



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

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

SPECIAL EXCEPTION APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED

I. SPECIAL EXCEPTION INFORMATION

1. ADDRESS OF REQUEST 6 Carter Circle
 Zoning District R9 Sheet B Lot B-2155

2. SPECIAL EXCEPTION(S) REQUESTED:
ADU with 2 car garage under

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)
(Print Name): Build Savvy LLC Joseph Landry
 Applicant's signature Joseph Landry Date 3/8/22
 Applicant's address 130 Appletree Rd, Auburn, NH 03032
 Telephone number H: 603-890-4589 E-mail: joe@buildsavvy.com

2. **PROPERTY OWNER (Print Name):** Sarah Marshall
 *Owner's signature Sarah Marshall Date 4/11/2022
 Owner's address 6 Carter Circle
 Telephone number H: N/A 603-801-3001 E-mail: mmarshall31@comcast.n

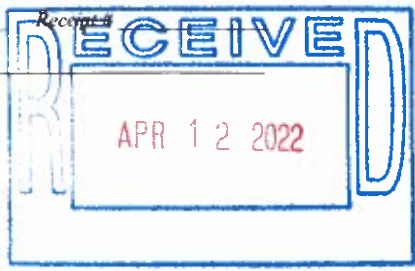
*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY Date Received 4/12/22 Date of hearing 5/10/22 Application checked for completeness: CF

A# 22-0075 Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____
 \$ _____ signage fee Date Paid _____ Receipt # _____
 \$ _____ certified mailing fee Date Paid _____ Receipt # _____

Land Use Code Section(s) Requesting Special Exception From: 90-15, table 15-1 (#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. Please see "Procedures for Filing a Special Exception" for further information.

1. Describe the nature of your proposal. Please be specific.

Attached 24'x28' 2 car garage w/ in-law apt above after removal of current 10'x20' one story addition on piers. Owner to occupy in-law apt.

2. Does your proposal involve the physical construction or expansion of a structure? Yes No
If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

Similar in size & structure of surrounding properties

3. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes No
If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

4. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

None

5. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

The ADU is designed to compliment the existing structure and is within character of the zoning district & neighborhood

IV. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

1. Total number of employees 5 Number of employees per shift 2-5

2. Hours and days of operation M-F 7am-5pm

3. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors 5 days/wk +

4. Number of daily and weekly commercial deliveries to the premises 1x/wk 6-9mc

5. Number of parking spaces available 3

6. Describe your general business operations:
Residential Design-Build/Remodeling Contractor

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

Structural changes -> adding ADU w/ 2 car garage under after removal of current 10x20 addition (one story)

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.

Joseph Landry
Signature of Applicant

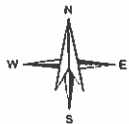
Date

Joseph Landry
Print Name

Date

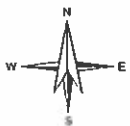


6 Carter Cir





6 Carter Cir



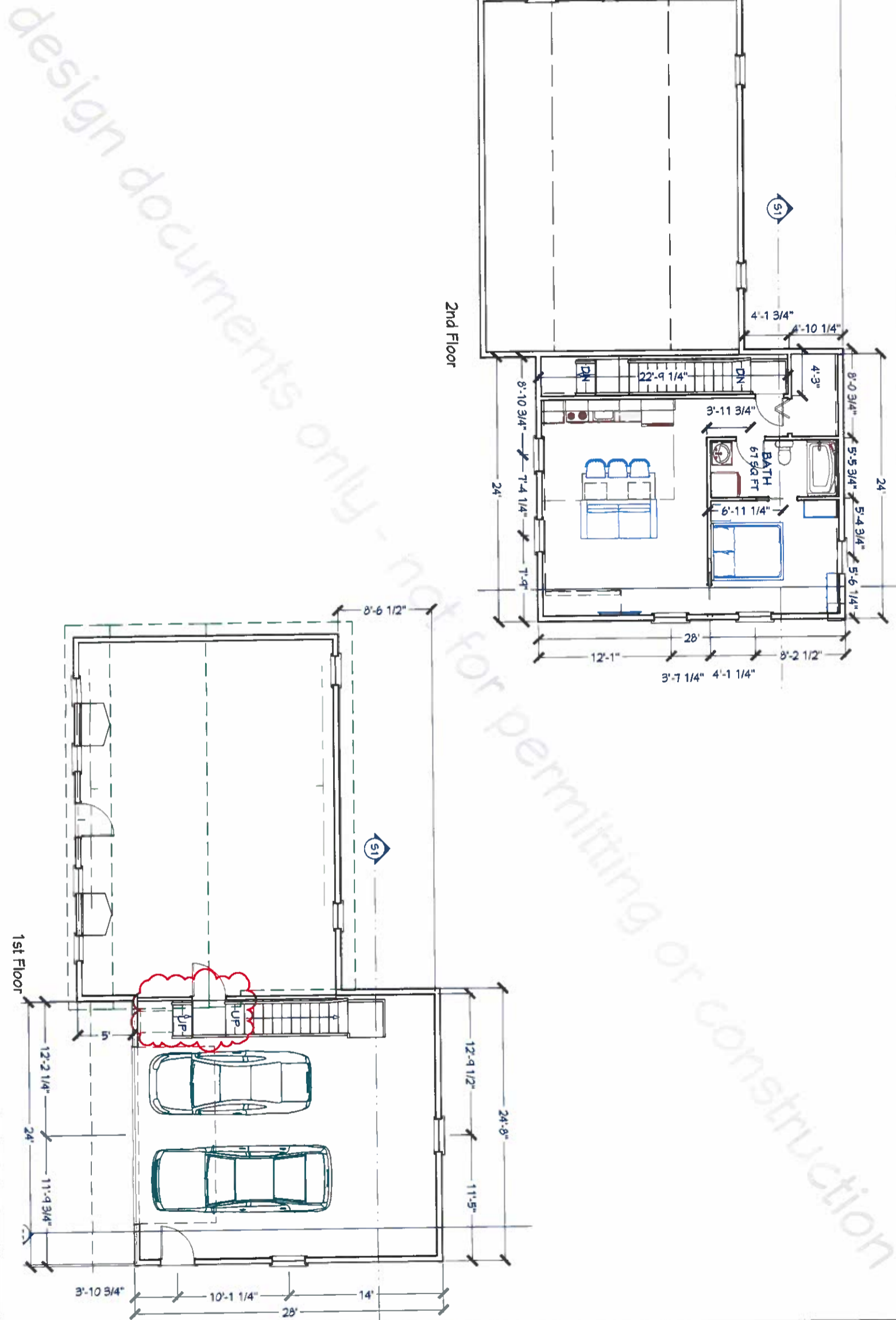
To Whom It May Concern:

I hereby authorize Joseph Landry of Build Savvy, LLC to submit paperwork for my Accessory Dwelling Unit Special Exception applications at 6 Carter Circle, Nashua NH 03062

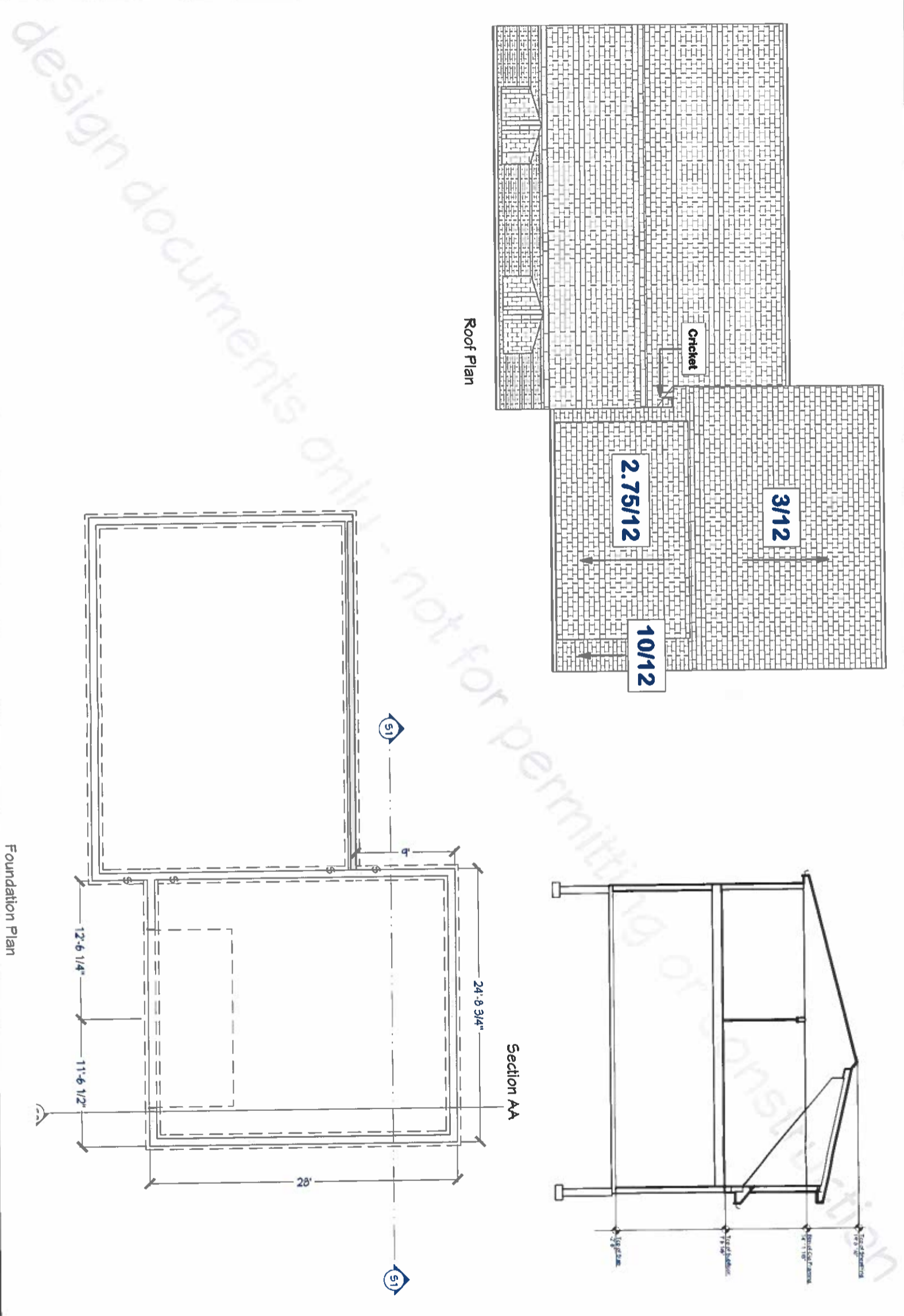
Thank You,

Sarah Marshall

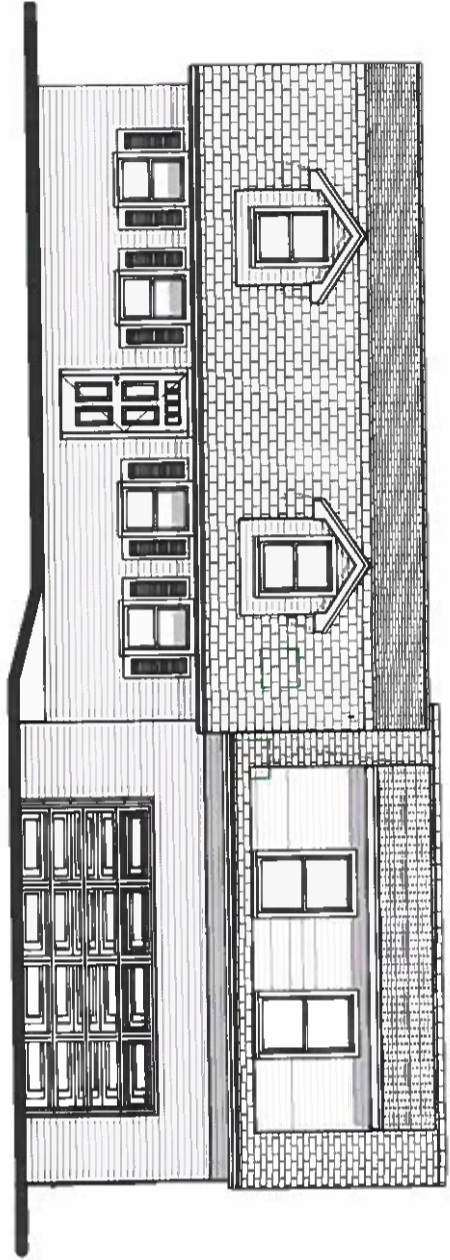
Sarah Marshall



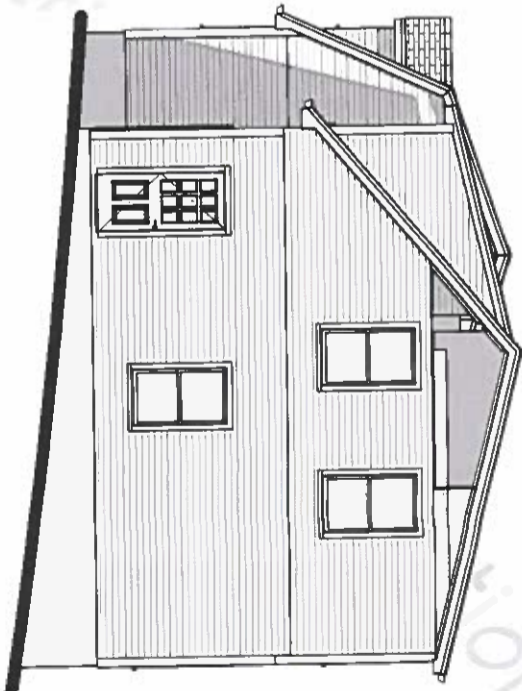
A2	Garage & in-law for the Mack-Marshall Residence 6 Carter St. Nashua, NH 03062	 Build Savvy	Build Savvy, LLC 136 Appletree Rd. Auburn, NH 03032 603-490-8945	Design scale 1/8" = 1 foot unless noted otherwise	Drawn By: SM Dates: Dwg 1: 03/24/2022 Rev 2: 04/12/2022 Rev 3: Rev 4: Rev 5: Rev 6:
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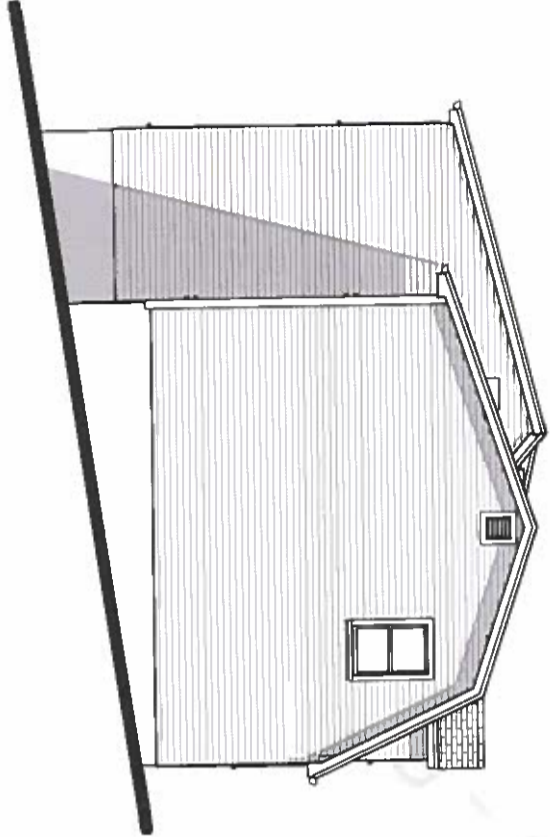
A3	Garage & in-law for the Mack-Marshall Residence 6 Carter St. Nashua, NH 03062	 Build Savvy	Build Savvy, LLC 136 Appletree Rd. Auburn, NH 03032 603-490-8945	Design scale 1/8" = 1 foot unless noted otherwise	Drawn By: SM Date: 04/12/2022 Dwg 1: 03/24/2022 Rev 1: 04/12/2022 Rev 2: 04/12/2022 Rev 3: Rev 4: Rev 5: Rev 6:
	design documents only - not for permitting or construction				



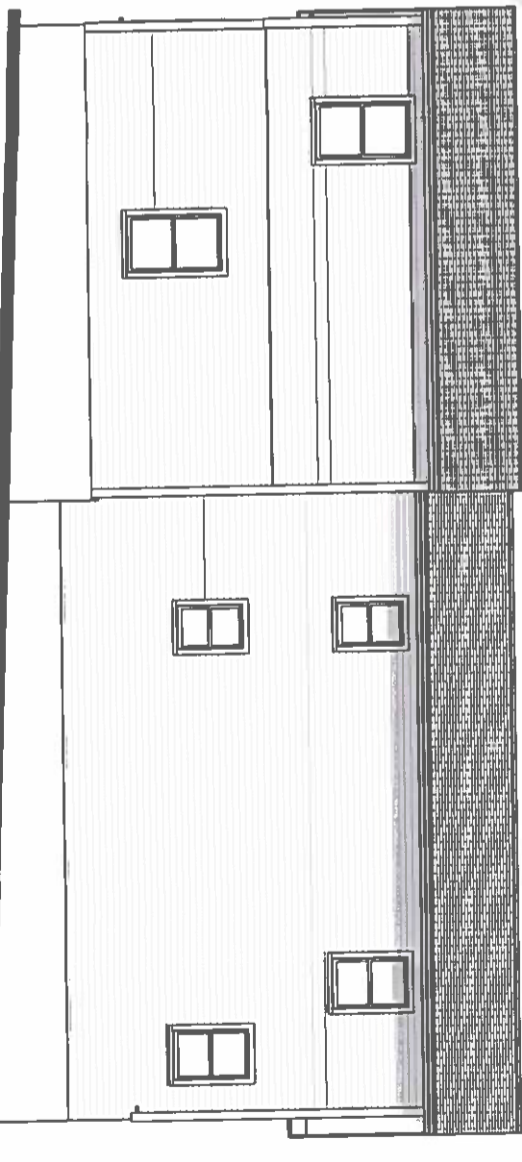
Front Elevation



Right Elevation



Left Elevation



Rear Elevation

A1

Mack-Marshall Residence

Garage & in-law for the
6 Carter St.
Nashua, NH 03062

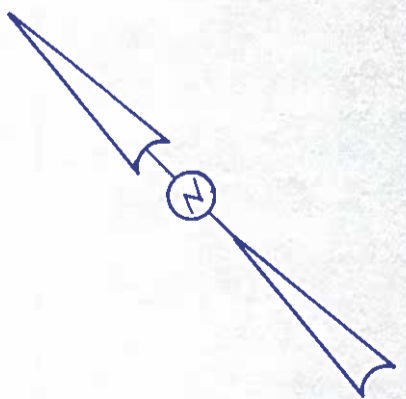
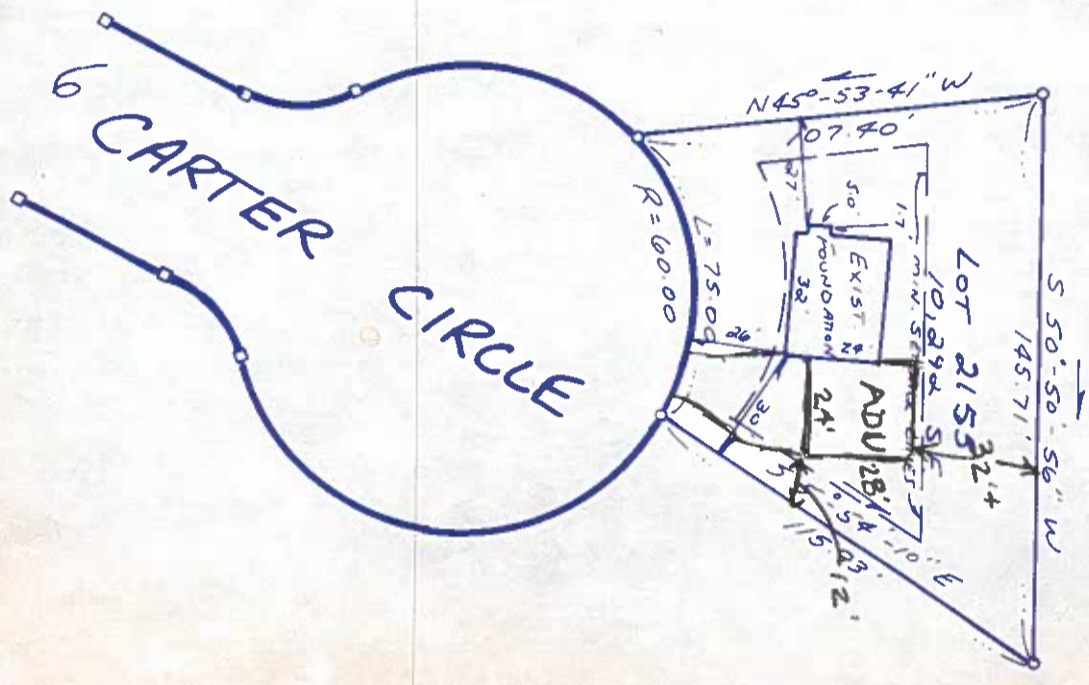


Build Savvy, LLC
136 Appletree Rd.
Auburn, NH 03032
603-490-8945

Design
scale 1/8" = 1 foot
unless noted otherwise

Drawn By: SM
Dates:
Dwg 1: 03/24/2022
Rev 2: 04/12/2022
Rev 3:
Rev 4:
Rev 5:
Rev 6:

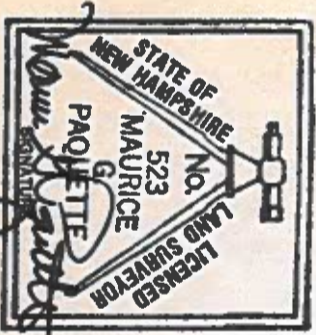
34640



THIS PLAN WAS PREPARED FOR MORTGAGE LENDING PURPOSES ONLY
 THIS PLAN IS NOT A BOUNDARY / PERIMETER SURVEY.

I HEREBY CERTIFY THAT THE BUILDING OR FOUNDATION WAS
 LOCATED AS SHOWN AND THAT IT CONFORMS TO THE ZONING
 ORDINANCES OF THE CITY OF NASHUA, EXCEPT AS SHOWN HEREON,
 ALL EVIDENCE OF EASEMENTS, AND/OR ENCROACHMENTS WHETHER
 OVERHEAD OR UNDERGROUND, BUT PLAINLY VISIBLE FROM THE
 SURFACE ARE LOCATED APPROXIMATELY AS SHOWN. THE PROPERTY
 NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE F.I.A. FLOOD
 HAZARD BOUNDARY MAPS.

Maurice G. Paquette
 MAURICE G. PAQUETTE L.L.S. DATE 12/1/82
 12 PROGRESS AVENUE
 NASHUA, N.H. 03062



CERTIFIED PLOT PLAN
 LOT- 2155
 CARTER CIRCLE
 NASHUA, N.H.
 SCALE: 1"=50'

DATE DEC, 1982

MAYNARD & PAQUETTE INC.

CONSULTING ENGINEERS & LAND SURVEYORS

12 PROGRESS AVENUE - NASHUA N.H. 03062 - (603) 883 8384