



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT

MARCH 28, 2023

AMENDED AGENDA

Join Zoom Meeting:

<https://us02web.zoom.us/j/87329155928?pwd=MG9ibFBzQUd5WHRJOTNudzI2MDJWZz09>

Meeting ID: **873 2915 5928**

Passcode: **431294**

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. Marcelo S. Gouveia (Owner) 48 Ross Street (Sheet 95 Lot 14) requesting the following: 1) special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit in basement; and, 2) variance from Land Use Code Section 190-32 (B)(1) to exceed maximum size of accessory dwelling unit, 750 sq.ft allowed - 920 sq.ft proposed. RB Zone, Ward 6. **[POSTPONED FROM THE MARCH 14, 2023 MEETING]**
2. Ronald P. & Estelle G. Hudon (Owners) Lefavor Folio, LLC (Applicant) 115 Lock Street (Sheet 41 Lot 21) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to remove existing building and construct one 8-unit multi-family building, along with associated site improvements. GI Zone, Ward 3. **[POSTPONED FROM THE MARCH 14, 2023 MEETING]**
3. The Bowman Family Rev. Trust, Robert & Candie Bowman, Trustees (Owners) Robert Bowman (Applicant) 31 Orchard Avenue (Sheet 118 Lot 27) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 13 feet into the 25 foot required front yard setback (on Orchard Avenue) to replace an existing front porch with a new 8'x21' roofed farmers porch. RA Zone, Ward 7.
4. Ijeoma C. & Charles Okorie (Owners) 46 Cox Street (Sheet 137A Lot 3) requesting special exception from Land Use Code Section 190-16 (E)(3)(a) for a minor encroachment to encroach 3'-6" into the 10 foot required left side yard

setback to construct an attached 21'x22' two-car garage.
RA Zone, Ward 2. **[WITHDRAWN BY APPLICANT]**

5. Larry W. Kittle (Owner) Alpha Contracting Services, Inc., c/o Helton Rodrigues (Applicant) 58 Chandler Street (Sheet 42 Lot 254) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 5,520 sq.ft existing - 6,970 sq.ft required, to construct a two-family structure, where a 6-22-2021 ZBA approval for lot width was granted for approval of a single-family home. RC Zone, Ward 3.

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."