



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

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

April 26, 2022

The following is to be published on ROP May 1, 2022, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will occur on Tuesday, May 10, 2022, at 6:30 p.m. in the 3rd floor auditorium at Nashua City Hall, 229 Main St, Nashua, NH and Zoom via the link below. Members of the public can submit their comments via email to (planningdepartment@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on May 9, 2022 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 4, 2022, 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**

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

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

1. Sarah G. Marshall (Owner) Joseph Landry, Build Savvy, LLC (Applicant) 6 Carter Circle (Sheet B Lot 2155) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to remove a 10'x20' one story addition and construct a 24'-8" x 28' attached garage with accessory (in-law) dwelling unit above on right side of house. R9 Zone, Ward 9.
2. The Sarah K. Zimmerman Rev. Tr. (Owner) 33 Fairmount Street (Sheet 62 Lot 192) requesting variance from Land Use Code Section 190-264 for accessory use area, 40% allowed - 62% existing - 58% proposed - to remove a 900 sq.ft boat house and replace with a new 750 sq.ft garage. RB Zone, Ward 3.
3. Joseph M. Conway III (Owner) 70 Ridge Road (Sheet C Lot 191) requesting variance from Land Use Code Section 190-264 for

accessory use area, 40% allowed, 85% proposed, to construct a 24'x30' detached garage. R40 Zone, Ward 5.

4. Scupp Realty, LLC (Owner) Falcetti Pianos, LLC (Applicant) 323 Daniel Webster Highway (Sheet A Lot 384) requesting variance from Land Use Code Section 190-108 (C) (2) to exceed maximum wall sign area, 75 sq.ft allowed, 104 sq.ft proposed. HB Zone, Ward 7.
5. Martin A. Santos Lantigua & Elizabeth Ovalle (Owners) 33 Lock Street (Sheet 43 Lot 88) requesting the following: 1) variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 1,944 sq.ft existing, 6,970 sq.ft required; and, 2) variance from Land Use Code Section 190-198, Table 198-1 (#6) for minimum parking, 3 spaces existing, 4 spaces required - to convert a single-family home with an approved accessory dwelling unit to a two-family dwelling. RC Zone, Ward 3.
6. David L. & Sarah H. Hall (Owners) 54 Robinhood Road (Sheet B Lot 1527) requesting variance from Land Use Code Section 190-17 (E) (1) to exceed maximum driveway width, 23 feet existing, 24 feet permitted - up to an additional 9 feet proposed on left side of driveway for a total width of 32 feet. R9 Zone, Ward 9.
7. Sylvia A. & Kenneth I. Jelley (Owners) 130 Pine Street (Sheet 96 Lot 121) requesting variance from Land Use Code Section 190-16, Table 16-3, for minimum land area, 3,293 sq.ft existing, 6,970 sq.ft required - to convert a single-family home into a two-family home. RC Zone, Ward 6.

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."