THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ASSEMBLY AND METHODS OF ASSEMBLY TO THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR SHALL HAVE REVERSED THESE PLANS, SEEN THE SUBJECT PROPERTY, AND BE CAPABLE OF EXECUTING THE DETAIL WORK AS NECESSARY TO ACHIEVE THE INTENDED RESULT, IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND FHWA/HFH.
 - CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ALTERNATIVE DESIGN INC. FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH WORK.
- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING LEGAL FEES) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
 - ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 - ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR STRUCTURAL ENGINEER BEFORE PROCEEDING.
 - IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE DESIGNER OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CONSULTATION. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN, THE DESIGNER OR STRUCTURAL ENGINEER SHALL BE NOTIFIED BEFORE ANY WORK IS PROCEEDED WITH.
 - ALTERNATIVE DESIGN ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE DESIGNER OR ENGINEER ON RECORD.
 - ALTERNATIVE DESIGN ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER ON RECORD.
 - REPRODUCTION OF DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.
 - SECTIONS, DETAILS, NOTES, METHODS OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORINGS AND BRACINGS REQUIRED DURING CONSTRUCTION. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE REMOVED AFTER CONSTRUCTION AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

ADDITION  EXISTING 

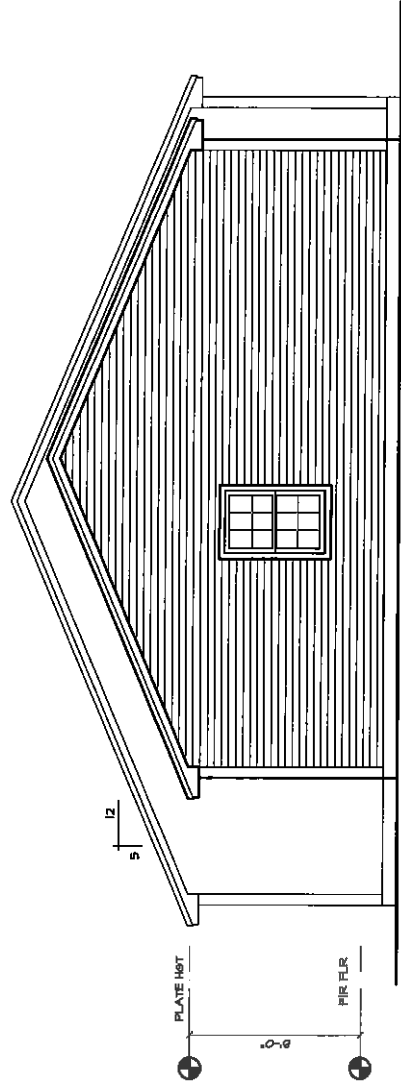
RIDGE VENT
ASPHALT SHINGLES

PLATE HGT
FIR FLR

WINDOW SCHEDULE			
MARK	QTY	MODEL NUMBER	NOTES
A		244HCB041	DBL HANG
B			
C			
D			
E			
F			
G			
H			
J			
K			

NOTES:
 1. RSO TO BE DETERMINED BY WINDOW MANUFACTURER.
 2. BEDROOM WINDOWS TO MEET EGRESS.
 3. IN ACCORDANCE WITH I.R.C.(2009)-R612.2, WHERE THE OPENING OF AN OPERABLE WINDOW IS PART OF THE EGRESS PATH, THE WINDOW SHALL BE OPENED AS OF 5 FT. FROM THE BOTTOM PART OF THE GLASS OPENING TO THE JOINT.
 4. WINDOWS ARE BASED ON ANDERSEN 200 SERIES TILT-N-TURN MODEL NUMBERS

1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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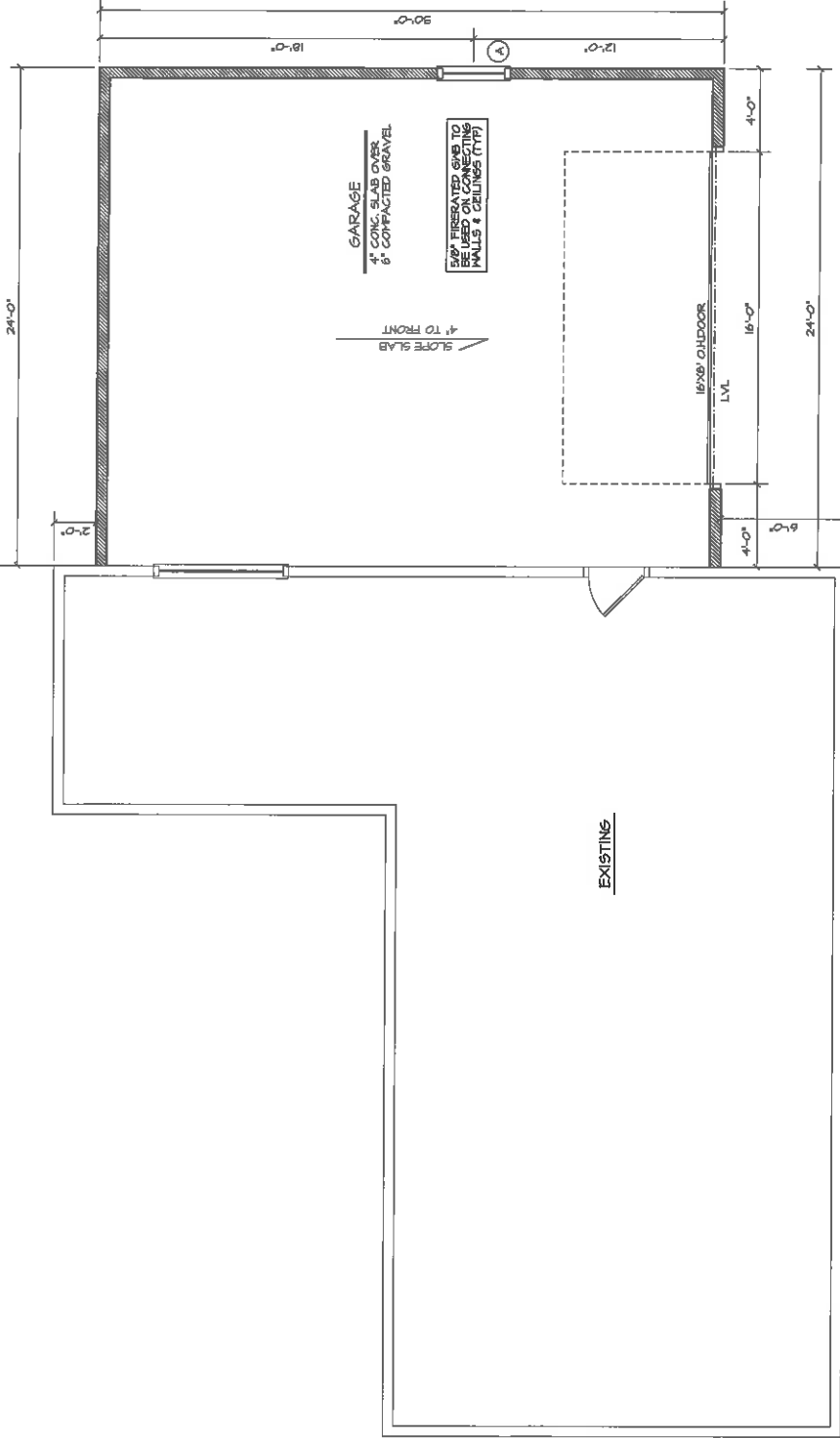
Contractor to check & verify all dimensions & structural members before construction.
 All construction shall be in strict accordance with the State of New Hampshire or Massachusetts Building Codes, whichever applicable.

REVISIONS

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EXISTING  ADDITION



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

 DENOTES NEW WALLS

 DENOTES WALLS TO BE REMOVED

NOTE:

1. PROVIDE HANDRAIL AT EACH STAIRWAY WITH 4 OR MORE RISERS

WIND BRACING NOTE: PROVIDE DIAGONAL WIND BRACING AT ALL OUTSIDE CORNERS. AT CORNERS WITH LESS THAN 45° OF PANEL WALL, USE ALTERNATE BRACING PANELS IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE FIGURE R602.10.3.3.

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18-219
JULY 2019
SHEET 4 OF 8

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REVISIONS

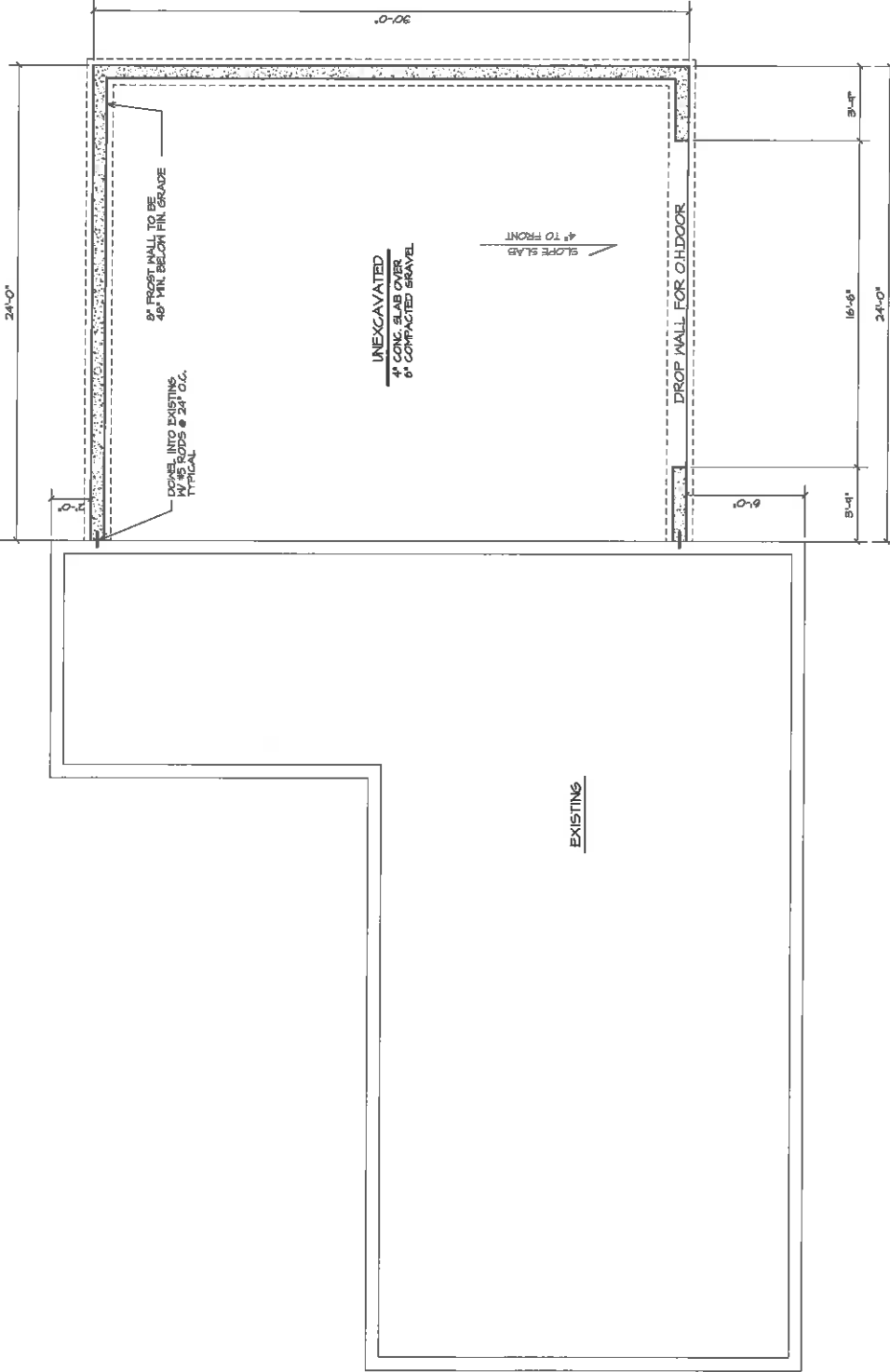
NO.	DESCRIPTION

Contractor to check & verify all dimensions & structural members before construction. All construction shall be in strict accordance with the State of Building Codes, whenever applicable.

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EXISTING  ADDITION



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- CONC. BULKHEAD SIZE AND LOCATION TO BE DETERMINED BY SITE CONDITIONS AND/OR CONTRACTOR
- MALCUTS AS PER SITE CONDITIONS AND CONTRACTOR
- STEEL SASH WINDOW SIZES AND LOCATIONS TO BE DETERMINED BY CONTRACTOR

 <p>Alternative Designs Inc. www.altdesigns.com Residential/Commercial Design 84 Old Granite Street Manchester, NH 03101 Phone: (603) 688-8388 Fax: (603) 645-6810</p>	<p>These drawings, specifications and the design conveyed are the exclusive property of Alternative Designs Inc. Any form of reproduction or design to expressly prohibited. ADI. © 2014</p>								
	<p>Contractor to check & verify all dimensions & standard members before construction. All construction shall be in strict compliance with The State of New Hampshire or Massachusetts Building Codes, whichever applicable.</p>								
<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>IF-000X JULY 2014 SHEET 5 OF 9</p>
<p>A6</p>									

NOTE: SEE DRAWING A2 FOR CONCRETE NOTES AND ADDITIONAL INFORMATION