



City of Nashua
Planning Department

229 Main Street
Nashua, New Hampshire 03061-2019 9

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 11 Bramble Dr Nashua NH 03062

Zoning District R9 Sheet 397 B Lot 383

2. VARIANCE(S) REQUESTED:

We would like to extend the landing area of the existing open porch on the front of the house and add a roof. The farmers porch is going to be 6' deep and 23' wide from just to the left of the front door all the way to the right side of the house ending in line with the house. The porch depth of 6' will be 1' over the existing 20' setback requirement. This would allow an area large enough to support a couple of rocking chairs.

II. GENERAL INFORMATION

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

(Print Name): Paula and David Belanger

Applicant's signature Paula Belanger David Belanger Date 12/19/22

Applicant's address 11 Bramble Dr Nashua NH 03062

Telephone number H: C: 603-557-9571 E-mail: pbelan361@comcast.net

2. PROPERTY OWNER (Print Name): The Belanger Family Rev Tr. David N and Paula R Trustees

*Owner's signature Paula Belanger, et David Belanger TR Date 12/19/22

Owner's address 11 Bramble Dr Nashua NH 03062

Telephone number H: C: 603-557-9571 E-mail: pbelan361@comcast.net

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

OFFICE USE ONLY Date Received 12/21/22 Date of hearing 1/24/23 Application checked for completeness: [check]

A# 22-0259 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.")

<p>This will not be contrary to the public interest as it is adding curb appeal to the house. and it is keeping inline with the essence of the neighborhood. There are several houses with front sitting porches.</p>

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.")

<p>The use will observe the spirit of the ordinance as it will be a sitting porch. The larger landing area will allow room to put a couple of rocking chairs and a porch swing on the porch. It is an open porch and it will not block the view of the neighbors or be too close to the road.</p>

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.)

<p>It will add curb appeal to the house and an additional relaxing area for the property owner. The additional 12 inches will allow enough room to place a couple of rocking chairs and be able to walk past them.</p>

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.)

<p>This will not diminish the value of the surrounding properties as it will add additional curb appeal as it is keeping with the existing spirit of the character & design of the neighborhood.</p>

- 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.

If the porch is kept to the minimum size it would not be large enough to fit the sitting area. And be able to walk around the chairs

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:

N/A - this is not for business purposes

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

The extension of the landing area of the existing small porch. Also adding a roof.

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.

Paula Belanger
David Belanger
 Signature of Applicant

12/19/22
 Date

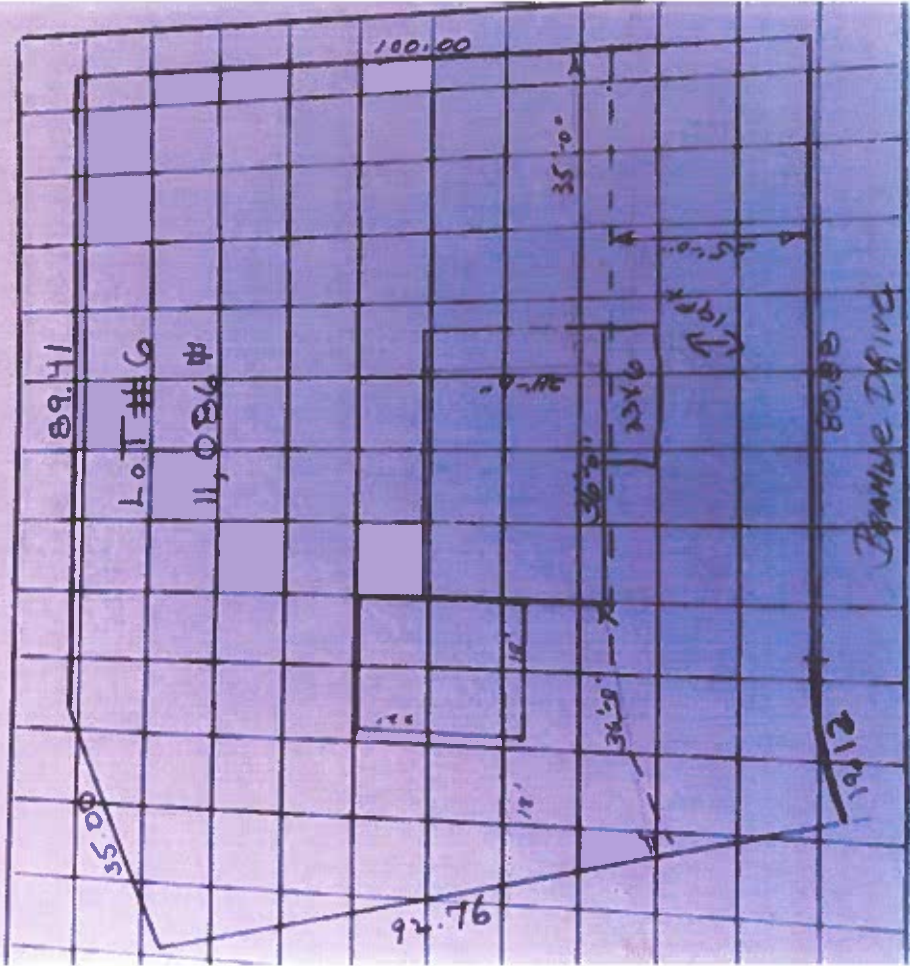
Paula and David Belanger
 Print Name

12/19/22
 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

OWNER'S NAME
 897 7th 11 B Campbell DR.
 No. Street
 2011 District
 SINS. RAS
 36x04
 5/28/61 26037
 10/14/66 20054



certify this plot. Date

See also the value of the property as set forth in the value for area for this plot.



Existing ↗



Proposed ↗

11 Bramble Drive



11 Bramble Drive

