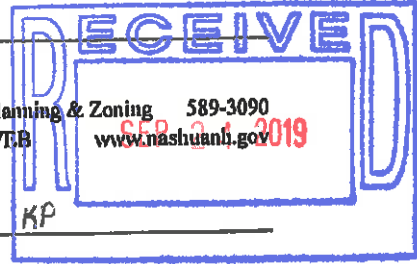




City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
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 255 Amherst Street Nashua, NH

Zoning District GB Sheet G Lot 8

b. VARIANCE(S) REQUESTED:
Tenant request variance to allowable number and to maximum square footage allowance of wall signs.

c. LAND USE CODE SECTION(S) REQUESTING VARIANCE(S) FROM Chapter 190 Part 2 section 190-108

2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
(Print Name): ID, Associates, Inc/ Rosalyn Holderfield
Applicant's signature [Signature] Date 9-20-19
Applicant's address 1771 Industrial Rd. Dolhan, AL 36603
Telephone number H: 334-836-1736 C: 334-791-7677 E-mail: ros@idassociatesinc.com

b. PROPERTY OWNER (Print Name): Chop Acquisition LLC
*Owner's signature [Signature] Date 9/24/19
Owner's address 33 Boylston St. Suite 3000 Chestnut, Hill, Massachusetts 02467
Telephone number H: 617-232-8900 C: E-mail:

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

OFFICE USE ONLY
Date Received 9/24/19 Date of hearing 10/22/19 Application checked for completeness: CP
PLR# 2019-00193 Board Action
\$ 530 application fee
\$ 30 signage fee
certified mailing fee
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 proposed signage will not be contrary to the public interest as it is well within proportion to the building which has an overall frontage of 378 linear ft. The proposed signage will not alter the essential character of the neighborhood,

- 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.")

With an overall building frontage of 378 linear feet, based on calculation of 1.5 times the linear ft equals 567 square feet. Due to the limitation of 150 maximum square feet, our allowable signage is restricted to much less then the proportion of the building. The proposed signage totals 431.01 square feet.

- 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.)

We believe our proposed signage provides substantial justice to property owner and/or tenant by providing adequate visibility to Floor & Decor signage. Such approval will not adversely impact the general public, but in fact provide necessary visibility due to building set back of approx. 400 ft. from closest roadway.

- 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 proposed signage will provide sufficient branding to Floor & Decor, which will increase consumer traffic to the area and other local businesses.

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.

Due to building set back of approx. 400 ft. from closest roadway, the restriction of only 150 square foot for signage will negatively impact Floor & Decor's visibility to consumers. In conjunction with the limitation of one wall sign allowance, Floor & Decor's Nationally recognized branding would not be allowed. Additionally the secondary signage provides consumers direction to specialty service areas of the store.

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

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
Please email it to me at
Please mail it to me at

SITE PLAN

SIGN CODE:

VARIANCE REQUIRED FOR PROPOSED SIGN PACKAGE.

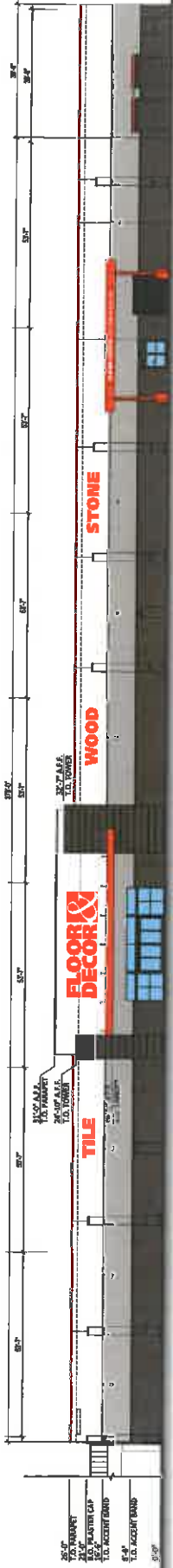


THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

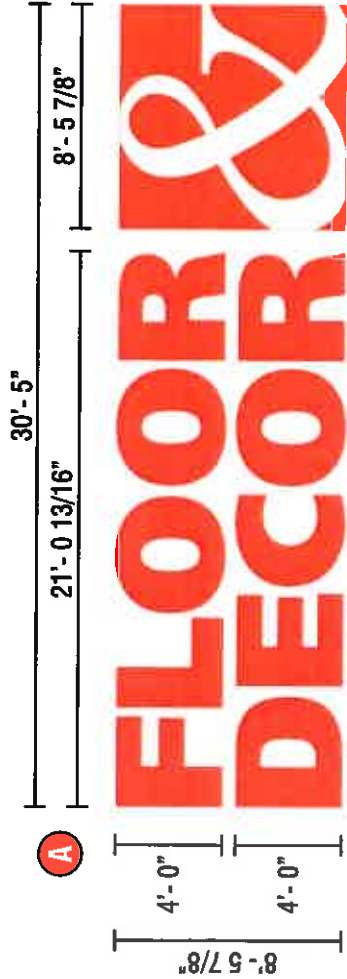
id ID. ASSOCIATES
 EXHIBIT 100-4317-2000-0001-0001
 1771 INDUSTRIAL ROAD - DOTHAN, ALABAMA - 36303
 PH (888) 303-5534 • FAX (334) 835-1401
 www.idassociatesinc.com

FLOOR & DECOR	06/17/19
NASHUA, NEW HAMPSHIRE	JAS
CYNDI CRAWFORD	
FLOOR & DECOR-NASHUA NEW HAMPSHIRE-VARIANCE EXHIBIT	

UL Underwriters
 Laboratories Inc.
 LISTED



FRONT ELEVATION
SCALE: 1/48" = 1'



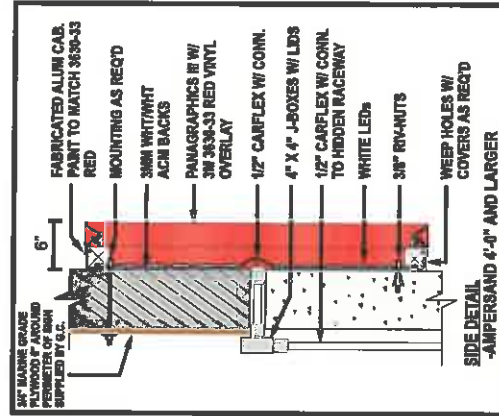
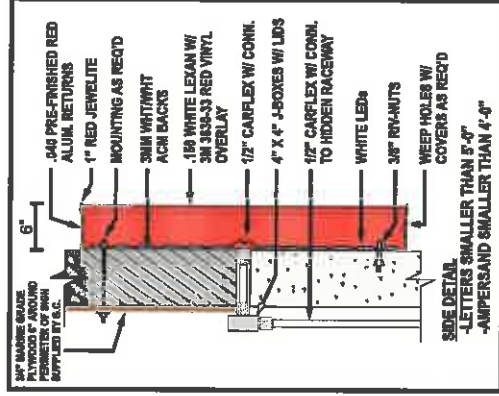
INTERNALLY ILLUMINATED CHANNEL LETTERS

258.22 SF

TILE
36.92 SF

WOOD
53.57 SF

STONE
56.60 SF



MOUNTING:
A) THRU-BOLT W/ 3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLTS WITH SHIELD FOR CONCRETE WALLS

INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE TIMING WITH G.C. AND I.D. ASSOCIATES SEAL ALL WALL PENETRATIONS WITH SILICONE CAULKING.

3M 3630-33 RED
120 VOLTS

1'-0" I FLOOR & DECOR CUSTOMER PICK-UP

INTERNALLY ILLUMINATED CHANNEL LETTERS
LETTER FACES - WHITE DAY/RED NIGHT LETTERS
- 150 CLEAR LEXAN W/ WHITE PERFORATED VINYL FIRST SURFACE & 3M 3630-33 RED VINYL SECOND SURFACE
- ILLUMINATION - WHITE LEDs (6500 KELVIN / .76 WATTS PER MOD)
- POWER SUPPLIES LOCATED IN REMOTE HIDDEN RACEWAY

25.7 SF

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FLOOR & DECOR	NASHUA, NEW HAMPSHIRE	06/17/19
CYNDI CRAWFORD	JAS	
FLOOR & DECOR-NASHUA NEW HAMPSHIRE-VARIANCE EXHIBIT		

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Underwriters Laboratories Inc.
ELECTRICAL SAFETY

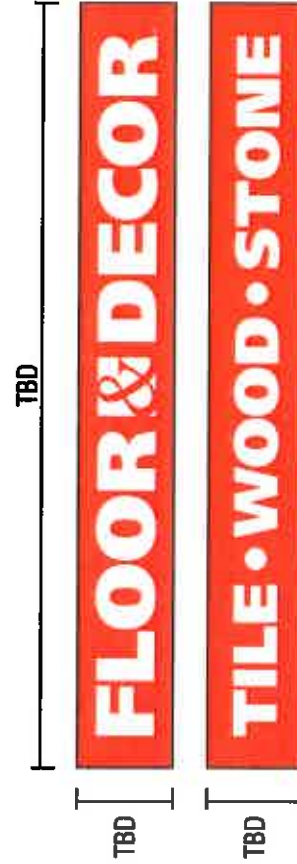


PROPOSED



EXISTING

NOTE: CABINET WILL HAVE TO BE MODIFIED TO SUPPORT NEW FACES



NOTES:
NEW REPLACEMENT FACES FOR EXISTING CABINET MATERIALS AND SIZES TO BE DETERMINED

COLORS:



3M 3630-33
RED

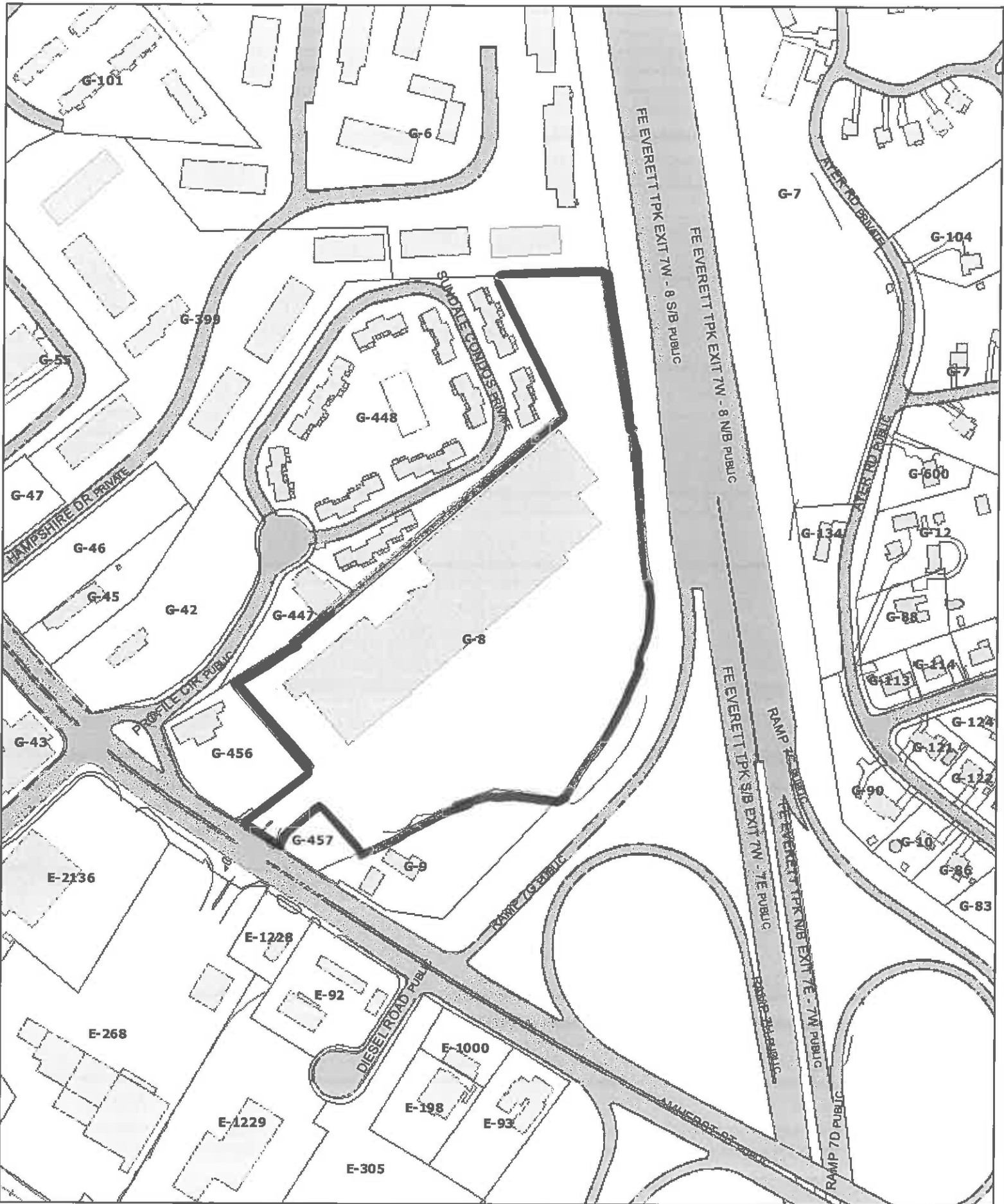
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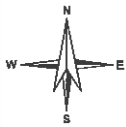
FLOOR & DECOR
 NASHUA, NEW HAMPSHIRE 06/17/19
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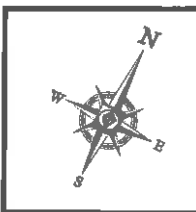


UL Underwriters Laboratories Inc.®
 EMBL 29752-001



255-269 Amherst Street





LAND USE / ZONING INFORMATION & NOTES

APPLICANT: FLOOR & DECOR (CONTRACTOR) ASSOCIATED HOLDINGS
 108 BRIM BOLLARD, SUITE 201
 LACTUCA, CO, 80208

OWNER: CHOP ACQUISITION LLC
 15 BOSTON STREET, SUITE 800
 CHESTERFIELD, MA 02157

PARCEL: PARCEL 0-B
 255 AMHERST STREET
 CITY OF NASHUA
 WILKESBOROUGH COUNTY, NEW HAMPSHIRE

ZONING ANALYSIS TABLE			
EXISTING DISTRICT	GENERAL BUSINESS DISTRICT - SHOPPING AND RECREATION CENTER PERMITTED BY RIGHT		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	51,346 SF	NO CHANGE
MINIMUM LOT WIDTH	80 FT	51.56 FT	NO CHANGE
MAX. BUILDING COVERAGE	70%	23.45%	24.85%
MAX. FRONT SETBACK	10 FT	28.84 FT	NO CHANGE
MAX. SIDE SETBACK	7 FT	14.82 FT	NO CHANGE
MAX. REAR SETBACK	10 FT	18.72 FT	44.42 FT
MAX. BUILDING HEIGHT	30 FT	35.00 FT	28.00 FT
MINIMUM OPEN SPACE	10%	24.75%	24.75%
PARKING SPACES	40 (1)	20 (1)	80
PERMISSIBLE USES (P.U.)	SHOPPING AND RECREATION CENTER, MINIMUM 1 SPACE PER 100 SF (1 SPACE / 100 SF) X (10,000 SF) = 100 SPACES OFFICE USE, MINIMUM 1 SPACE PER 100 SF (1 SPACE / 100 SF) X (10,000 SF) = 100 SPACES RETAIL SHOPPING CENTER, MINIMUM 1 SPACE PER 200 SF (1 SPACE / 200 SF) X (10,000 SF) = 50 SPACES RESTAURANT, MINIMUM 1 SPACE PER 4,000 SF (1 SPACE / 4,000 SF) X (10,000 SF) = 2.5 SPACES		
ACCESSIBLE PARKING SPACES	11	10	10
ACCESSIBLE PARKING DISTRICT	TOTAL PARKING 80 TO 100% PERCENT OF TOTAL ACCESSIBLE SPACES MIN ACCESSIBLE SPACES 114 SPACES		

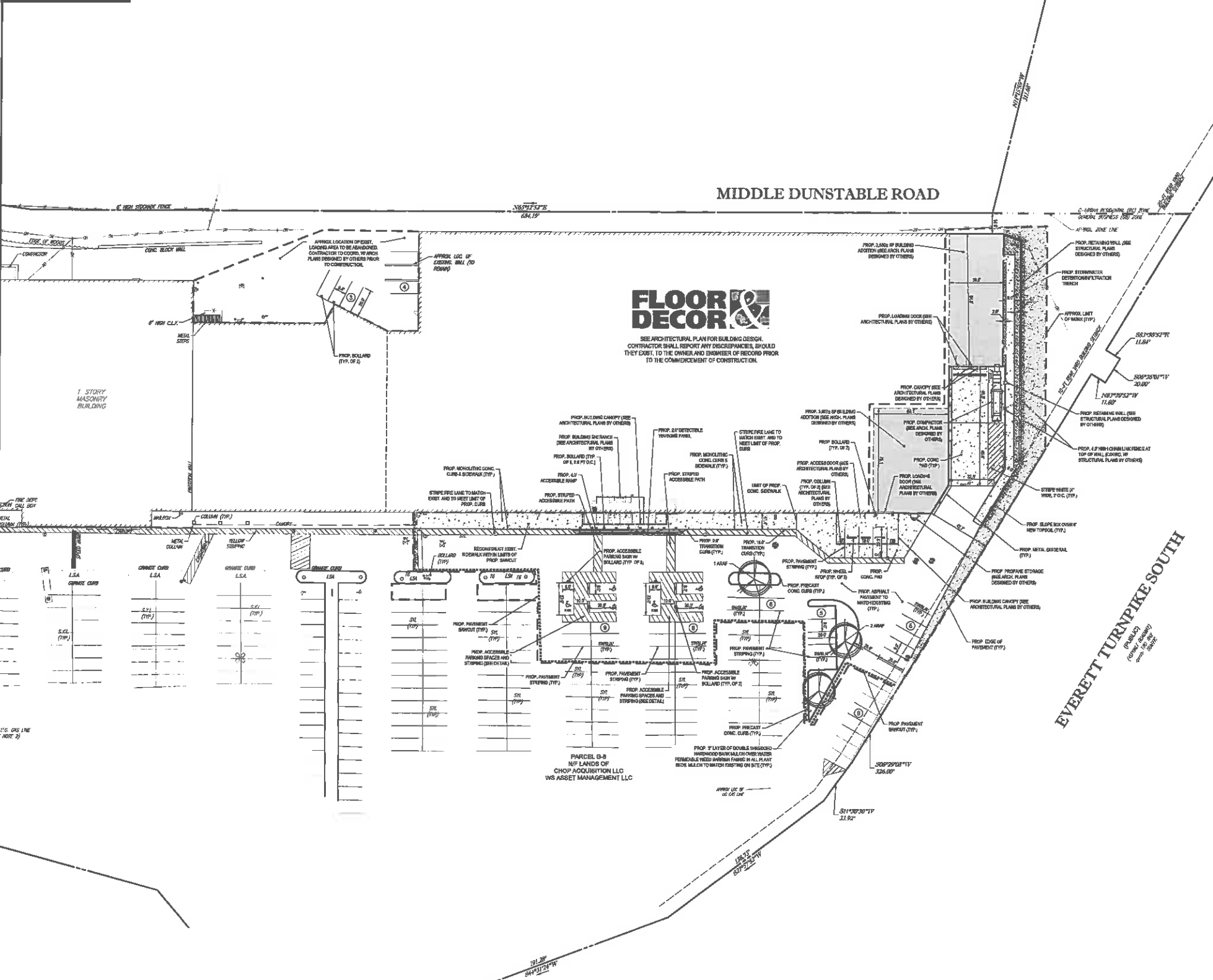
NO. - NOT APPLICABLE
 N/A - NOT SPECIFIED
 (1) - FOR EXISTING SHOPPING CENTER AND RESTAURANT

CITY OF NASHUA NOTES:

- THE SITE IS ZONED BY AMHERST, VERMONT AND PERMITS CONSTRUCTION WORKS.
- THE PURPOSE OF THE ZONING REGULATIONS IS TO REGULATE THE PROPOSED LIMITED SITE IMPROVEMENTS TO THE SITE LOCATED AT 255 AMHERST STREET FOR SUBMISSION TO THE CITY OF NASHUA PLANNING BOARD.
- ITS IMPROVEMENTS SHOWN ON THIS PLAN SHALL CONFORM TO TITLE 111 OF THE AMHERST CITY CHARTER AND WITH REGARD TO PERMITS AND OTHER AND NUMBER OF SPACES.
- IT SHALL BE THE DUTY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF NASHUA, VERMONT, OR ANY OTHER AGENCY BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME.
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE PERMITS AND OTHER REQUIREMENTS THAT SPECIFIC BUILDING CODES AND REGULATIONS MAY REQUIRE AND THAT SUCH PERMITS ARE NOT REQUIRED.
- PERMITS FOR ANY OTHER WORKS SHOWN ON THIS PLAN SHALL BE OBTAINED FROM THE PLANNING BOARD AND OTHER CITY DEPARTMENTS AS NECESSARY TO COMPLY WITH THE CITY OF NASHUA.
- THE HOURS OF OPERATION ARE GENERALLY PROPOSED AS FOLLOWS:
 - 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY
 - 8:00 AM TO 5:00 PM SATURDAY
 - 10:00 AM TO 5:00 PM SUNDAY
- THE CITY ENGINEER SHALL REVIEW AND APPROVE THE TRAFFIC PLAN PROPOSED TO THE SITE BASED ON THE TRAFFIC PLAN AND APPROVAL OF THE CITY ENGINEER SHALL BE NECESSARY FOR THE PROJECT TO PROCEED.
- NO TRAFFIC SIGNALS SHALL BE INSTALLED ON THE SUBJECT PROPERTY.
- ANY TRAFFIC SIGNALS AND SIGNALS SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.

LANDSCAPE SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CONT.
1	1	ADONIS VULCANIUM PLANT	ADONIS VULCANIUM	1 1/2 GAL
SUBTOTAL:	1			1 1/2 GAL

HATCH LEGEND	
	CONCRETE
	SLOPE MIX
	CRUSHED STONE
	PAINTED STRIPES



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APPROVED - NASHUA PLANNING BOARD

CHAIRMAN SIGNATURE	DATE
SECRETARY SIGNATURE	DATE

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR SPECIFIED BY THE NASHUA PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

APPLICANT: _____ DATE: _____

NOTE: EXISTING SITE FEATURES NOT SHOWN ON THE PORTAL BOUNDARY & TOPOGRAPHIC SURVEY. PREPARED BY CONTROL POINT ASSOCIATES INC. SAVED DISTANCES AND BOUNDARIES ARE BASED ON RECORD DRAWINGS AND AERIAL PHOTOGRAPHY AND SHOULD BE CORRECTED APPROPRIATE DATE. CONSTRUCTION IS TO COMPLY ALL CITY CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER OF RECORD.

M.J. MRVA
 REGISTERED
 LANDSCAPE ARCHITECT
 MARCH 15, 2017
 LICENSE NO. 1553
 NEW HAMPSHIRE

J.A. KUCICH
 PROFESSIONAL ENGINEER
 LICENSE NO. 1000
 EXPIRES 12/31/2021
 NEW HAMPSHIRE

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT & LANDSCAPE PURPOSES ONLY

NOT FOR CONSTRUCTION

PROJECT ARCHITECT: GEORGE FANOUS
 PROJECT MANAGER: RICHARD ROSA
 BOARD: RR

NO.	REVISION	DATE
1	BOX COORDINATION	5/16/19
2	BOX COORDINATION	5/16/19
3	BOX REVIEW	5/30/19
4	BOOK SUBMITTAL	6/12/19

SITE & LANDSCAPE PLAN

018121
 05/30/19
 C-4

FLOOR & DECOR
 2233 LAKE PARK DRIVE SUITE 400
 SMYRNA, GA 30080

SBLM
 SBLM Architects
 33 Walt Whitman Road, Suite 303
 Huntington Station, NY 11746
 Telephone 631 683 5588
 Fax 631 683 5591
 www.sblm.com

A.V. SCHWAB & ASSOCIATES
 CONSULTING ENGINEERS ARCHITECTS
 400 F. THOMAS BLVD., SUITE 201
 CHESTERFIELD, MASSACHUSETTS 02157
 Telephone 617 552 1100

dib associates
 CONSULTING ENGINEERS ARCHITECTS
 100 WASHINGTON STREET, SUITE 200
 BOSTON, MASSACHUSETTS 02109
 Telephone 617 552 1100

CCI
 CIVIL CONSULTANTS INC.
 100 WASHINGTON STREET, SUITE 200
 BOSTON, MASSACHUSETTS 02109
 Telephone 617 552 1100

BOHLER ENGINEERING

FLOOR & DECOR
 255 AMHERST STREET
 NASHUA, NH