



**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**

Falcetti Pianos  
 1. ADDRESS OF REQUEST 323 Daniel Webster Highway Unit 102, Nashua NH 03060

Zoning District HB Sheet A Lot 384

2. VARIANCE(S) REQUESTED:

Increase square footage of business external signage allowed from 75 sq. feet to 104 sq. feet.

**II. GENERAL INFORMATION**

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

(Print Name): Falcetti Pianos, LLC Tony Falcetti

Applicant's signature [Signature] Date 4/8/22

Applicant's address 323 Daniel Webster Highway Unit 102, Nashua NH 03060

Telephone number H: \_\_\_\_\_ C: 413 204 3696 E-mail: tonyfalcetti@falcettipianos.com

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

\*Owner's signature [Signature] Date 4/8/22

Owner's address 24 APPLE TREE GREEN NASHUA, N.H. 03062

Telephone number H: 603-888-2109 C: 603-930-6820 E-mail: allenjmello@comcast.net

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

**OFFICE USE ONLY**

Date Received \_\_\_\_\_ Date of hearing 5/10/22

Application checked for completeness: CF

AN 22-0079 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: 190-108(C)(2)

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 business external Signage will have no effect on the character of the neighborhood, Public health, Safety or Welfare. It will actually be helpful because it will provide much needed direction to patrons of 323 DWH Plaza.

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 use will observe the spirit of the ordinance because it will only slightly raise the square footage of signage which will allow our business to have a simple directional sign on the parking lot side of this unique building. This will match the current neighboring tenant (Long's Jewelers) who received a similar variance for the same reasons.

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.)

This will allow the customers of our business to more clearly see the entrance to our showroom and will therefore provide more stability to our business as a tenant of the property owner.

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 use will not diminish the value of surrounding properties because the signage will be located above our unit of the building and will not interfere with the other tenants. It will actually be beneficial for the other businesses in this building because we will attract additional clients to shop in the plaza. In addition, it will provide direction to the patrons of the plaza due to the confusing nature of the parking lot. We have 3-5 customers per week who enter our showroom thinking they are entering Jordan's Furniture.

- 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.

This building is a very unique retail space in that the only entrance to the showroom is in the back parking lot. Based on the literal enforcement of the ordinance, we would only have enough square footage for a reasonably sized sign on the front of the building (street side) and nothing on the back. We are proposing an increase in square footage to allow a simple logo sign above the entrance (non-street side of building) with the primary focus being a directional sign to show the showroom entrance.

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.

Anthony Falchetti  
Signature of Applicant

4/8/22  
Date

Anthony Falchetti  
Print Name

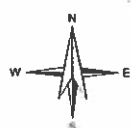
4/8/22  
Date

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 \_\_\_\_\_

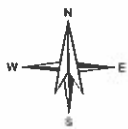


# 323 DW Hwy





# 323 DW Hwy





2nd Level Jordans

Longs Frontage ~75' = 112.5 Sq. Ft. Signage

Falchetti Pianos Frontage ~50' = 75 Sq. Ft. Signage

*Longs*

FALCETTI'S PIANOS  
1001 N. 10th St.  
Mesa, AZ 85201  
Tel: 480.966.1111







Without a sign, this parking lot is extremely confusing and many people think that our showroom is the entrance to Jordans Furniture.

Lorpi

Fine Jewellers Since 1878

Falcetti Pianos Entrance



224" Total Sq. Ft = 37.3

# 24" FALCETTI PIANOS





INTERNALLY ILLUMINATED  
WALL SIGN

48"  
APPROX.  
67 SQ. FT.

# FALCETTI PIANOS



20"



67  
+ 37  
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104 #