



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT

APRIL 11, 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. 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. **[TABLED FROM THE MARCH 28, 2023 MEETING]**
2. 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 a maximum of 4 feet into the 10 foot required left side yard setback to construct an attached 21'x22' two-car garage. RA Zone, Ward 2. **[POSTPONED FROM THE MARCH 28, 2023 MEETING]**
3. The Richard Family Rev. Tr. (Owners) Thomas Richard (Applicant) 4 Nelson Street (Sheet F Lot 382) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to construct a 26'x28' one story attached addition for an accessory (in-law) dwelling unit. R9 Zone, Ward 1. **[WITHDRAWN BY APPLICANT]**
4. Alyssa A. & Michael A. St. Aubin (Owners) 18 Bedford Street (Sheet E Lot 308) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 19 feet into the 30 foot required rear yard setback to construct an attached 15'x26' one-story addition to rear of existing house. R9 Zone, Ward 1.

5. East Dunstable Properties, LLC (Owner) John Forcier (Applicant) 7 East Dunstable Road (Sheet 109 Lot 76) requesting variance from Land Use Code Section 190-17 (E) (1) to exceed maximum driveway width, 24 feet permitted, 36 feet proposed, to construct one 24-foot wide driveway on Burnett Street, and one 12-foot wide driveway on East Dunstable Road. RA Zone, Ward 6.

6. Maria C. Amarin & Juscali DeCales (Owners) 30 East Dunstable Road (Sheet 111 Lot 42) requesting the following: 1) special exception from Land Use Code Section 190-15, Table 15-1 (#6) to convert a single-family home into a two-family home; and, 2) variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 9,824 sq.ft existing, 14,520 sq.ft required. RA Zone, Ward 6.

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."