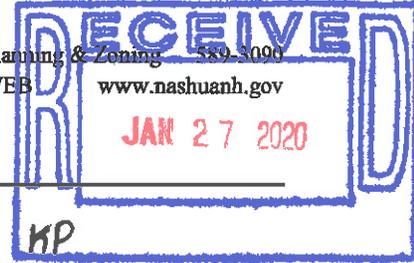




**City of Nashua**  
**Planning Department**  
 229 Main Street  
 Nashua, New Hampshire 03061-2019

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



**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 218 Manchester St, Nashua NH  
 Zoning District R-18 Sheet G Lot 132

b. SPECIAL EXCEPTION(S) REQUESTED:

construction of an addition for an Accesory Dwelling Unit ("ADU") having 749 s.f.  
land use code section(s) requesting special exception(s) from: section 190-15,table 15-1, #3

**2. GENERAL INFORMATION**

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

(Print Name): Luke and Jamie Tannariello  
 Applicant's signature [Signature] Date January 27, 2020  
 Applicant's address 38 Cox St Nashua, NH  
 Telephone number H: 603-801-2404 C: 603-930-1536 E-mail: luketannar@yahoo.com

b. **PROPERTY OWNER** (Print Name): Luke and Jamie Tannariello

\*Owner's signature [Signature] Date January 27, 2020  
 Owner's address 38 Cox St Nashua, NH  
 Telephone number H: 603-801-2404 C: 603-930-1536 E-mail: luketannar@yahoo.com

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

OFFICE USE ONLY Date Received 1/27/2020 Date of hearing 2/25/2020 Application checked for completeness: CF

PLR# 2020-00009 Board Action \_\_\_\_\_

\$ 330 application fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 \$ 30 signage fee  # 1477 Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 \$ \_\_\_\_\_ certified mailing fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Land Use Code Section(s) Requesting Variances From: 190-15 table 15-1 (#3)

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.

construct a 24'x28' + 7'x11' single story ADU addition attached to the south side of the existing garage (along the Ferry Rd side.) all setbacks to be met. landscaping and driveway improvements included

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

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

the total square footage of the existing home plus the ADU is similar to many nearby homes built in the last 30 years. the layout ( existing home with addition(s) ) is similar to some older homes nearby

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

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

Existing pavement = 1560+/- s.f.
Proposed additional pavement for ADU = 640 +/- s.f.
Total pavement = 2200+/- s.f.

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?

the ADU will require a substantial financial investment and several improvements to a home and garage structure that has been in disrepair for many years. the improvements include the exterior of the structures and the grounds as well. When completed, the premises will be in character with the neighborhood and the integrity of the neighborhood shall be enhanced

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 [ 0 ] Number of employees per shift [ n/a ]

b. Hours and days of operation [ n/a ]

c. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors [ n/a ]

d. Number of daily and weekly commercial deliveries to the premises n/a

e. Number of parking spaces available existing = 6, with ADU = 8

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:

the ADU will be landscaped along Ferry Rd and Manchester St. A paved area will be added to the existing driveway that serves the existing house. That newly paved area will serve the ADU and will also provide a "turnaround" for the owners and their guests to use

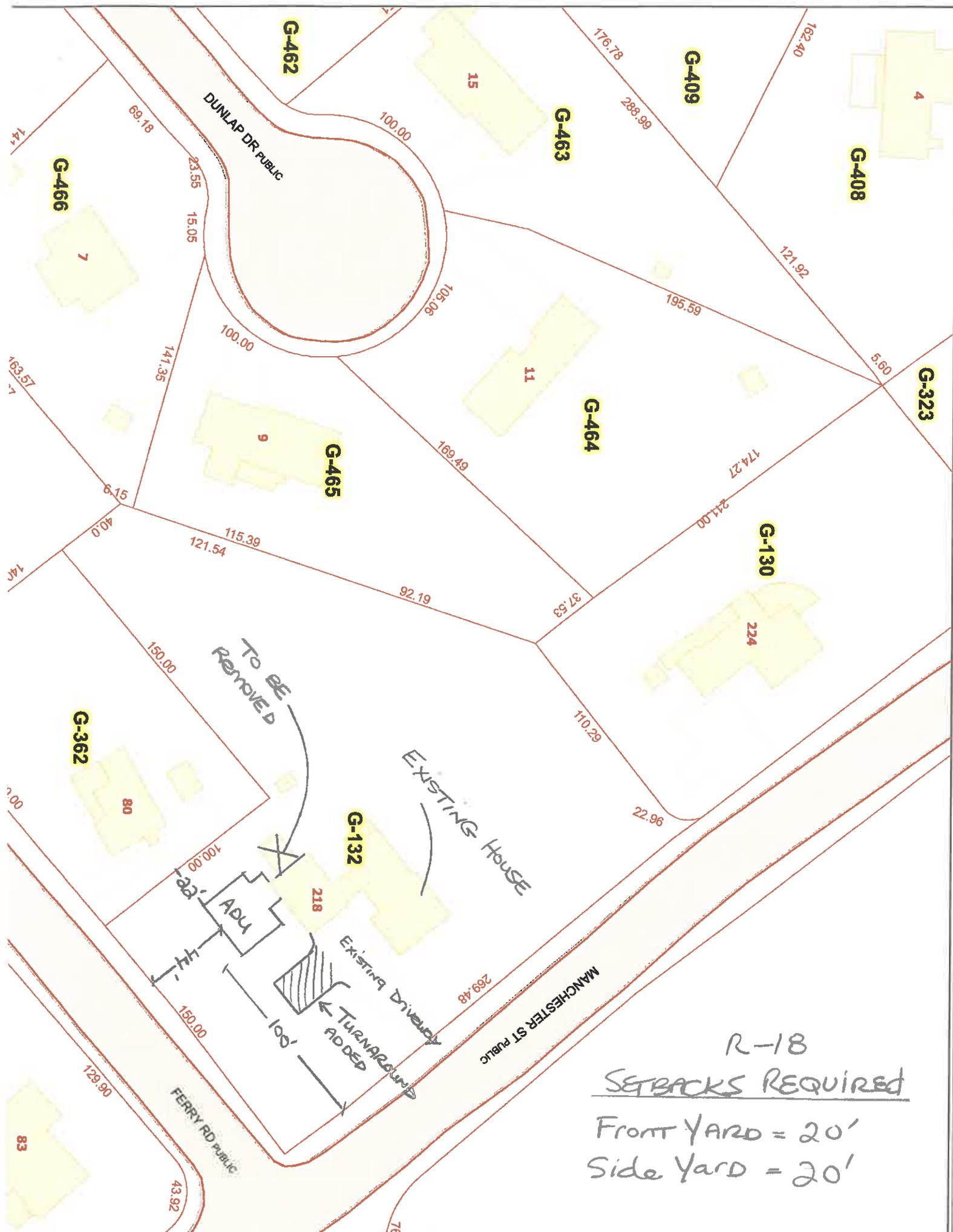
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Signature of Applicant (handwritten signatures)

Date 1/27/2020

Print Name Jamie Tannariello, Luke Tannariello

Date 1/27/2020



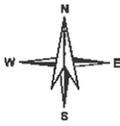
R-18  
SETBACKS REQUIRED  
 Front YARD = 20'  
 Side Yard = 20'



**SITE**

PENNICHUCK  
MIDDLE SCHOOL

# 218 Manchester Street



RENDERINGS ARE FOR CONCEPTUAL PURPOSES ONLY NOT FOR CONSTRUCTION



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**PERSPECTIVES**

PROJECT DESCRIPTION:  
**NIXON RESIDENCE  
MANCHESTER STREET  
NASHUA, NH**

BY:  
**BRIAN s. ZAGORITES LLC  
aka Z Master Builders / Z2  
7 FACTORY STREET  
NASHUA, NH 03060  
603.284.5672**

DATE:

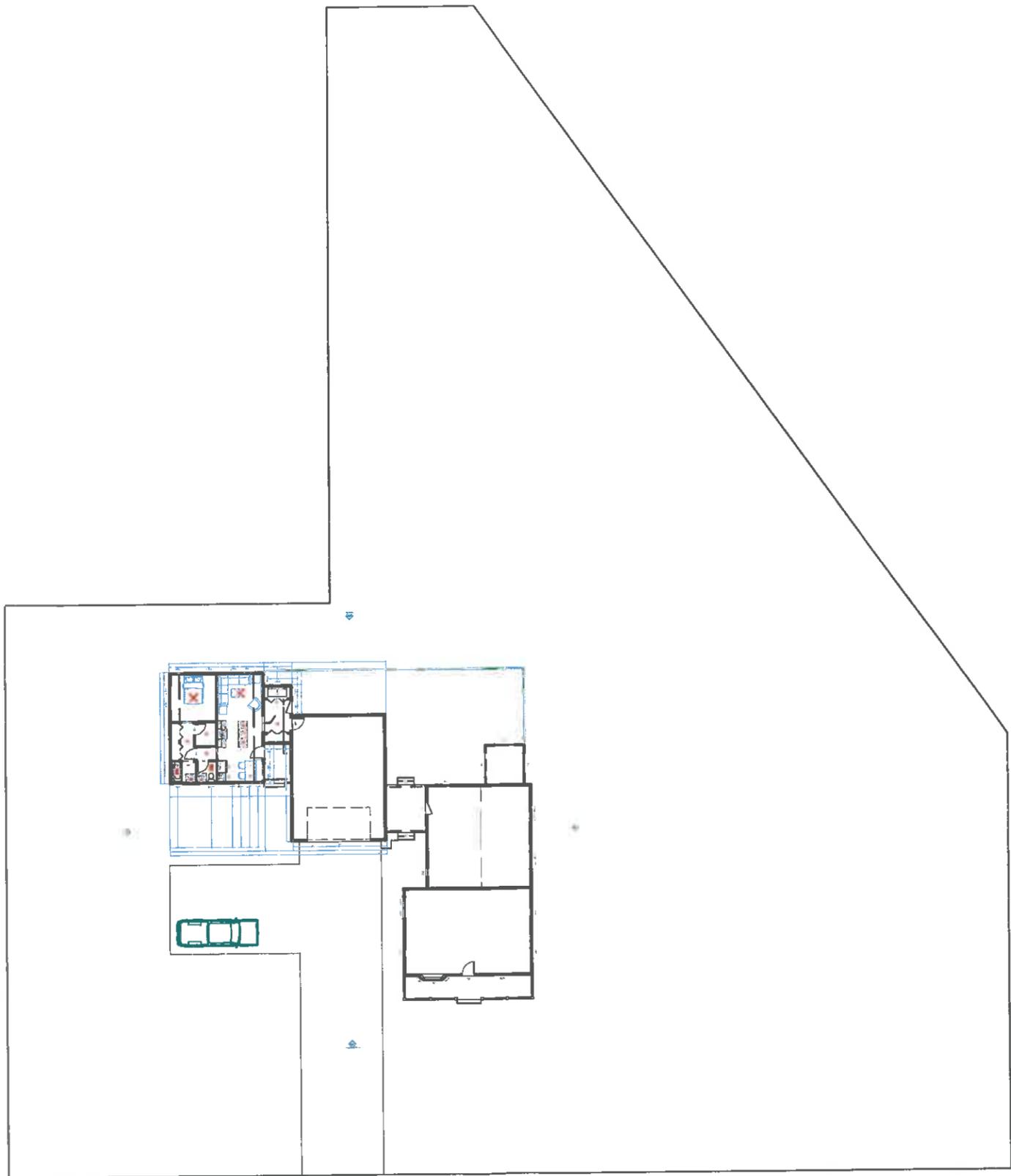
1/14/2020

SCALE:

SHEET:

**A-1**





FULL SITE VIEW  
scale: 1"=20'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**FLOOR PLAN  
& SCHEDULES**

PROJECT DESCRIPTION:  
**NIXON RESIDENCE  
MANCHESTER STREET  
NASHUA, NH**

BY:  
**BRIAN s. ZAGORITES LLC  
aka Z Master Builders / Z2  
7 FACTORY STREET  
NASHUA, NH 03060  
(603) 294.5672**

DATE:  
1/14/2020

SCALE:

SHEET:  
**A-7**



FRONT ELEVATION  
scale: 1/8"=1'-0"



RIGHT ELEVATION  
scale: 1/8"=1'-0"



LEFT ELEVATION  
scale: 1/8"=1'-0"



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



Text  
Text

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**ELEVATIONS**

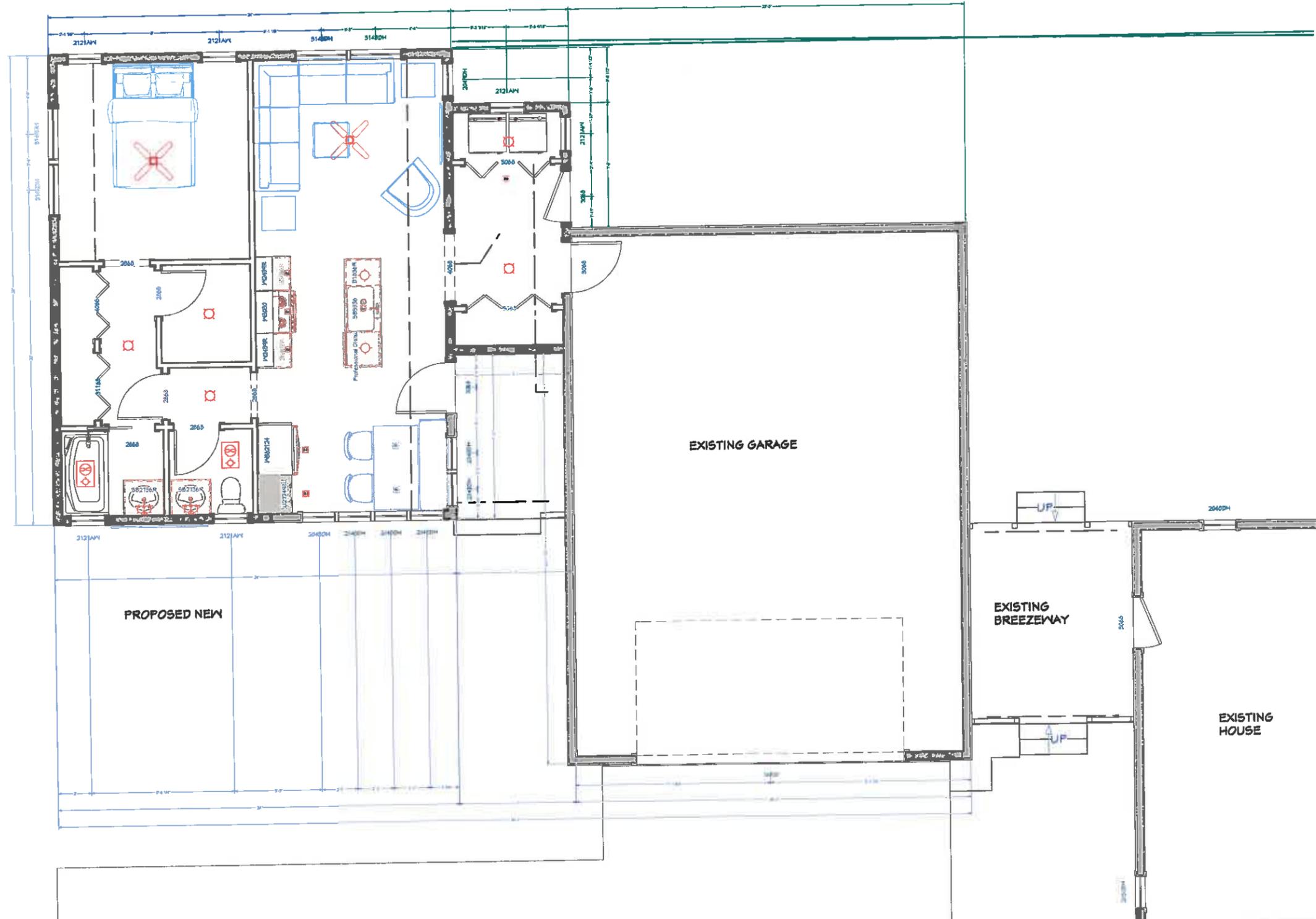
PROJECT DESCRIPTION:  
**NIXON RESIDENCE  
MANCHESTER STREET  
NASHUA, NH**

BY:  
**BRIAN s. ZAGORITES LLC  
aka Z Master Builders / Z2  
7 FACTORY STREET  
NASHUA, NH 03060  
603.234.5672**

DATE:  
1/14/2020

SCALE:

SHEET:  
**A-4**



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**FLOOR PLAN  
 & SCHEDULES**

PROJECT DESCRIPTION:  
**NIXON RESIDENCE  
 MANCHESTER STREET  
 NASHUA, NH**

BY:  
**BRIAN s. ZAGORITES LLC  
 aka Z Master Builders / Z  
 T FACTORY STREET  
 NASHUA, NH 03060  
 603.284.5672**

DATE:  
**1/14/2020**

SCALE:

SHEET:  
**A-6**