



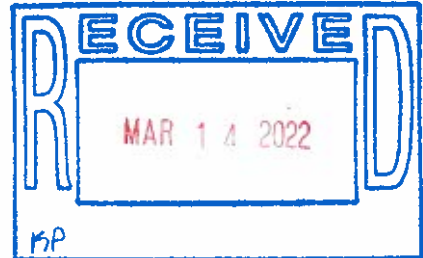
City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019

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

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED

I. VARIANCE INFORMATION



1. ADDRESS OF REQUEST 45 Broad Street Nashua ,NH

Zoning District RA Sheet 61 Lot 169

2. VARIANCE(S) REQUESTED:

To extend the parking lot for employee parking

open space
50% reqd - 33% prop

II. GENERAL INFORMATION

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

(Print Name): Jillian Arsenault

Applicant's signature Jillian Arsenault Date 3/13/22

Applicant's address 140 Dustin Tavern Road Weare, NH 03281

Telephone number H: 603-664-3250 C: 603-345-1412 E-mail: jillian@parlor45.com

2. **PROPERTY OWNER (Print Name):** 45 Broad Street Properties

*Owner's signature Jillian Arsenault Date 3/13/22

Owner's address 140 Dustin Tavern Road Weare, NH

Telephone number H: 603-664-3250 C: 603-345-1412 E-mail: jillian@parlor45.com

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

OFFICE USE ONLY Date Received 3/14/22 Date of hearing 4/12/22 Application checked for completeness: LF

A# 22-0045 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: 190-16, Table 16-3

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.")

See Attached Appendix A

- 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.")

See Attached Appendix A

- 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.)

See Attached Appendix A

- 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.)

See Attached Appendix A

- 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.

See Attached Appendix A

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 10 Number of employees per shift 6-10
- b. Hours and days of operation M-F 9am-8pm S/S 9-2
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors Average per day 80
- d. Number of daily and weekly commercial deliveries to the premises less than 5
- e. Number of parking spaces available 15
- f. Describe your general business operations:

Full service hair salon.

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

Additional parking for 7 spaces, install rock drainage , install 1500 gallon drywell and pavement of area

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.

Jillian Arsenault
Signature of Applicant

3/13/22
Date

Jillian Arsenault
Print Name

3/13/22
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 _____

Please mail it to me at _____

Appendix A

1. Our request will not be contrary to the public interest. During this planning process we have had multiple site contractors come and advise what would be the best course of action to eliminate the possibility of impacting our neighbors or threatening the neighborhood/ public in anyway. Through our due diligence we have noted on our attached site plan to properly mitigate any impacts to neighbors by installing a large drywell drainage system that will eliminate water from impacting neighbors or city streets. To eliminate any change with the look of the neighborhood there is currently a 6' high solid vinyl fence surrounding the property lines. Any additional cars parked in that area will be not visible from our neighbors and slightly visible from Broad St.
2. This will observe the spirit of the ordinance because it will only be noticeable to anyone driving into our property. As it sits now it is unused lawn space that if able to be used will help us with our lack of parking but again won't be noticeable by the neighbors because of trees and the fence. Where it is tucked around a corner it will be only slightly visible from Broad Street as well. Currently Broad Street has a mixed use of commercial and residential lots. Adding parking spaces to the lot would not alter the character of the neighborhood since the visual aspect would be blocked by fence or trees.
3. This would greatly benefit us with how busy our salon is. We are struggling to fit clients and employees into the lot based on our day-to-day business. If a client coming in has no place to park, they may decide to find another salon to go to, one that is more accessible with more parking. As business owners we want to provide the best opportunity for our stylists not to lose out on income simply because we are not able to provide parking for their clients. We do not feel there is any harm to the properties surrounding us as we are taking the utmost caution to prepare the land accordingly with drainage and keeping the existing ground cover and trees between the neighboring properties. If this variance cannot be granted, we risk losing clients and stylists who'll find other salons with more parking. Thus, creating a situation of us needing them to stay to continue to have a profitable business.
4. In granting the use for this variance we do not foresee this having any negative consequence in affecting the value of the surrounding properties. We have taken the right steps to have professional site workers come out and survey the land for this project. By taking these proper precautions and executing the installation, neighbors should not be impacted by any visual or environmental factors on their properties. Presently the property is surrounded by a 6' high vinyl fence this inhibits any close neighbor to be visually impacted. Also, by keeping the large vinyl fence that prevents them from seeing this added pavement from most surrounding properties besides looking straight in from Broad Street to enter our property. Any plants or trees currently in that area of the property will stay to preserve the look of the property.
5. As it stands right now, we currently do not have enough parking to operate at normal capacity. During the winter months we have been making this work by parking on the existing frozen grass area. The stylists at the salon have had to park on the grass/snow for the last few months in order for the clients to have paved parking spots available to them. We are concerned with the safety of our clients and stylists because this area cannot be fully treated for icy conditions.

Now as the seasons are changing it is not a possibility to park there any longer based on mud and water. Furthermore, we do not want to take the chance of potentially harming our neighbors' yards with creating added water/ mud as the ground thaws.

If we are not granted this variance, we will not have enough parking to run this business successfully. We worry we will lose the current stylists working at the salon and in turn many clients. There is no public lot nearby to possibly use. If a client saw there was no parking, they might in turn park across Broad St at Dunkin's. We worry for client's safety who may try to park over there and walk across Broad Street if there is not a parking spot available to them when they arrive for their appointment. Having these proposed spots available would allow business to continue as intended to meet the goals of our business plan. We truly believe we will go into financial distress and not be able to pay our mortgage if we lose the clients that can't park, who ultimately are how all the stylists earn their living.



*existing vinyl fence around property

PREPARED
NEW AREA

3'-5" front Bed
with 1-1/2" stone
for added drainage

80th Precast
Leaching Drywell/Catch basin
with 12'-24" crushed stone
perimeter

Grade to catch basin

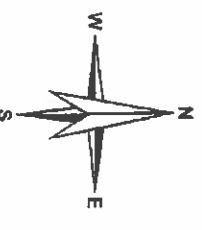
Parking Lot Extension
12' crushed stone base
with 2" granular binder
and 1" topsoil

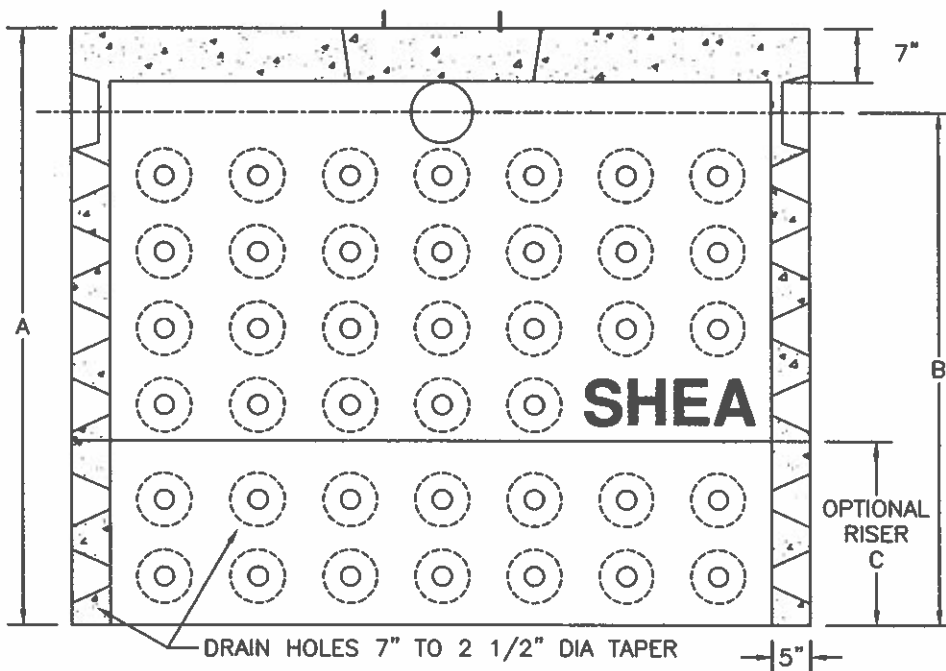
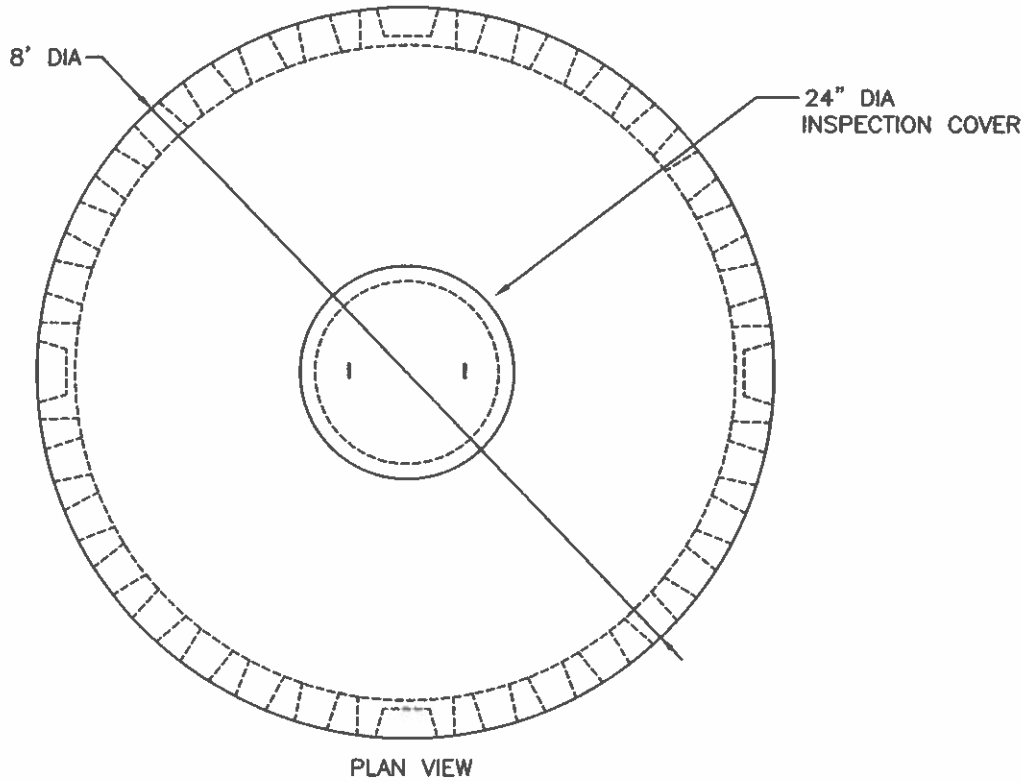
Existing
Customer
Parking

Garage

Employee
Parking

Nashua, NH





SECTION VIEW

NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FEET OF COVER.

GALLONS	A (HGT)	B (CL)	ITEM NO.	WEIGHT
1000	4'-6"	3'-8"	1000CDW	10,270#
1500	6'-2"	5'-4"	1500CDW	12,503#
2200	9'-0"	8'-2"	1000 + 4'RISER	15,506#
2800	10'-8"	9'-10"	1000 + 6'RISER	18,230#

C	ITEM NO.	GALLONS	WEIGHT
4'-6"	4RSCDW	1200	5,236#
6'-2"	6RSCDW	1800	7,960#

SHEA PRODUCT ID:
SEE TABLE

PREPARED FOR:
45 Broad St

FILE NAME:
DW8Dia.dwg

WEIGHT (LBS):
SEE TABLE

DRAWN BY:
ARO

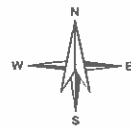
DATE:
03/01/2018

PAGE:
F5





45 Broad St





BERKSHIRE RD PUBLIC

67.02

56.60

24.02

68.83

25

39.87

45

46

41

89.02

16.22

100.0

BROAD ST PUBLIC

45 Broad St

