



City of Nashua
Planning Department
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Nashua, New Hampshire 03061-2019

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April 27, 2021

The following is to be published on ROP May 2, 2021, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

The Zoning Board of Adjustment will meet on Tuesday, May 11, 2021, at 6:30 PM via **Zoom**. Real-time public comment can be addressed to the Board utilizing Zoom virtual meeting software for remote access. This will allow users to view the meeting and ask questions to the Board via the chat function. The public is also encouraged to submit their comments via email (planningdepartment@nashuanh.gov) to the Department email or by mail (please make sure to include your name/address and comments) before 5:00 p.m. on May 11, 2021 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting May 7, 2021, at www.nashuanh.gov in the Calendar or Agendas and Minutes.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87329155928?pwd=MG9ibFBzQUd5WHRJOTNudzI2MDJWZz09>

Meeting ID: **873 2915 5928**

Passcode: **431294**

To join by phone: 1 (929) 436-2866

If you are not able to connect to **Zoom**, please contact the Planning Department at (603) 589-3056

1. Carol R. Houde (Owner) 25 Eastman Street (Sheet 110 Lot 63) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted - 51% proposed - to construct a 12'x16' shed. RA Zone, Ward 6.
2. Amie E. & Adam C. Groff (Owners) 44 Taylor Street (Sheet 7 Lot 74) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 5 feet into the 10 foot required right side yard setback to construct an attached 12'x15' addition. RA Zone, Ward 7.

3. Jeffrey S. Locke II & Melissa S. Hopkins (Owners) 7 Greenlay Street (Sheet 138 Lot 48) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 2'-9" into the 10 foot required right side yard setback to remove existing mudroom and garage and construct an attached two-story addition. R9 Zone, Ward 1.
4. John Gergos (Owner) Richard Maynard, Maynard and Paquette Engineering Associates (Applicant) 37 Lovewell Street (Sheet 96 Lot 107) requesting the following variances from Land Use Code Section 190-16, Table 16-3: Lot 107 - 1) minimum lot frontage, 50 feet required, 49.56 feet proposed, 2) minimum lot width, 60 feet required, 49.56 feet proposed, and for Lot 108 - 3) minimum lot frontage, 50 feet required, 49.56 feet proposed, and 4) minimum lot width, 60 feet required, 49.56 feet proposed - to reestablish original lot lines created in 1880 and construct new single-family house on Lot 107. RB Zone, Ward 6.
5. Hassan & Zainub Jafri (Owners) 7 Owls Head Drive (Sheet H Lot 586) requesting variance from Land Use Code Section 190-31 to encroach 4'-3" into the 6 foot required right side yard setback to construct a 16'x19' carport. R9/R40 Zone, Ward 2.
6. Lorna A. Saunders (Owner) 9 Ryan Way (Sheet G Lot 7) requesting variance from Land Use Code Section 190-44 to exceed 6 foot maximum fence height - 8 feet proposed for a 40 foot long section along left side of house. R18 Zone, Ward 2.
7. David B. & Debra A. Fillebrown (Owners) 4 Hyannis Street (Sheet F Lot 319) requesting variance from Land Use Code Section 190-31 to encroach 10 feet into the 20 foot front yard setback (on Pelham Street) to install a 24 foot round above-ground swimming pool. R9 Zone, Ward 1.
8. 20 Hamilton Street, LLC (Owner) 20 Hamilton Street (Sheet 100 Lot 148) requesting variance from Land Use Code Section 190-16, Table 16-3, for minimum land area, 5,050 sq.ft existing, 10,454 sq.ft required - to add one additional dwelling unit within an existing two-family dwelling. RC Zone, Ward 6.
9. Kenneth, Timothy, Jeffrey and Kevin Forrence (Owners) 3 & 9 Fifth Street (Sheet 87 Lots 309 & 310) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) Proposed Lot 87-309-1: for minimum lot area,

12,444 sq.ft required, 8,600 sq.ft proposed; and, 2) Proposed lot 87-309-2: minimum lot area, 12,444 sq.ft required, 8,600 sq.ft proposed - both requests to combine existing lots 87-309 and 87-310 and re-subdivide into three lots, with lot 87-310 remaining as a conforming single-family detached dwelling, and requesting a two-family dwelling on the remaining two lots. RB Zone, Ward 4.

10. Liberty Simon Street, LLC (Owner) 44 Simon Street, LLC, Thomas F. & Jeffrey Monahan, Principals (Applicant) 44 Simon Street (Sheet E Lot 2247) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to allow a 4-5 story, 176-unit multi-family building with parking garage under. PI Zone, Ward 4.

OTHER BUSINESS:

1. Review of Motion for Rehearing:
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings.

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."