



**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**

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

**I. VARIANCE INFORMATION**

1. ADDRESS OF REQUEST 18 Bedford St Nashua, NH 03063

Zoning District B9 Sheet E Lot 308

2. VARIANCE(S) REQUESTED:

To allow a rear set back of 11 feet in order to build an addition to better suit our families needs.

**II. GENERAL INFORMATION**

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

(Print Name): Michael and Alyssa St. Aubin

Applicant's signature [Signature] Date 3/5/2023

Applicant's address 18 Bedford St Nashua, NH 03063

Telephone number H: \_\_\_\_\_ C: 603-765-7688 E-mail: mstaubinda@gmail.com

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

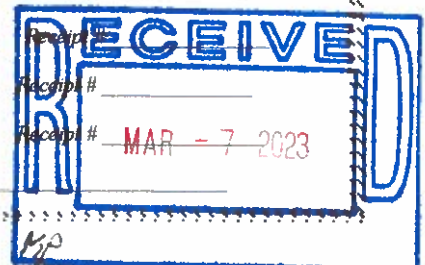
\*Owner's signature [Signature] Date 3/5/2023

Owner's address 18 Bedford St. Nashua, NH 03063

Telephone number H: \_\_\_\_\_ C: 603-765-7688 E-mail: mstaubinda@gmail.com

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

.....  
**OFFICE USE ONLY** Date Received \_\_\_\_\_ Date of hearing 4/11/23 Application checked for completeness: [initials]  
 A# 23-0028 Board Action \_\_\_\_\_  
 \$ 330 application fee  cash Date Paid \_\_\_\_\_  
 \$ 15 signage fee  Date Paid \_\_\_\_\_  
 \$ \_\_\_\_\_ certified mailing fee  Date Paid \_\_\_\_\_  
 Land Use Code Section(s) Requesting Variances From: \_\_\_\_\_  
 .....



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.")

This addition will not alter the essential character of the neighborhood but will add to the property value of surrounding homes. It will not threaten public health, safety or welfare, or injure public rights.

- 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.")

This addition will be professionally constructed with matching siding, windows and roofing to existing dwelling. The addition will be constructed at the back of existing dwelling and will not be visible from the street.

- 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.)

We have lived in the home for 11 years and have owned it for 5 years. This is the only home both of our children have known, and this addition would allow us to stay in our forever home to fit our growing needs.

- 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.)

The addition to our home will only add value to the surrounding properties.

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.

Due to the original layout of our property, this location of the addition is the best fair and resonable option. Any other option, we feel, would alter the character of our neighborhood.

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 NA Number of employees per shift NA
b. Hours and days of operation NA
c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors NA
d. Number of daily and weekly commercial deliveries to the premises NA
e. Number of parking spaces available NA
f. Describe your general business operations:

NA

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

NA

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.

Signature of Applicant Alyssa St Aubin

Date 3/5/23

Print Name Michael St. Aubin Alyssa St. Aubin

Date 3/5/23

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

PLOT PLAN

LOT 26

Sam Tampasi

Owner's Name

SHEET L.P. 373

#18 Bedford St.

No. Street

SCALE 1"=20 ft.

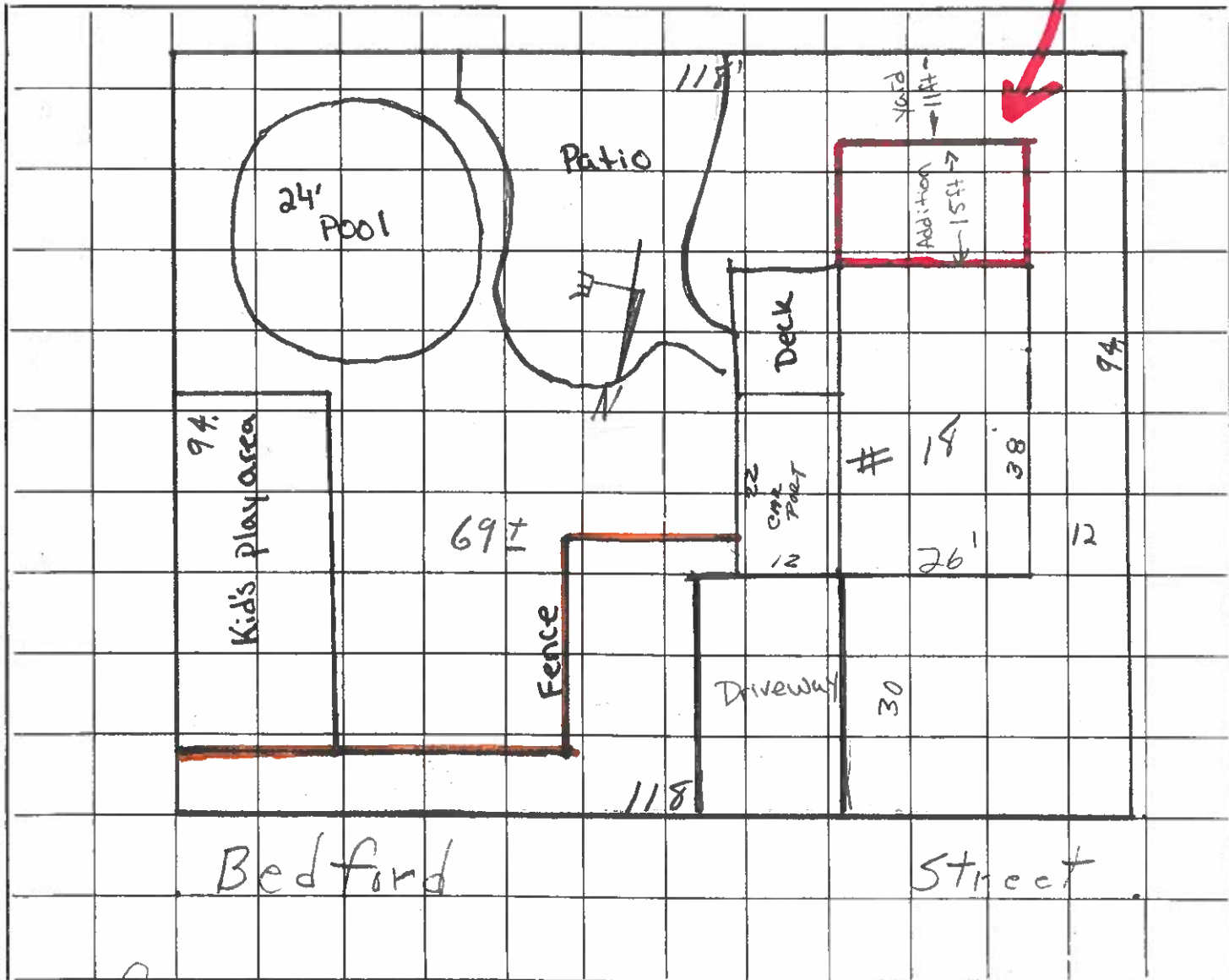
"S"

District

Occ. No.	Date	Permit No.
	12/19/60	15756

REMARKS Single Res 38' x 24' 1 story  
CARPORT 12' x 22'

PROP ADDITION



I, Samuel A. Tampasi by SA, certify this plot. Date .....

# 18 Bedford St



3/23/2023

Address Points

Road Names

1:1,121



# 18 Bedford St

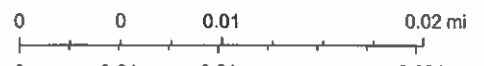


3/23/2023

Address Points

Road Names

1:560





**Alternative Designs Inc.**  
 91 Old Cranial Street  
 Manchester, NH 03101  
 Phone: (603) 645-4388  
 Fax: (603) 645-4010

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**ST. AUBIN RESIDENCE**  
 NEW ADDITION TO BE BUILT IN NASHUA, NH

Contractor to check & verify all dimensions and conditions prior to construction.  
 All dimensions and conditions shall be verified by the contractor.  
 All dimensions and conditions shall be verified by the contractor.  
 All dimensions and conditions shall be verified by the contractor.

23-032
FEB 2023
SHEET 1 OF 7

**A1**

Alternative Designs Inc.	FIRST FLOOR	340	5.F.
23-032	TOTAL	340	5.F.



**NOTE:**  
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION

**2018 INTERNATIONAL RESIDENTIAL CODE**

- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER FROM AND ADMIT ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR STRUCTURAL ENGINEER BEFORE PROCEEDINGS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE DESIGNER OR STRUCTURAL ENGINEER SHALL BE THE AUTHORITY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR STRUCTURAL ENGINEER BEFORE ANY WORK IS PROCEEDED WITH.
- ALTERNATE DESIGN ASKES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMPLIANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE DESIGNER OR ENGINEER ON RECORD.
- ALTERNATE DESIGN ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER ON RECORD.
- REPRODUCTION OF DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.
- ALL MATERIALS, NOTES, METHODS, OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED DURING CONSTRUCTION. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE REMOVED AFTER CONSTRUCTION AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

- DESIGN CATEGORY (AU) (A-E, RSD.2.2), (C FOR MOST OF SOUTH AND CENTRAL NH AND B FOR MA)
  - DAMAGES
    - WEATHERING: SEVERE CONCRETE (RSD.2.3)
    - TERRACE INFILTRATION PROBABILITY: SLIGHT (NORTHERN NH), MODERATE (SOUTHERN NH), HEAVY (MA)
  - DESIGN FROST DEPTH OF 4 FEET BELOW FINISHED GRADE (4 IS TYPICALLY VERIFY AS NEEDED WITH AU)
  - WIND DESIGN TEMP: MA: 0 DEG. F, MA: 10 DEG. F, PER 301.2)
  - FLOOD HAZARD (AU) 3, 3, 3
- GENERAL NOTES:**
- THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHODS OF ASSEMBLY TO THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR SHALL HAVE REVIEWED THESE PLANS, SEEN THE SUBJECT PROPERTY, AND BE CAPABLE OF EXECUTING THE DETAIL WORK AS NECESSARY TO ACHIEVE THE INTENDED RESULT, IN A MANNER CONSISTENT WITH QUALITY PERFORMANCE WITHIN THE RESHAW LOCAL CODES, REGULATIONS AND MAHWA MFS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ALTERNATIVE DESIGN INC. FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH WORK.

- CODES:**
- ALL CONSTRUCTION SHALL FOLLOW LOCAL STATE BUILDING CODE MANUFACTURER SPECIFICATIONS AND WELL KNOWN INDUSTRY STANDARDS. IF ANY QUESTIONS SHALL ARISE, THE DESIGNER OR ENGINEER ON RECORD SHALL BE CONTACTED.
  - INTERNATIONAL RESIDENTIAL CODE 2018 (IRC 2018) AND THE REFERENCED STANDARDS INCLUDED THEREIN. AU = AUTHORITY HAVING JURISDICTION
    - NUMBER OF UNITS: 1 (OR 2)
    - NUMBER OF STORES: 1 (MAX. 3)
- DESIGN LOADS:**
- IMPACT FLOOR LIVE LOAD (NON-BEDROOM)
    - NON-BEDROOM: 40 PSF
    - BEDROOM: 30 PSF
    - ATTIC: 20 PSF
  - IMPACT FLOOR DEAD LOAD: 10 PSF
  - ROOF SNOW LOAD (AU):
    - GROUND SNOW LOAD: 50 PSF (TOWN STATE SPECIFIC)
    - DEAD LOAD: 10 PSF
  - WIND DESIGN
    - EXPOSURE CATEGORY: B (A-D, RSD.2.4) (B IS NORTH) (B IS WESTERN NH AND WESTERN MA-W, CENTRAL AND SOUTH NH AND MA = 100, NH COAST, BOSTON AND SOUTH = 10, CAVE COD AND ISLANDS = 120)
    - WIND SPEED ZONE (AU) 3, 3, 3 (NO - 120, MOST OF NORTHERN AND WESTERN NH AND WESTERN MA-W, CENTRAL AND SOUTH NH AND MA = 100, NH COAST, BOSTON AND SOUTH = 10, CAVE COD AND ISLANDS = 120)

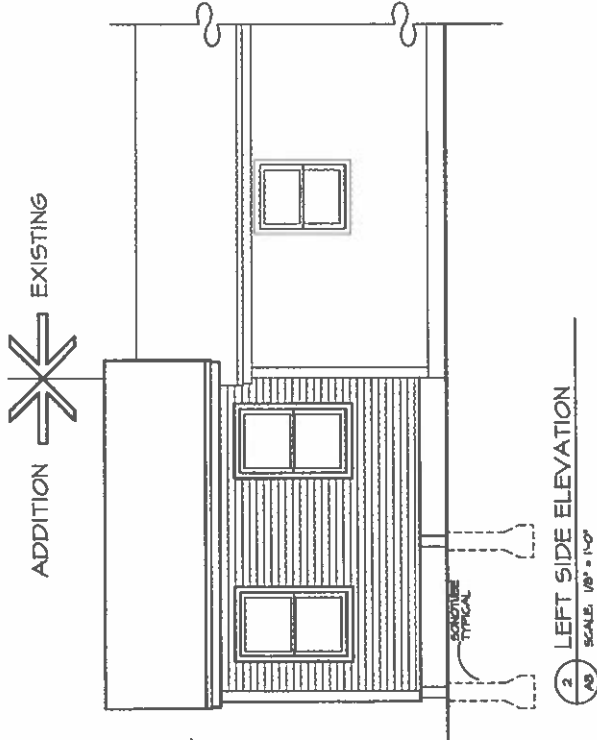
### HEADER SCHEDULE

SIZE	ALLOWABLE SPAN 2" ELDs WIDTH	
	NON-RIB	ROOF ONLY
2 - 2 X 6	6'-0"	11 A
2 - 2 X 8	8'-0"	11 A
3 - 2 X 8	10'-0"	5'-1"
2 - 2 X 10	12'-0"	8'-8"
2 - 2 X 12	16'-0"	9'-4"

PROVIDE DEL JACKS FOR ALL SPANS OVER 8'-0"

### WINDOW SCHEDULE

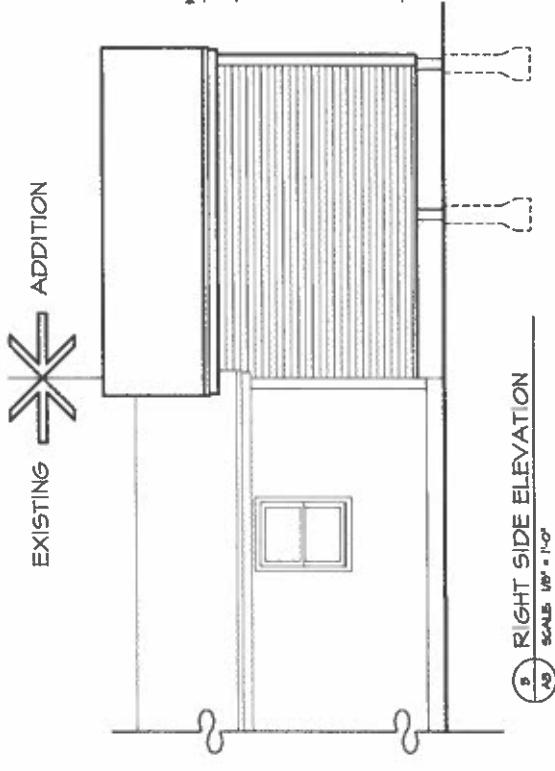
MARK	QTY	MODEL NUMBER	RSO	NOTES
A		2448W020		DBL HNS
B				
C				
D				
E				
F				
G				
H				
J				
K				



### DOOR SCHEDULE

MARK	QTY	SIZE	RSO	NOTES
1		24 X 66		INTERIOR
2		24 X 66		INTERIOR
3				
4				
5				
6				
7				
8				
9				
10				
11				

RSO TO BE DETERMINED BY DOOR MANUFACTURER



**Alternative Designs Inc.**  
Design  
94 Old Cranberry Street  
Manchester, NH 03103  
Phone: (603) 643-4300  
Fax: (603) 643-6010

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REVISIONS	

Contractor to check a variety of listing codes, whenever applicable. All construction shall be in accordance with the listing code. All construction shall be in accordance with the listing code. All construction shall be in accordance with the listing code.

28-052  
FEB 2009  
SHEET 8 OF 7

# A3

**NOTE:**  
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION





**Alternative Designs Inc.**  
 Design  
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 94 Old Granite Street  
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 fax: (603) 645-6010

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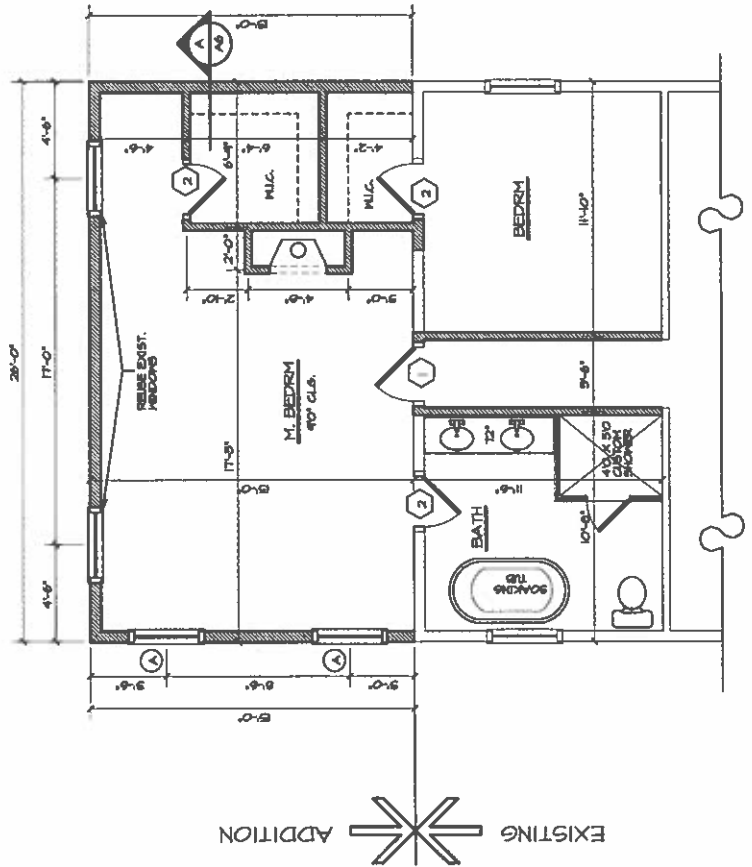
Contractor to check a variety of building codes, reference applicable New Hampshire or Massachusetts codes with the State of New Hampshire and the State of Massachusetts.  
 All contractors shall be in strict compliance with the building codes and standards of the State of New Hampshire and the State of Massachusetts.  
 Revisions

NO.	REVISIONS

23-004  
 FEB 2023  
 SHEET 4 OF 1

**A4**

- NOTES**
- DENOTES NEW WALLS
  - DENOTES WALLS TO BE REMOVED



**NOTE:**  
 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

**Alternative Designs Inc.**  
 23-032

**NOTE:**  
 1. PROVIDE HANDRAIL AT EACH STAIRWAY WITH 4" OR MORE RISERS

**MIND BRACING NOTE:** PROVIDE DIAGONAL MIND BRACING AT ALL OUTSIDE CORNERS. AT CORNERS WITH LESS THAN 48" OF PANEL WALL USE ALTERNATE BRACING PANELS IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE FIGURE R602.10.6.2



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Contractor to check a variety of  
Building Codes, whenever applicable.  
The Contractor shall be in strict  
compliance with the State of  
New Hampshire or Massachusetts  
Building Codes, whenever applicable.

REVISIONS

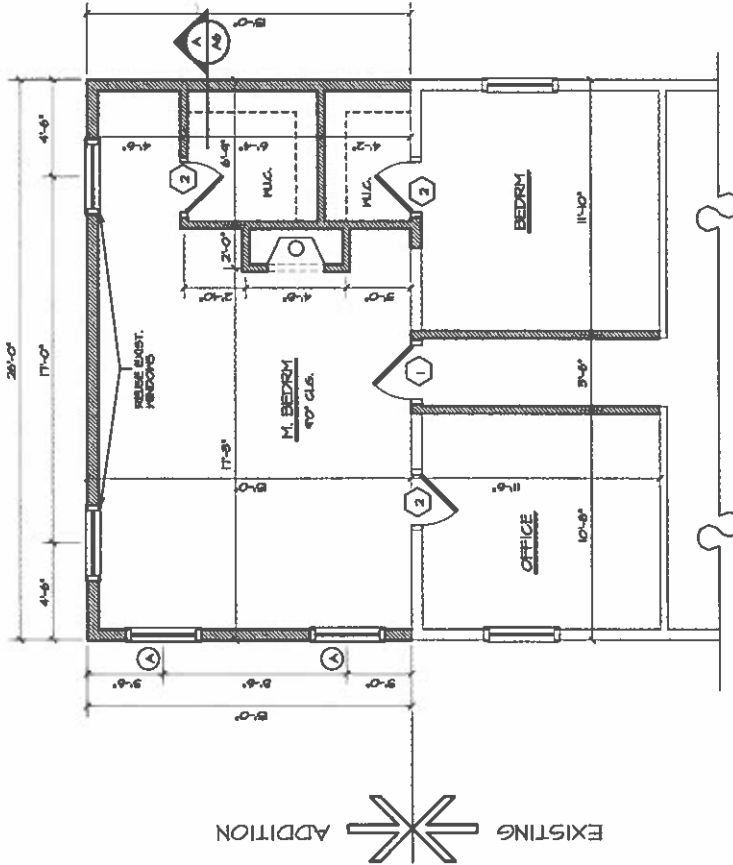
23-004  
FEB 2023  
SHEET 4 OF 1

**A4a**

**NOTES**

████████████████████ DENOTES NEW WALLS

----- DENOTES WALLS TO BE REMOVED



1 OPT. FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOTE:  
CONTRACTOR TO VERIFY  
ALL EXISTING  
CONDITIONS  
BEFORE CONSTRUCTION

**Alternative  
Designs Inc.**  
**23-032**

NOTE:  
1. PROVIDE HANDRAIL AT EACH STAIRWAY WITH  
4 OR MORE RISERS

MIND BRACING NOTE: PROVIDE DIAGONAL MIND BRACING AT ALL  
OUTSIDE CORNERS. AT CORNERS WITH LESS THAN 48" OF PANEL  
WALL, USE ALTERNATE BRACING PANELS IN ACCORDANCE WITH  
INTERNATIONAL BUILDING CODE FIGURE R602.10.6.2



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Design  
www.altdesigns.com  
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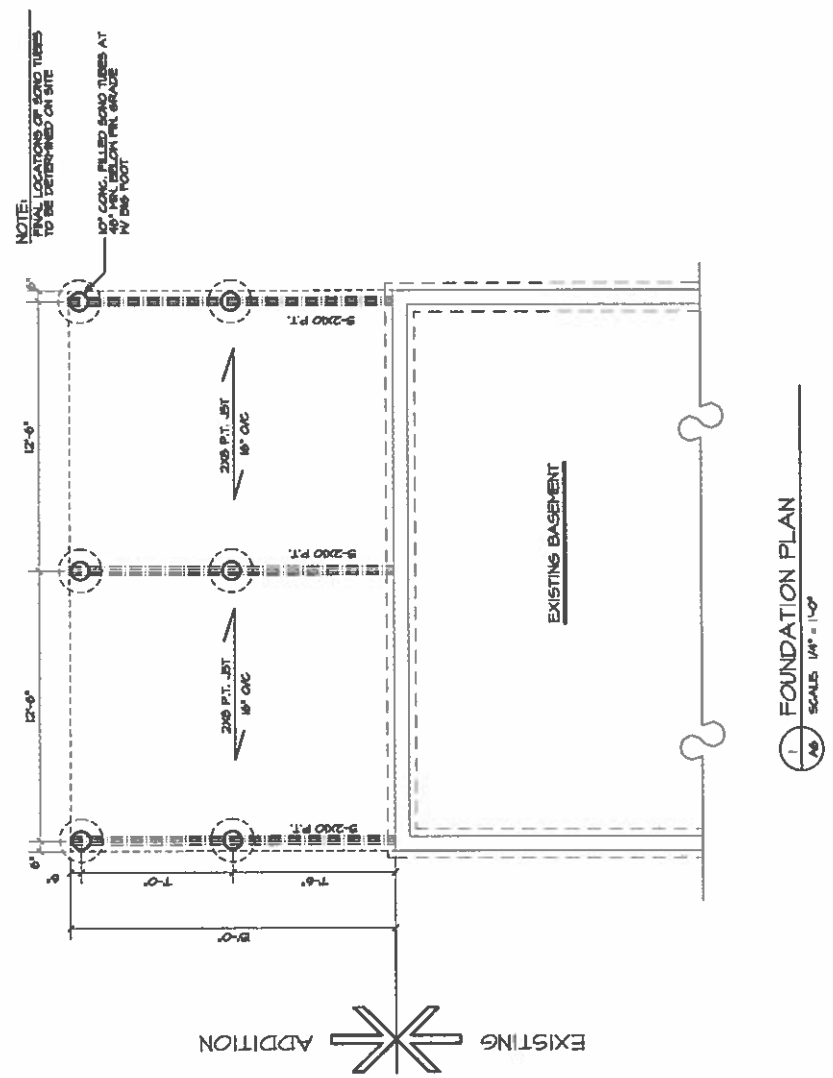
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Contractor to check a verify all dimensions & structural members before construction.  
All construction shall be in strict accordance with the State of New Jersey or Pennsylvania Building Codes, whenever applicable.

NO.	REVISIONS

2B-CDE  
FEB 2022  
SHEET 5 OF 1

**A5**



**GENERAL NOTES**

- CONC. BULKHEAD SIZE AND LOCATION TO BE DETERMINED BY SITE CONDITIONS AND/OR CONTRACTOR.
- MALGOUTS AS PER SITE CONDITIONS AND CONTRACTOR.
- STEEL SASH WINDOW SIZES AND LOCATIONS TO BE DETERMINED BY CONTRACTOR.

NOTE: CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

**NOTE: SEE DRAWING A2 FOR CONCRETE NOTES AND ADDITIONAL INFORMATION**



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 fax: (603) 646-8010

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NO.	DATE	REVISIONS

Contractor to check a variety of Building Codes, whether applicable. New Hampshire or New Jersey. All construction shall be in strict compliance with the State of New Jersey or New Hampshire. Before construction, Contractor to check a variety of Building Codes, whether applicable.

23-002  
 FEB 2023  
 SHEET 6 OF 7

**A6**

NOTE:  
 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION

**DESIGN LOADS**

LIVE LOAD AT LIVING SPACES: 40 PSF  
 LIVE LOAD AT SLEEPING SPACES: 30 PSF  
 GROUND SNOW LOAD: 50 PSF

PROVIDE 1/4" CROSS BRACING AT MID POINT OF SPAN OR PARALLEL BRACING WALLS

PROVIDE 1/4" CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. THROUGH IN ALL FLOORS.

WHERE PRESHEARED FLOOR OR ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.

ALL LUMBER MUST BE NO. 2 OR BETTER, STRUCE - PINE - FIR.

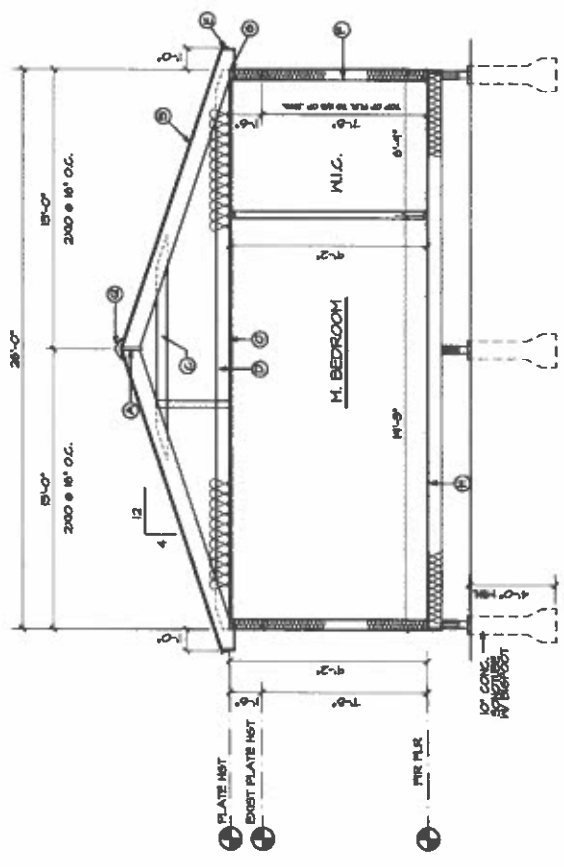
PROVIDE MOISTURE VAPOR RETARDERS IN ALL FRAMED WALLS, FLOORS AND ROOFCEILING IN ACCORDANCE WITH IBC, SECTION 702.21

PROVIDE MOISTURE VAPOR RETARDERS UNDER CONG. SLABS AS PER R-308.3.3

ATTE ACCESS (MIN 27" X 30") LOCATION TO BE DETERMINED BY CONTRACTOR

**GENERAL NOTES**

- 202 RIBSE BOARD
- 2X10 BATTENS 16" O.C (UNLESS OTHERWISE NOTED) FLYWOOD SHEATHING, 1/2" BUILDING PAPER, & 20# ASPHALT SHINGLES W/ ICE SHIELD AT RAFTER TAILS AND VALLEYS.
- 208 COLLAR TIES AT 52" O.C (TYPICAL)
- 202 CEILING JOISTS AT 16" O.C WITH R-44 FIBERGLASS BATT INSULATION (TYPICAL)
- METAL DRIP EDGE, 1/4" PINE BLOCCS, (SUB-FASCIA) 1/2" PINE BOARD FASCIA, & 5/8" EXTERIOR AC FLYWOOD SOFFIT WITH 2" CONTINUOUS LOWERED VENTS (TYPICAL) IN BETWEEN 1/2" FLYWOOD SHEATHING & EXTERIOR SOFFIT W/ TRUSS OR EQUAL (OPTIONAL) AND 1/2" 6"PT. ED. ON THE INTERIOR.
- 2-208 TOP PLATES AND 1-208 SHOE (BOTTOM PLATE)
- 208 PT. PLATE JOISTS 16" O.C (UNLESS OTHERWISE NOTED) WITH 3/4" T&B SUBFLOOR (GLUED & NAILLED) R-50 FIBERGLASS BATT INSULATION AT FIRST FLOOR ONLY.
- 8" CONCRETE FOUNDATION WALL WITH 1-208 PRESSURE TREATED SILL PLATE W/ SILL SEALER ANCHOR BOLTS @ 4'-0" O.C. (TYPICAL)
- 4" CONCRETE SLAB FLOOR OVER (MIN 6") COMPACTED GRAVEL WITH 1-208 PRESSURE TREATED SILL PLATE W/ SILL SEALER ANCHOR BOLTS @ 4'-0" O.C. (TYPICAL)
- 1 1/4" X 8" CONTINUOUS CONCRETE FOOTING (TYPICAL)
- 4-202 BUILT-UP BEAM OVER 3 1/2" DIAM STEEL LALLY COLUMN WITH TOP AND BOTTOM END PLATES, OVER 3/4" 6"PT. ED. CONCRETE FOOTINGS.
- 108 STRAPPING AT 16" O.C @ 1/2" 6"PT. ED. (TYPICAL)
- 202 CONTINUOUS INSIDE VENT
- 208 STUD HALL @ 16" O.C.
- MERRICANE CLIPS AND FRAMING ANCHORS AS REQD.
- 2" RIGID INSULATION INSIDE FACE OF CONCRETE WALL TO TOP OF SLAB



(A) TYP SECTION  
 SCALE: 1/4" = 1'-0"