



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 33 Fairmount St. Nashua.

→ Zoning District RB Sheet 0062 Lot 00192

2. VARIANCE(S) REQUESTED:

To remove old Temp Boat house 20' x 45' and replace with new steel Building 25' x 30'. Temp build has been present since 1995. Current land use percentage is over the 40%

II. GENERAL INFORMATION

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

(Print Name): Sarah & Robert Zimmerman

Applicant's signature Sarah Zimmerman Robert Zimmerman Date 3/18/22

Applicant's address 33 Fairmount St - Nashua, NH 03064

Telephone number H: — C: 603-305-3308 E-mail: rpzimmermanhome@aaim.co.

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

*Owner's signature same as above Date _____

Owner's address _____

Telephone number H: _____ C: _____ E-mail: _____

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

OFFICE USE ONLY

Date Received 4/16/22 Date of hearing 5/10/22

Application checked for completeness: CP

A# 22-00187 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: 190-264



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.")

For the last 27 years we have stored our boat in a wooden / Plastic boat house next to our garage. We have sold that boat and own a smaller boat and TRAVEL RV that will not fit into our garage due to height requirement. SO we want to remove the 20' x 45' structure and replace with a new metal building.

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 old building needs to come down as it is in need of repair. A new building would be safer, more attractive. This new structure like the old puts the 40% over by roughly 750 sq ft. However the new building and style would fit in the neighborhood.

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.)

I don't see any harm to neighbors just the opposite. They now would look at a nice new building and not at my boat or RV stored out side. It helps we so my property is safe and secure and my property is kept organized.

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.)

With the removal of the old building and putting up a new one in character with the neighborhood I can only feel the value would stay the same or increase.

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.

The 40% use requirement present unnecessary hardship. If homes in the neighborhood can be squished into cubs. I have enough land to place my new garage in same foot print as old one.

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 6
f. Describe your general business operations: _____

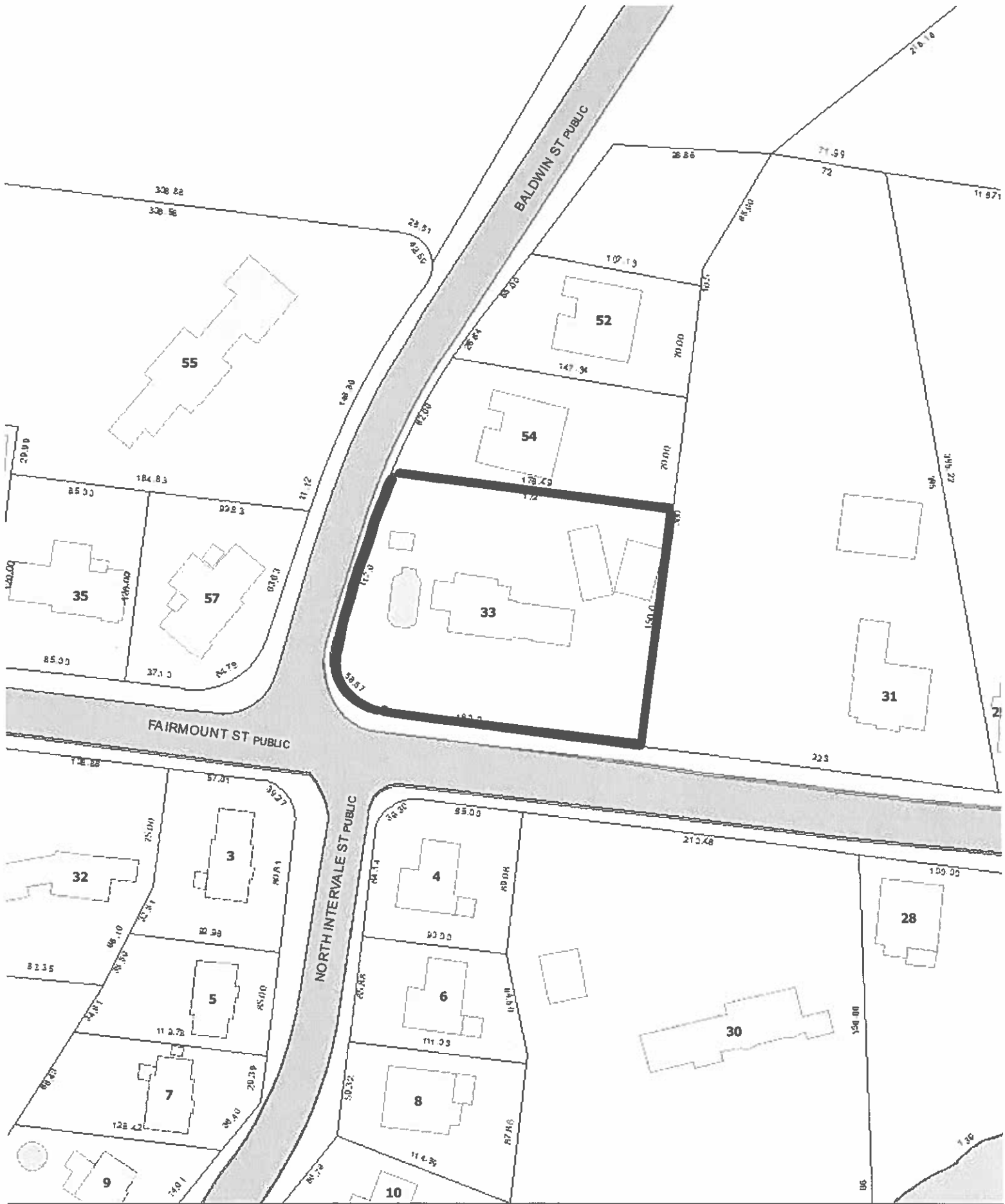
g. Describe any proposed site renovations, including, but not limited to - landscaping, lighting, pavement, structural changes, signage, access and circulation:
Simply remove old Wood Boat house 20' x 45" = 900 sq ft.
replace with new metal Building, 25' x 30' = 750 sq ft.

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.

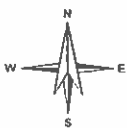
Sarah K Zimmerman Robert Zimmerman 3/18/22
Signature of Applicant Date

SARAH K. ZIMMERMAN Robert P. Zimmerman 3/18/22
Print Name 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
[X] Please email it to me at rpzimmermanhome@aaim.com
Please mail it to me at _____



33 Fairmount St



MORTGAGE LOAN INSPECTION REPORT

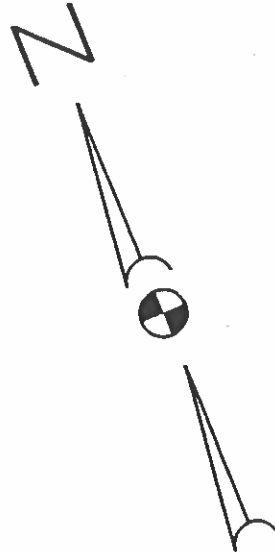
33 FAIRMOUNT STREET

NASHUA, NH.

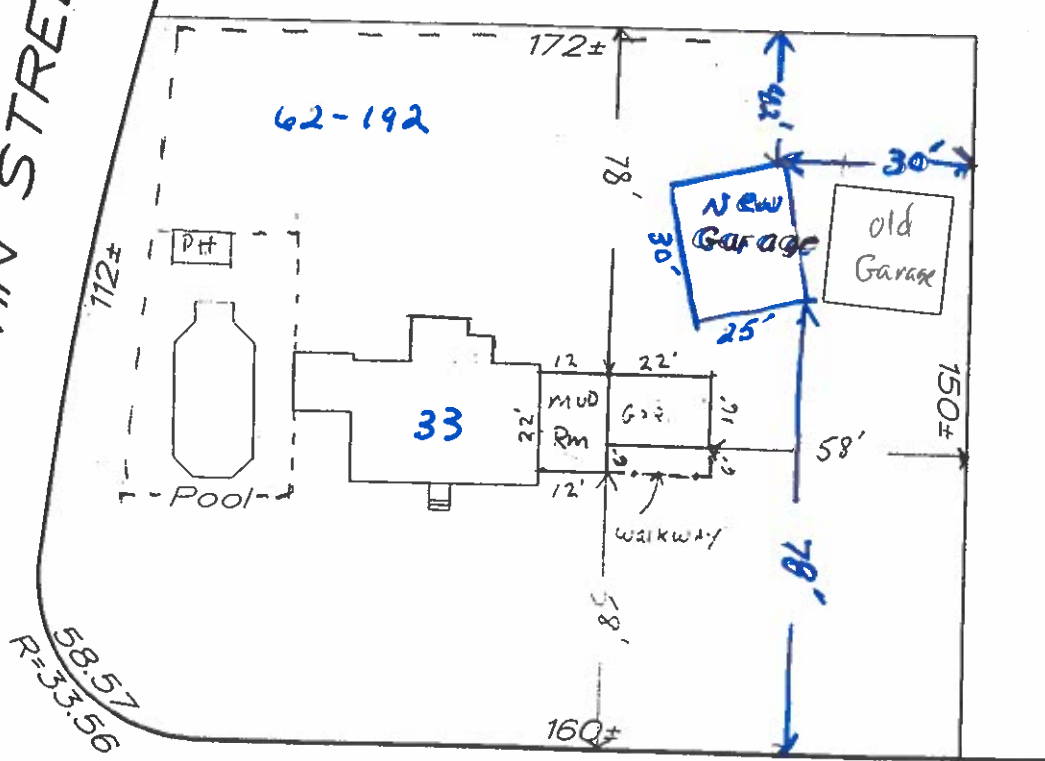
UPDATED: 5-17-99

ADDITION: MUD Rm
1 car Garage

New Garage 2022
25' x 30' = 750sqft



BALDWIN STREET



FAIRMOUNT STREET

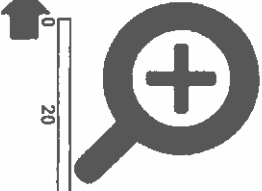
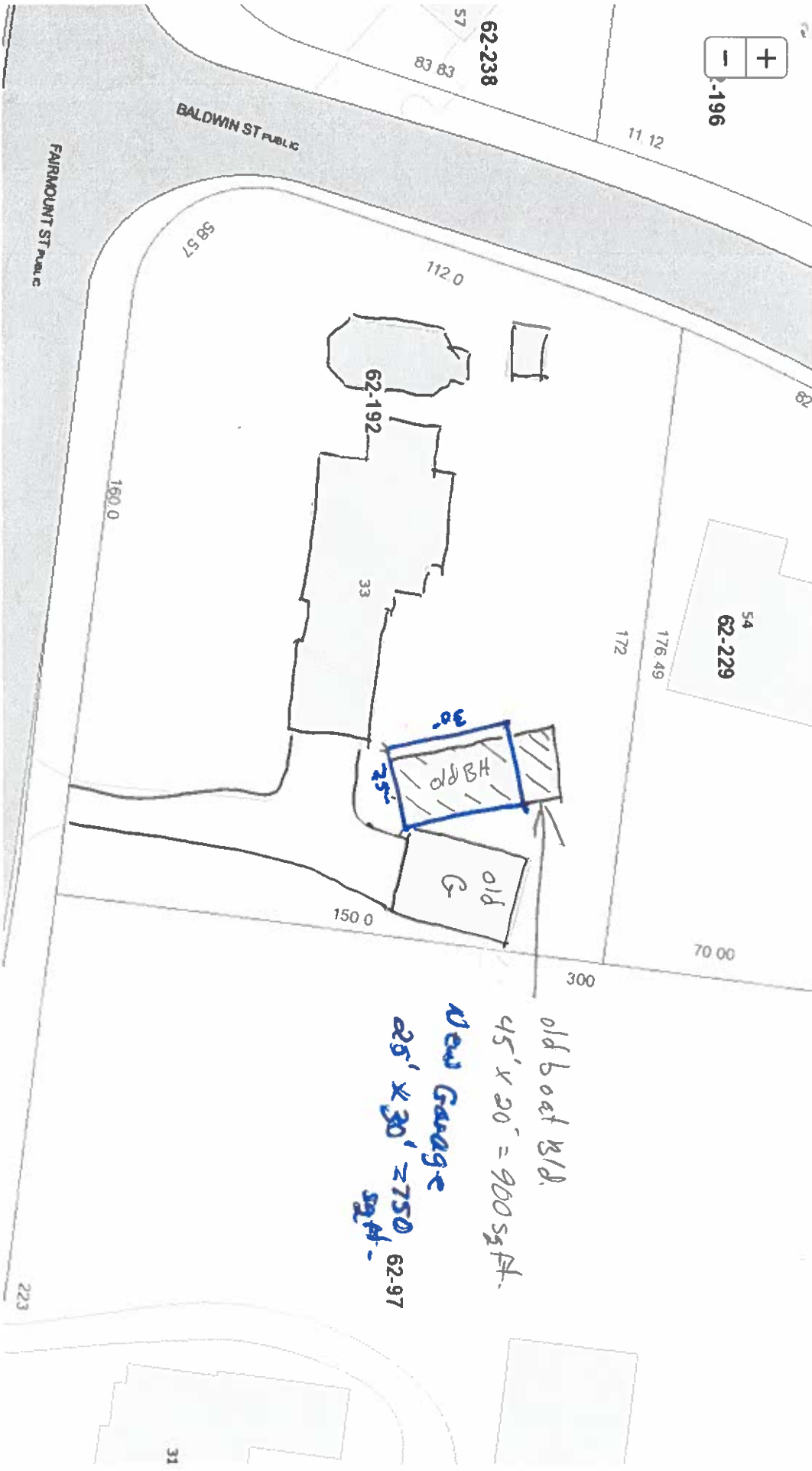
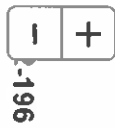
Scale: 1" = 40'



DBT MORTGAGE SURVEYS, INC.
252 Daniel Plummer Road, Goffstown, NH 03045

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