



**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.

**I. SPECIAL EXCEPTION INFORMATION**

*4 Marquis Ave*

1. ADDRESS OF REQUEST 4 MAZROUIS AVE

Zoning District RB Sheet 101 Lot 79

2. SPECIAL EXCEPTION(S) REQUESTED:

To build a 24' x 35' garage for the existing four cars that park under car port. To build a 24' x 30' ADU studio unit above to the current home for owner Eric Lachance who got home from previous resident his grandfather. He would love to have a space of is own because he has had his mother, her partner and uncle currently living with him.

**II. GENERAL INFORMATION**

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

(Print Name): Andy Erickson-ALL LLC

Applicant's signature *Andy Erickson* Date July 27 2020

Applicant's address 28 quincy st Nashua NH

Telephone number H:                      C: 603-557-9422 E-mail: allllc603@gmail.com

2. **PROPERTY OWNER (Print Name):** Eric Lachance

\*Owner's signature *Eric Lachance* Date July 27 2020

Owner's address 4 marquis Ave

Telephone number H:                      C: 1-484-340-7831 E-mail:                     

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

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**OFFICE USE ONLY** Date Received \_\_\_\_\_ Date of hearing 8/25/20 Application checked for completeness: CR

PLR# A20-2099 Board Action \_\_\_\_\_

\$ \_\_\_\_\_ application fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$ \_\_\_\_\_ signage fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

\$ \_\_\_\_\_ certified mailing fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Land Use Code Section(s) Requesting Variances From: \_\_\_\_\_

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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. Please see "Procedures for Filing a Special Exception" for further information.

- 1. Describe the nature of your proposal. Please be specific.

Construct a 24' x 35' garage with a 24' x 30' studio style ADU above.  
Drive way to stay the same.

- 2. 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.

This addition will be built where an existing car port currently is. The size of the addition plus the size of existing home will be very similar to most homes in the area.

- 3. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes [ ] No [X]  
If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

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

This proposal will have no effect on surrounding traffic and pedestrians because the current residence will be the only one in the home. Eric has his mother and uncle living with him so he wants his own space.

- 5. 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 be blend into existing structure by using the same colors and materials as existing home. Most homes in immediate area are either apartment buildings or multi-family homes.

IV. 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.

- 1. Total number of employees [0] Number of employees per shift [N / A]
- 2. Hours and days of operation [n/a]
- 3. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors [n/a]

4. Number of daily and weekly commercial deliveries to the premises 0

5. Number of parking spaces available existing=8 with ADU=8

6. Describe your general business operations:

n/a

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

The landscaping will remain the same with new grass being planted that gets disturbed during construction and the existing concrete driveway will be repaired with concrete to match.

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 law regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

*Andy Erickson*

Signature of Applicant

Andy Erickson

Print Name

7-27-2020

Date

July 27, 2020

Date

4 Marquis Ave

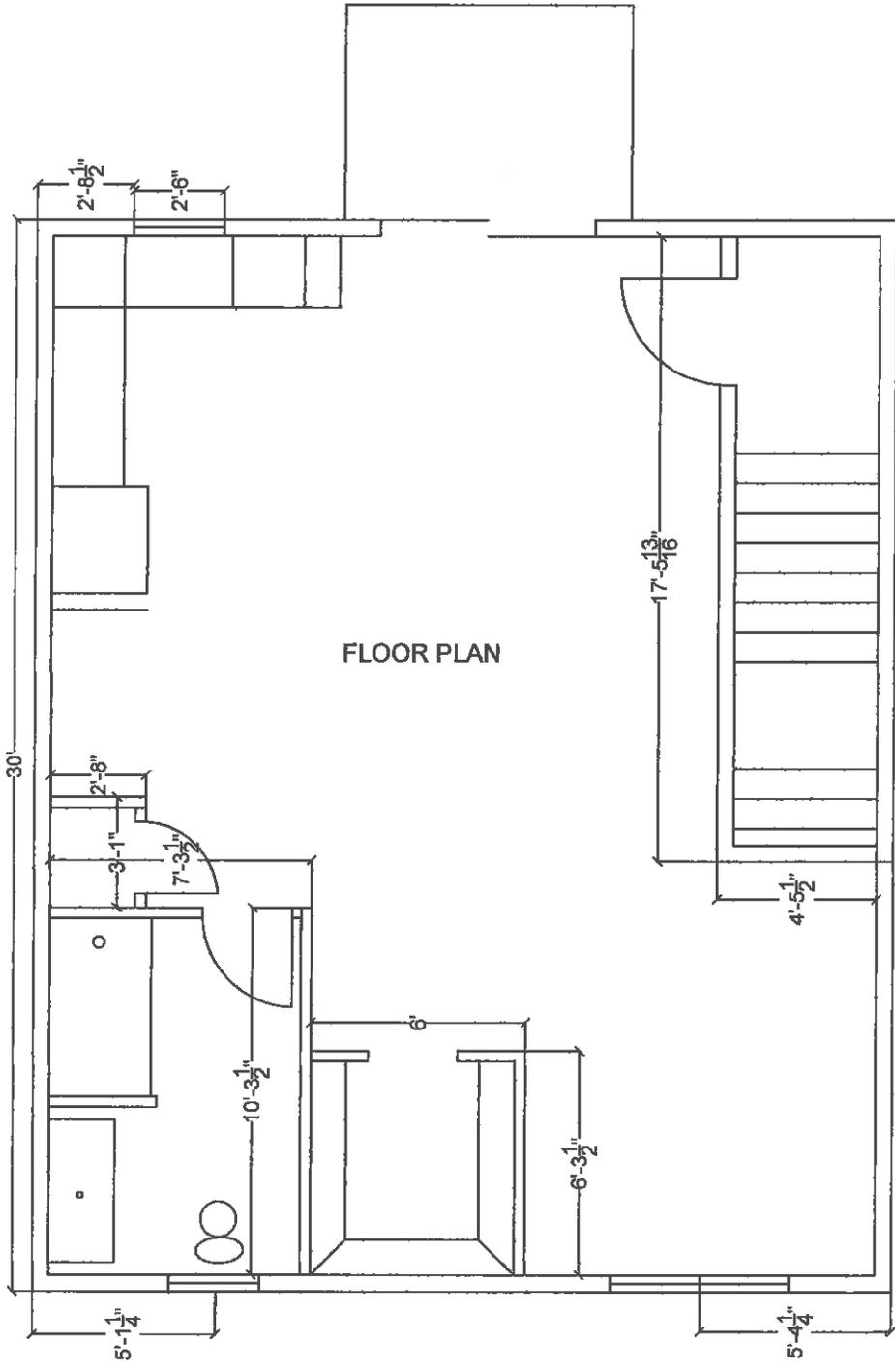
WARRANTY = Vol. 1549 Page 89 DATED 10/17/58

Scale 1/4" = 1' 1/2"  
Lot Square 26 AC

0101/00079



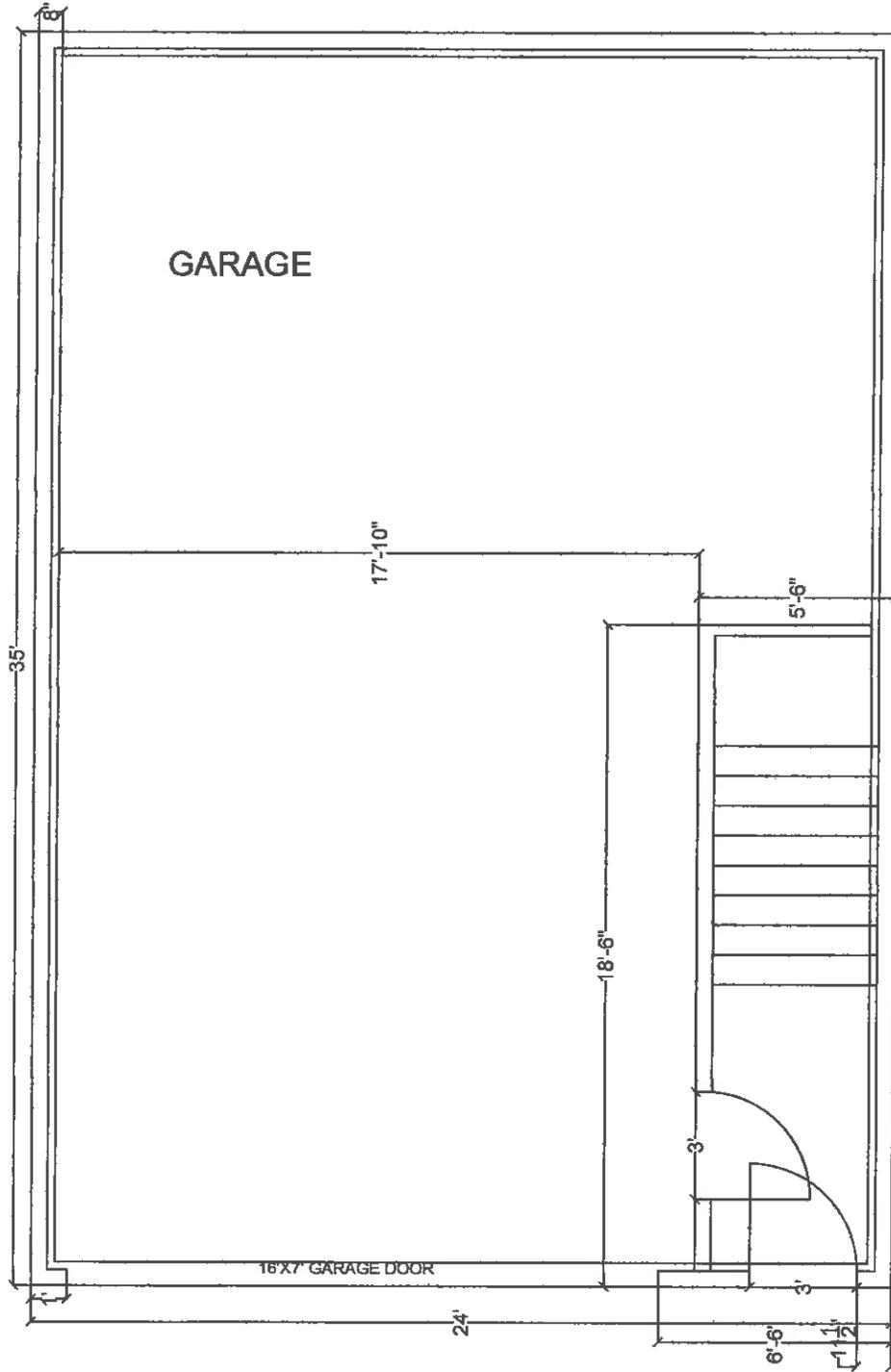
Zoning - center or kate  
ALL LLC - 603-557-9422



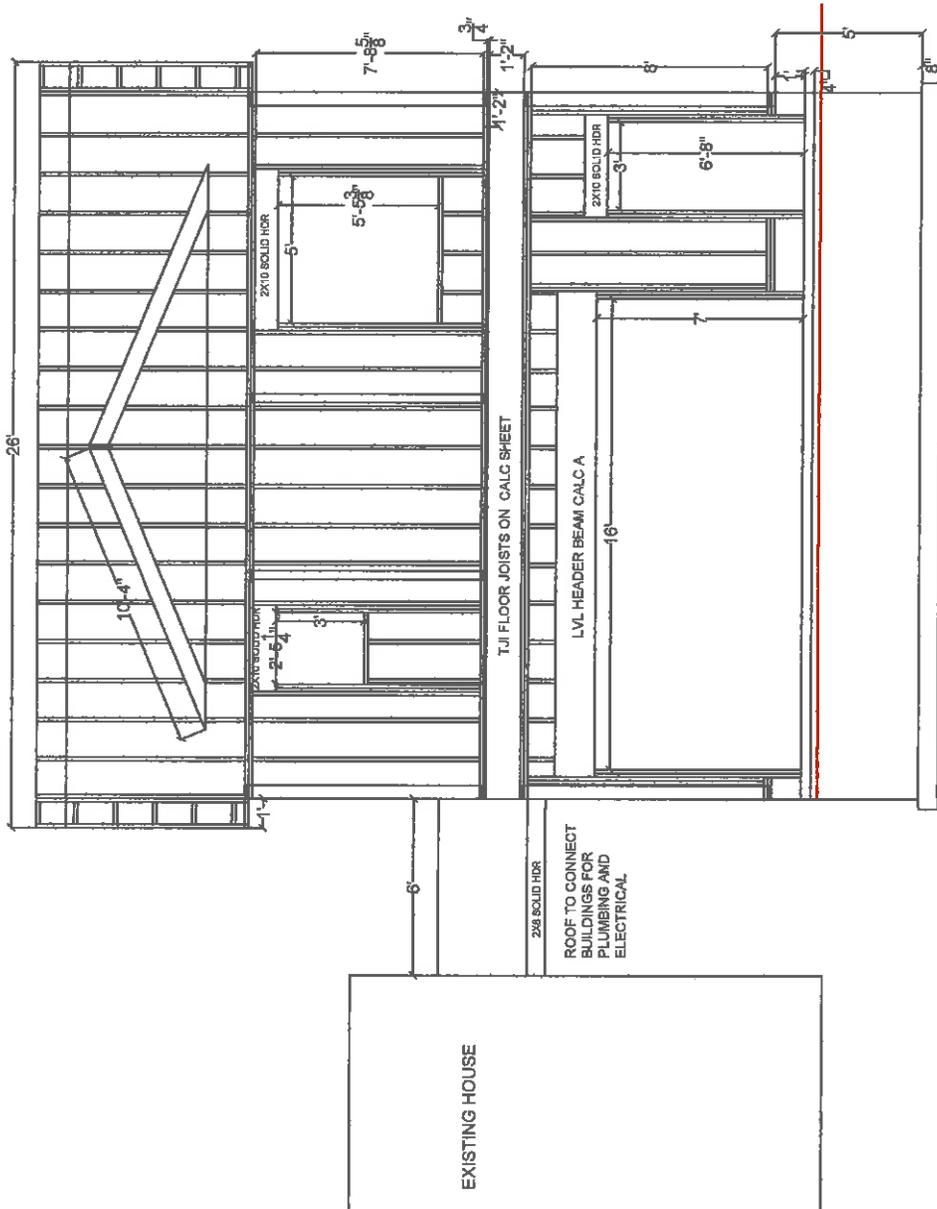
FLOOR PLAN

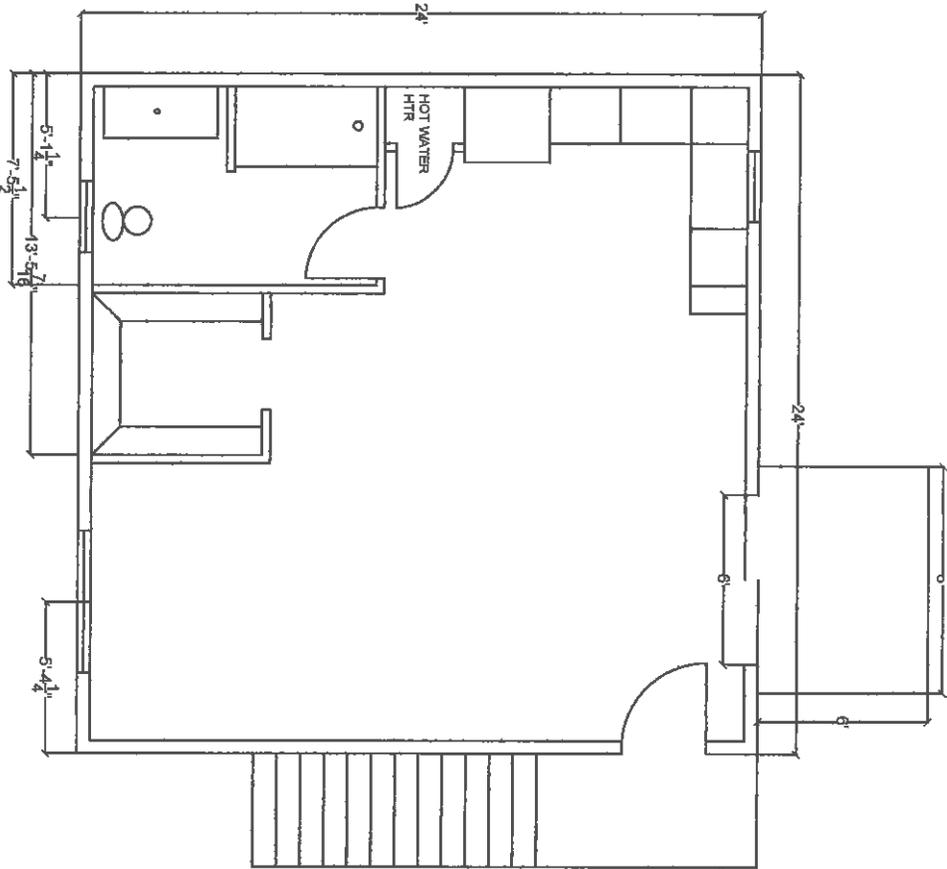
To - Kate Poirier  
Zoning Department

ALL LLC  
Andy Erickson  
603-557-9488











new garage





**SITE**

# 4 Marquis Ave

