



**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.

**I. VARIANCE INFORMATION**

1. ADDRESS OF REQUEST 50 Langholm Drive  
 Zoning District B9 Sheet C Lot 82C

2. VARIANCE(S) REQUESTED:

Currently I have a driveway with two entrances. one entrance 22 Ft and another 17 Ft. Totaling 39 Ft. I am request to reduce to 36 Ft. with one entrance - so we can enter new garage.

**II. GENERAL INFORMATION**

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

(Print Name): Donald + Deanne White

Applicant's signature \_\_\_\_\_ Date 4.27.20

Applicant's address 50 Langholm Drive, Nashua, NH 03062

Telephone number H: 897-9712 <sup>cell</sup> C: 897-9714 E-mail: Donnie.white@comcast.net

2. **PROPERTY OWNER (Print Name):** Donald + Deanne White

\*Owner's signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's address 50 Langholm Drive Nashua, NH 03062

Telephone number H: 897 9712 C: 897-9714 E-mail: Donnie.white@comcast.net

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

<b>OFFICE USE ONLY</b>	Date Received <u>4/28/20</u>	Date of hearing <u>5/26/2020</u>	Application checked for completeness: _____
PLR# <u>A20-0030</u>	Board Action _____		
\$ <u>330</u> application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ <u>15</u> signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
Land Use Code Section(s) Requesting Variances From: _____			

- 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.

As mentioned in question four our house is in a valley situation and next to a wetland. Positioning the drive way with 12 feet at the top (or top hill area) the water will go across the driveway into the new Rock bed. The new proposed driveway will be graded to do so.

IV. USE VARIANCE ADDITIONAL INFORMATION

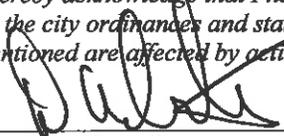
Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- 1. Total number of employees \_\_\_\_\_ Number of employees per shift \_\_\_\_\_
- 2. Hours and days of operation \_\_\_\_\_
- 3. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors \_\_\_\_\_
- 4. Number of daily and weekly commercial deliveries to the premises \_\_\_\_\_
- 5. Number of parking spaces available \_\_\_\_\_
- 6. Describe your general business operations: \_\_\_\_\_

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

Reducing asphalt, adding river Rock bed. eliminating two driveways to one.

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

4.27.20  
 \_\_\_\_\_  
 Date

Donald white  
 \_\_\_\_\_  
 Print Name

4.27.20  
 \_\_\_\_\_  
 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 Donniewhite@comcast.net
- Please mail it to me at \_\_\_\_\_

III. 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.")

We will be giving up square footage of asphalt. At the moment we are the only house on the street that has two separate driveways. This would actually be better as in essential character of the neighborhood. It will actually be safer because we can back out of our driveway directly compared to an angle which impairs vision.

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.")

This will actually have our home look similar to the other homes in the area neighborhood with one driveway compared to two.

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.)

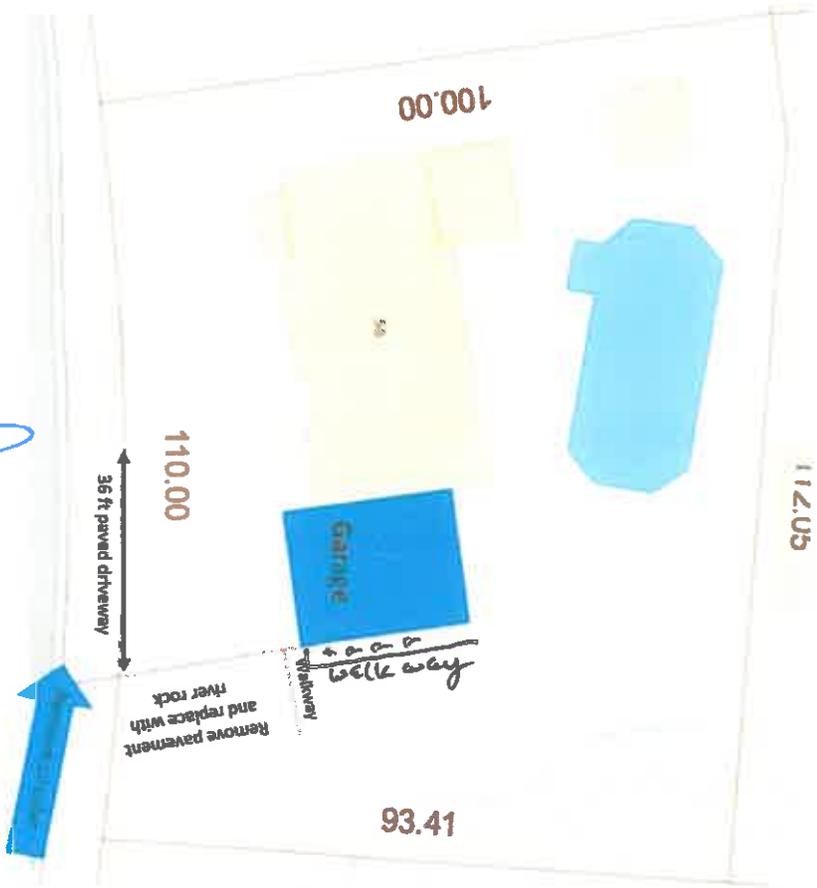
We can back out directly on to the road. As mentioned above we have to back out at an angle which impairs vision of sight. We do not have sidewalks so our neighbors walk on the street. This would be safer.

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.)

We have invested into our home with the constant blessing of our neighbors. They are very appreciative for what we have done. We also have a valley situation water coming from both directions. We will have round river walk replacing the current asphalt to catch the water and disperse in the rock bed compared to flooding.

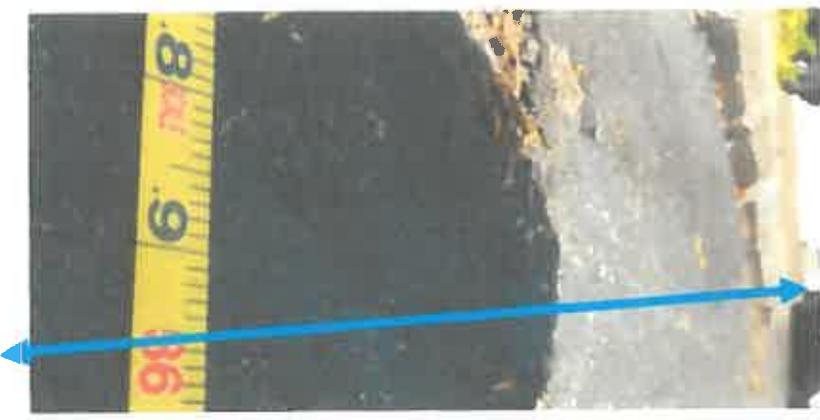
May 8th 2019

Driveway design for 50 Langholm Drive



*[Handwritten signature]*

Donald White



Minimum building setbacks  
Front: 20' - Side: 10' - Rear: 30'

C-594  
Tracy E. Hollowell  
222 Harris Road  
Nashua, NH 03062

17.84' N 86° 50' 20" 112.05'

S 8° 29' 00" E 100.00'

110.00' L=304.98'

50 Langholm Drive

Deborah M. White  
Project ID: C-438  
Book: 2007 Page: 1525  
MOR: 4042  
11,425 SQ. FT.

Proposed 24' x 26'  
Garage

This is what  
we would like to  
remove and replace  
with driveway

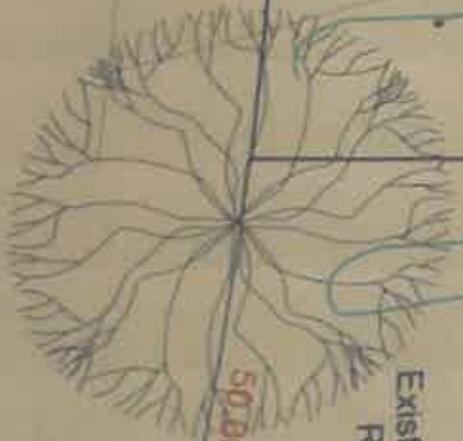
Wetlands

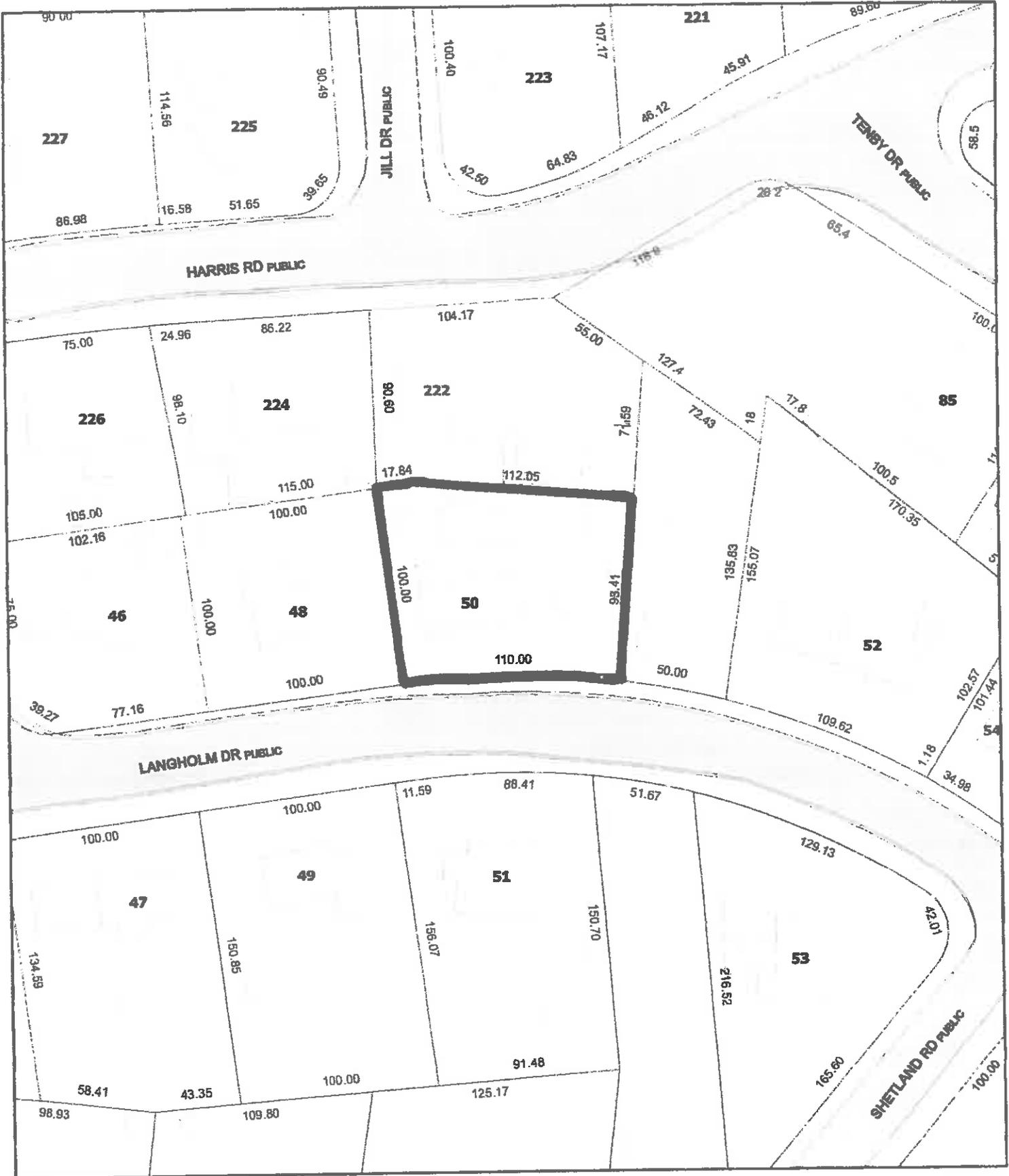
93.41' S 9° 09' 30" W

Existing Concrete  
Retaining Wall

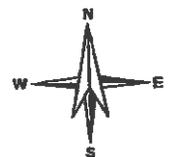
Anislocrat Pear Trees

50.00'





**50 Langholm Drive**



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