



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

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

7

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED

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 44 Taylor Street

Zoning District R-9 RA Sheet 7 Lot 74 ✓

2. VARIANCE(S) REQUESTED:

Variance to encroach on the 10' side yard setback to build a 15'x12' addition onto the home of 44 Taylor St.

190-16, table 16-3

II. GENERAL INFORMATION

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

(Print Name): Adam and Amie Groff

Applicant's signature: [Signature] Date 4/12/2021

Applicant's address 44 Taylor St. Nashua, NH 03060

Telephone number H: 603-440-5879 C: 810-834-1330 E-mail: amiegroff@gmail.com

2. **PROPERTY OWNER** (Print Name): Adam and Amie Groff

*Owner's signature: [Signature] Date 4/12/2021

Owner's address 44 Taylor St. Nashua, NH 03060

Telephone number H: 603-440-5879 C: 810-834-1330 E-mail: amiegroff@gmail.com

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

OFFICE USE ONLY		Date Received <u>4/13/21</u>	Date of hearing <u>5/11/21</u>	Application checked for completion: <u>CF</u>
A#	<u>21-00101</u>	Board Action _____		
\$	application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$	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:		<u>190-16, table 16-3</u>		

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 it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The addition to the back of the house, will not alter the essential character of the neighborhood or threaten the health, safety or welfare of the public.

- 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.")

The additional to the home, designed to match the existing residence, is similar in character to the surrounding homes.

- 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.)

Granting this addition will allow the home owner's growing family of 5 more square feet in the home. The intended space will be used as a dining room for the family to enjoy daily meals together and fit a table with space for 8 people to dine at. The current dining room in the home can only seat 4 people comfortable or 6 people tightly. The addition will not harm the general public or surrounding properties.

- 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 addition on the house for the purpose of a dining room to seat 8 will add to the value of the property and in no way diminish the values of homes in the neighborhood.

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because: (The applicant must establish that 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 the position of the home being so far to the right side of the property, the proposed design of the addition will flow with the current structure of the home and give the home a finished appearance.

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.

- a. Total number of employees Number of employees per shift
- b. Hours and days of operation
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors
- d. Number of daily and weekly commercial deliveries to the premises
- e. Number of parking spaces available
- f. Describe your general business operations:

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

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 points specifically mentioned are affected by action taken on this appeal.

Amie Groff
 Signature of Applicant
Amie Groff
 Print Name

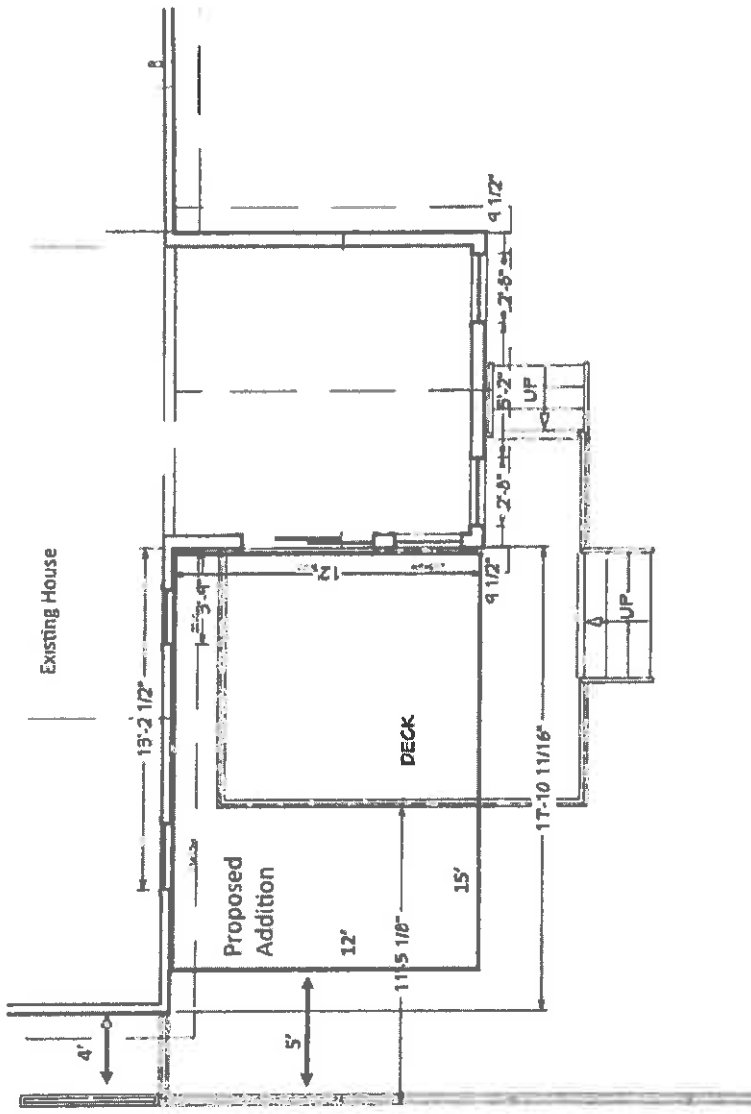
4/12/2021
 Date
4/12/2021
 Date

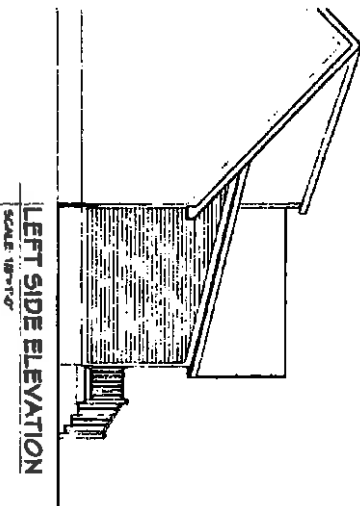
The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below

- I will pick it up at City Hall
- Please email it to me at amiegroff@gmail.com
- Please mail it to me at

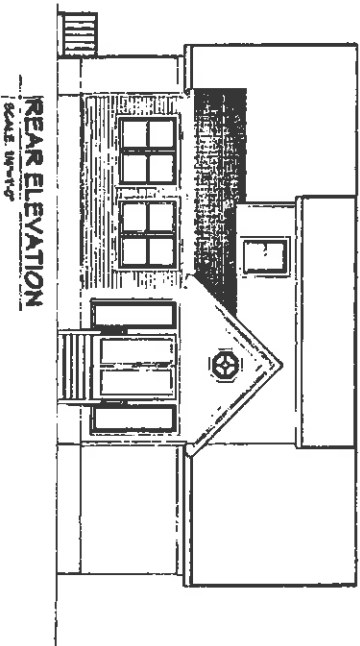
Distance between existing house and fence is 4'

Distance between addition and fence would be 5'





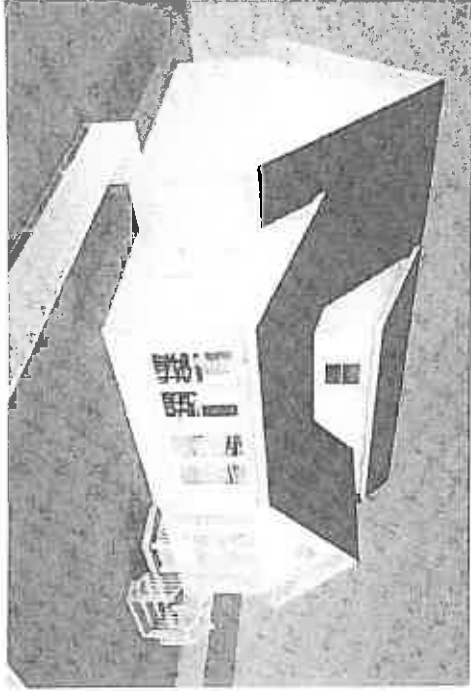
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



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

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF RESIDENTIAL DESIGN SOLUTIONS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF RESIDENTIAL DESIGN SOLUTIONS IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE DRAWINGS. RESIDENTIAL DESIGN SOLUTIONS SHALL NOT BE HELD RESPONSIBLE FOR ANY SUCH DAMAGE OR INJURY.

A-1 <small>Architectural Sheet</small>	REVISIONS	JOB NO. GRO-1159	CLIENT GROFF REMODEL 44 TAYLOR STREET- NASHUA, NH	Residential Design Solutions P.O. Box 548 Mont Vernon, NH 03057 603-235-4246 lmelvin548@gmail.com
		DATE JAN 26, 2021	SHEET TITLE ELEVATIONS	
		DRAWN BY L. MELVIN		
		SCALE AS NOTED		



1. All exterior work to be completed by 10/31/2021.
 2. All interior work to be completed by 11/30/2021.
 3. All work to be completed in accordance with the approved plans.
 4. All work to be completed in accordance with the approved specifications.
 5. All work to be completed in accordance with the approved schedule.
 6. All work to be completed in accordance with the approved budget.
 7. All work to be completed in accordance with the approved quality control.
 8. All work to be completed in accordance with the approved safety protocols.
 9. All work to be completed in accordance with the approved environmental standards.
 10. All work to be completed in accordance with the approved community standards.

A-1

REVISIONS

GRO-1159

GROFF REMODEL

Residential Design Solutions

44 TAYLOR STREET NASHUA, NH

P.O. Box 548 Mont Vernon, NH 03051

JAN 14 2021

EXTERIOR "A"

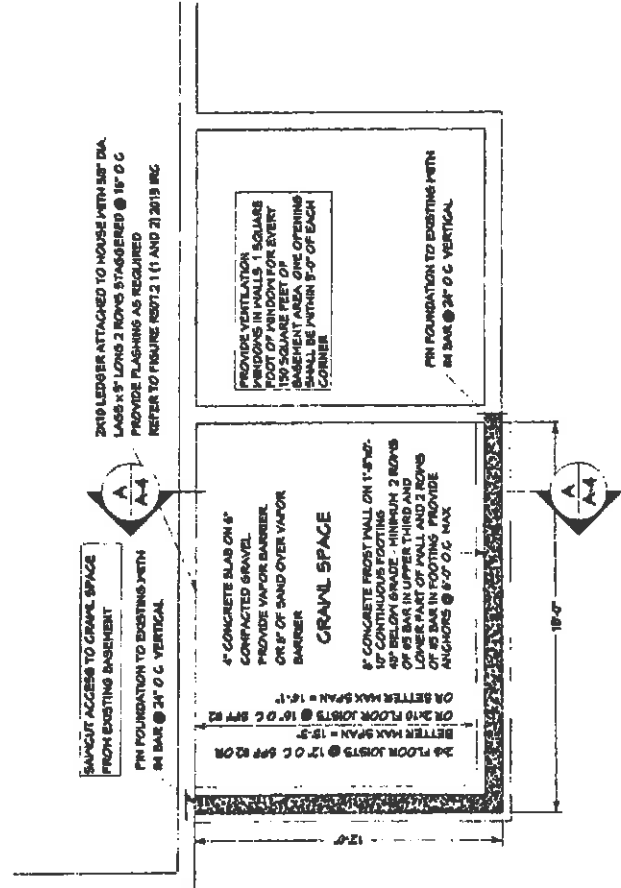
603-235-4246 Imelvin548@gmail.com

BY: E. MELVIN
AS NOTED

REVISIONS NO. DATE DESCRIPTION 1 01/28/21 FOUNDATION PLAN	DATE: JAN. 28, 2021 DRAWN BY: L. MELVIN SCALE: AS NOTED
	PROJECT: GROFF REMODEL ADDRESS: 44 TAYLOR STREET - NASHUA, NH CLIENT: Residential Design Solutions CONTACT: P.O. Box 548 Mont Vernon, NH 03051 PHONE: 603-295-4246 EMAIL: lmelvin548@gmail.com

A-2

THIS SET OF ARCHITECTURAL DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE BEFORE CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNREASONABLE DELAYS OR CHANGES BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES IN THE FOUNDATION OR STRUCTURE THAT EXIST PRIOR TO THE DATE OF THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD MEASUREMENTS AND CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES IN THE FOUNDATION OR STRUCTURE THAT EXIST PRIOR TO THE DATE OF THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNREASONABLE DELAYS OR CHANGES BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD MEASUREMENTS AND CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR ADJACENT PROPERTIES DURING CONSTRUCTION.



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

1" CONCRETE FOOTING WALL ON 1'-0"X1'-0" CONTINUOUS FOOTING

2X10 LEDGER ATTACHED TO HOUSE WITH 3/4" DIA LAGS X 5" LONG 2 ROWS STAGGERED @ 18" O C PROVIDE FLASHING AS REQUIRED REFER TO FIGURE R071.2.1 (1) AND 21.2015 IRC

SAWCUT ACCESS TO CRAWL SPACE FROM EXISTING BASEMENT
FIN FOUNDATION TO EXISTING WITH #4 BAR @ 24" O C VERTICAL

PROVIDE VENTILATION SQUARE FOOTAGE IN EACH OF EVERY 150 SQUARE FEET OF BASEMENT AREA ONE OPENING SHALL BE WITHIN 5'-0" OF EACH CORNER
FIN FOUNDATION TO EXISTING WITH #4 BAR @ 24" O C VERTICAL

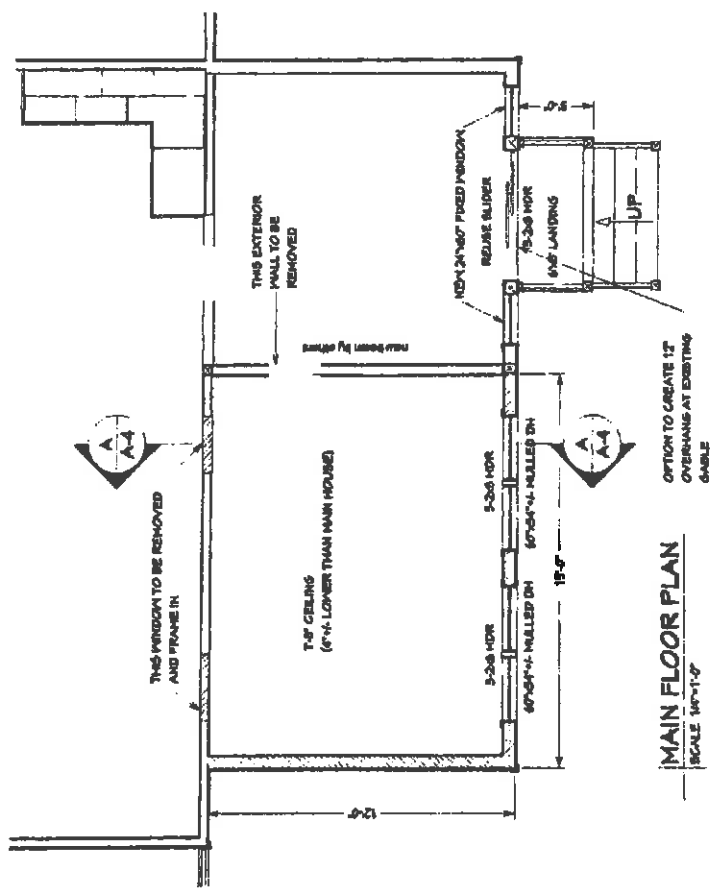
4" CONCRETE SLAB ON 8" COMPACTED GRAVEL PROVIDE VAPOR BARRIER OR 1/2" OF SAND OVER VAPOR BARRIER
CRAWL SPACE
8" CONCRETE FOOTING WALL ON 1'-0"X1'-0" CONTINUOUS FOOTING 18" BELOW GRADE - MINIMUM 2 ROWS OF #4 BAR IN UPPER THIRD AND LOWER PART OF WALL AND 2 ROWS OF #4 BAR IN LOWER PART PROVIDE FLASHINGS @ 6'-0" O C MAX
2x6 FLOOR JOISTS @ 17" O C SPP R/O OR BETTER MAX SPAN = 15'-5"
OR 2x10 FLOOR JOISTS @ 16" O C SPP R/O OR BETTER MAX SPAN = 14'-1"

Residential Design Solutions
 P.O. Box 545 Mont Vernon, NH 03051
 603-295-4246 imevht548@gmail.com

GROFF REMODEL
 44 TAYLOR STREET - NASHUA, NH
MAIN FLOOR PLAN

DATE	NO.	DESCRIPTION
JAN. 29, 2021	1	AS NOTED
DESIGNED BY L. MELVIN		

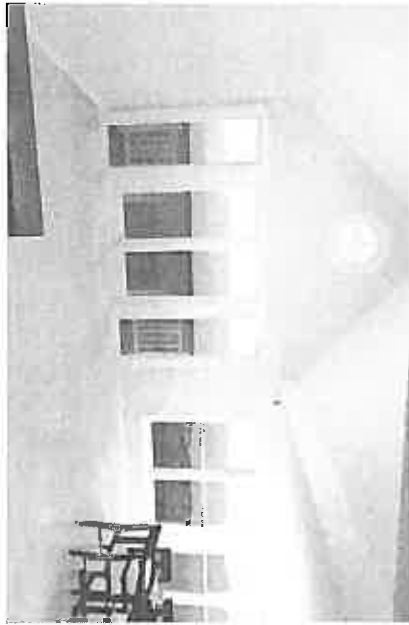
PROJECT NO. **A-3**
 CONTRACT DATE
 CONTRACT VALUE



MAIN FLOOR PLAN
 SCALE 1/4"=1'-0"

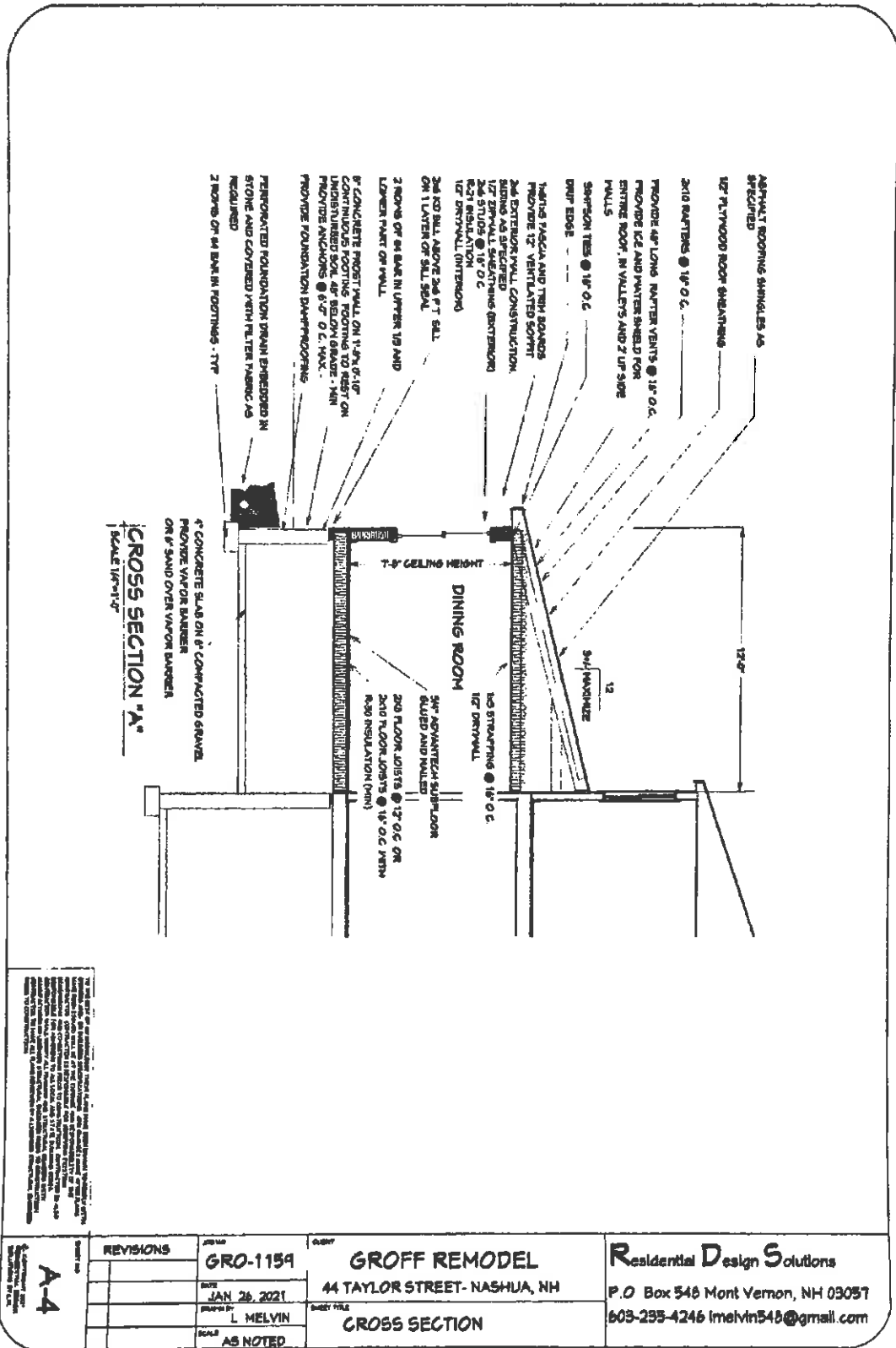
OPTION TO CREATE 17'
 OVERHANG AT EXISTING
 GABLE

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1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH CONSTRUCTION CODE. 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH ELECTRICAL CODE. 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH PLUMBING CODE. 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH MECHANICAL CODE. 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH GAS CODE. 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH FIRE CODE. 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH BUILDING CODE. 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH ENERGY CODE. 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH ENVIRONMENTAL CODE. 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH HISTORIC PRESERVATION CODE. 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH LANDSCAPE ARCHITECTURE CODE. 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH TRANSPORTATION CODE. 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH UTILITIES CODE. 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH WATER SUPPLY CODE. 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH WASTE MANAGEMENT CODE. 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH AIR QUALITY CODE. 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH CLIMATE CHANGE CODE. 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH DISASTER PREPAREDNESS CODE. 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH EMERGENCY MANAGEMENT CODE. 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 NH PUBLIC SAFETY CODE.

A-3	REVISIONS	JOB NO.	CLIENT	Residential Design Solutions P O Box 548 Mont Vernon, NH 03051 603-235-4246 lmelvin548@gmail.com
		GRO-1159 JAN 14, 2021 DRAWN BY L MELVIN SCALE AS NOTED	GROFF REMODEL 44 TAYLOR STREET - NASHUA, NH DATE INTERIOR "A"	



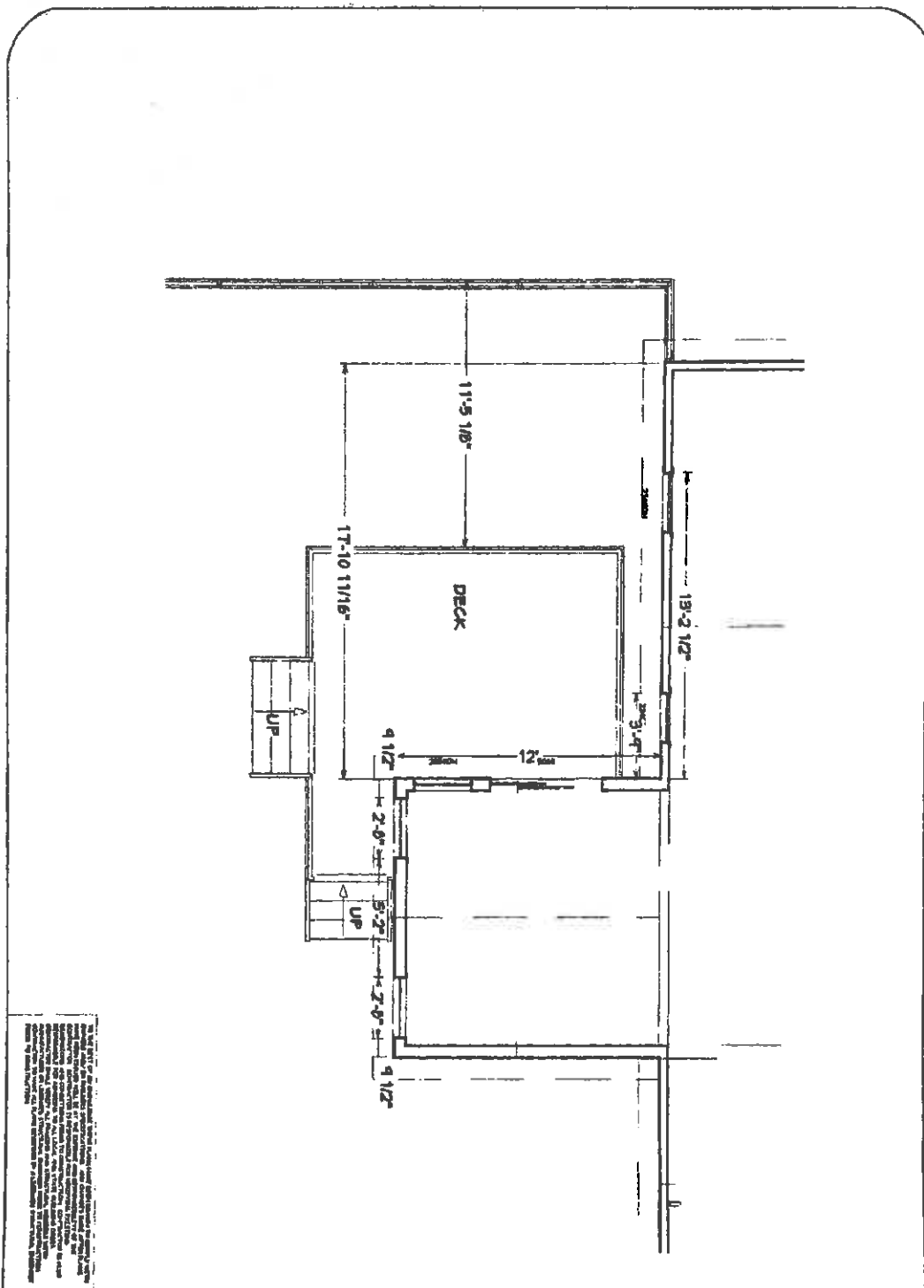
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NO.	REVISIONS	DATE	BY
1			
2			
3			
4			

JOB NO. **GRO-1159**
 PROJECT **GROFF REMODEL**
 44 TAYLOR STREET- NASHUA, NH
 DRAWN BY **L. MELVIN**
 SCALE **AS NOTED**

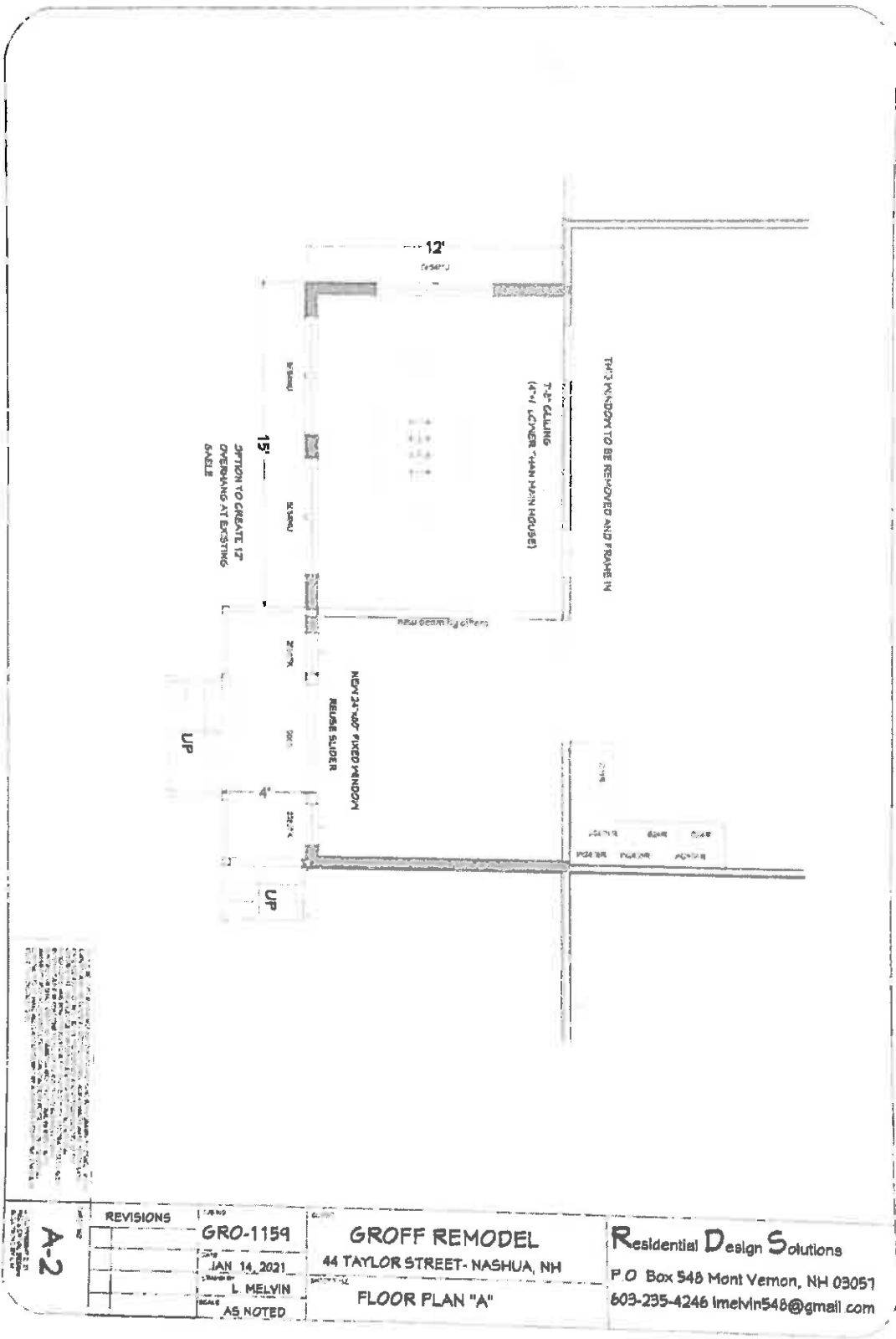
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A-4



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A-5	REVISIONS	PROJECT	GROFF REMODEL 44 TAYLOR STREET - NASHUA, NH EXISTING FLOOR PLAN	Residential Design Solutions P.O. Box 548 Mont Vernon, NH 03057 603-235-4246 lmelvin548@gmail.com
		GRO-1159		
		DATE JAN 26, 2021		
		DRAWN BY L. MELVIN		
	SCALE AS NOTED	CHECKED BY		



A-2

NO.	REVISIONS	DATE
1		
2		
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4		

GRO-1159
GROFF REMODEL
 44 TAYLOR STREET - NASHUA, NH
L. MELVIN
 SCALE AS NOTED

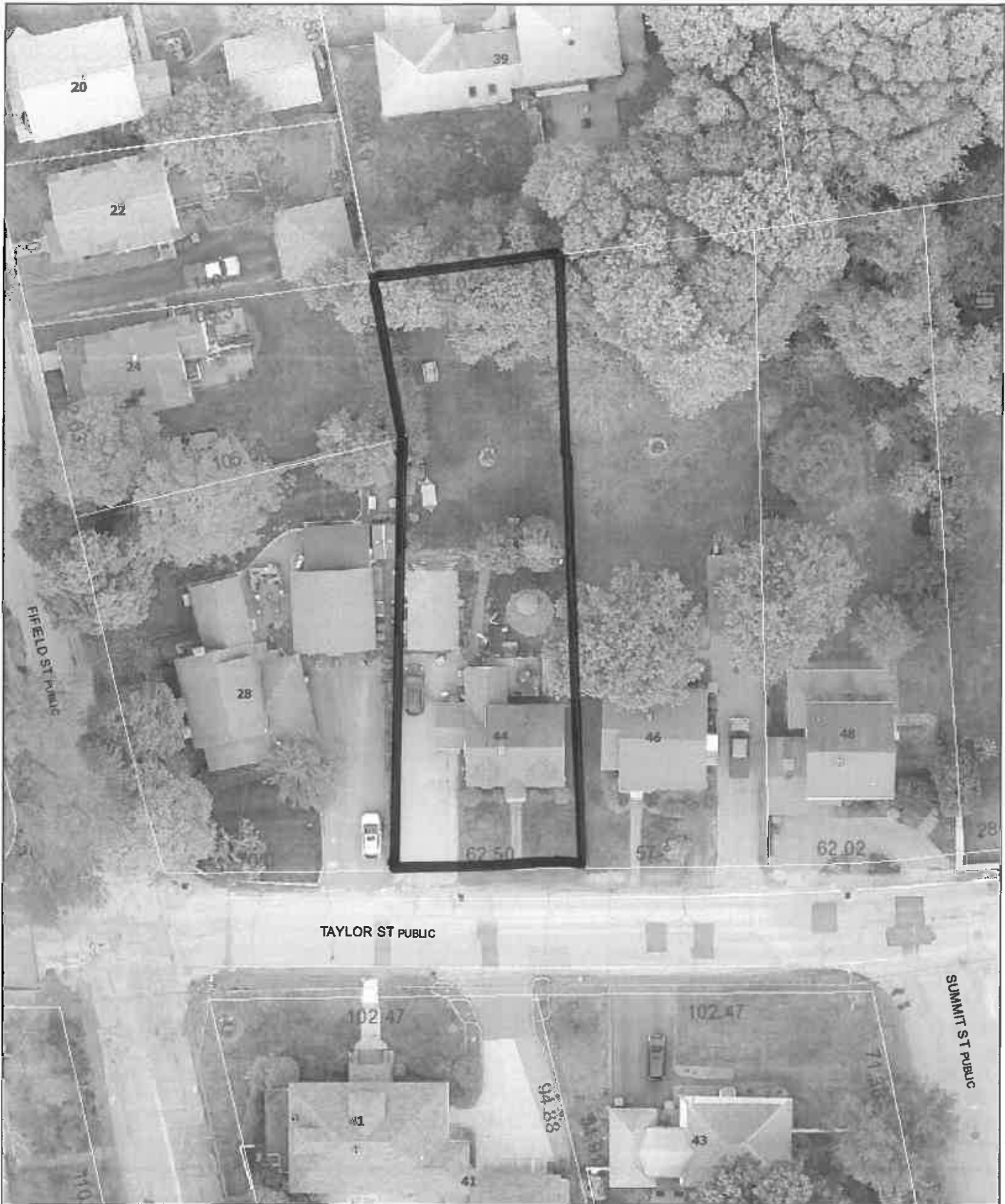
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 603-235-4246 lmelvin548@gmail.com

FLOOR PLAN "A"



44 Taylor St





TAYLOR ST PUBLIC

SUMMIT ST PUBLIC

44 Taylor St

