



City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

28508

SPECIAL EXCEPTION APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED

I. SPECIAL EXCEPTION INFORMATION

1. ADDRESS OF REQUEST 4 Nelson Street

Zoning District B9 Sheet F Lot 382

2. SPECIAL EXCEPTION(S) REQUESTED:

In Law single floor ~~24x28~~
26x28

II. GENERAL INFORMATION

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

(Print Name): THOMAS RICHARD

Applicant's signature Thomas Richard Date 3-10-23

Applicant's address 4 Nelson Street

Telephone number H: 883-8583 C: E-mail: cjsconstructionllc2@gmail.com

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

*Owner's signature Theaesa Richard Date 3-10-23

Owner's address 4 Nelson Street

Telephone number H: 883-8583 C: E-mail:

*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: _____

A# 23-0013 Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____

\$ _____ signage fee Date Paid _____ Receipt # _____

\$ _____ certified mailing fee Date Paid _____ Receipt # _____

Land Use Code Section(s) Requesting Special Exception 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. Please see "Procedures for Filing a Special Exception" for further information.

1. Describe the nature of your proposal. Please be specific.

construct a 26x28 single floor in law ~~ap~~
with full foundation

2. Does your proposal involve the physical construction or expansion of a structure? Yes No
If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

Same size as 4 Richmond Street and a couple
surrounding properties.

3. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes No
If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

4. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

None

5. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

The addition will be part of the main house
(attached) and kept with the same character of
house.

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. Please see "Procedures for Filing a Special Exception" for further information.

1. Describe the nature of your proposal. Please be specific.

Looking to add a 728 sqft in-law off the back side of house.

2. Does your proposal involve the physical construction or expansion of a structure? Yes [X] No [] If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

Looking to

3. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes [] No [X] If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

4. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

No effects on traffic and safety.

5. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

All siding will be same. All windows will be the same.

[Handwritten mark]

IV. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

NA
Not opening
&
business

1. Total number of employees Number of employees per shift

2. Hours and days of operation

3. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors

4. Number of daily and weekly commercial deliveries to the premises

5. Number of parking spaces available

6. Describe your general business operations:

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

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.

Theresa Richard
Signature of Applicant

TERESA RICHARD

Print Name

THOMAS RICHARD
Thomas Richard

Date

03/11/23

Date

03/11/23


Accessory Dwelling Unit Affidavit


Land Use Code Section 190-32

- (1) The accessory dwelling unit shall be clearly incidental and subordinate in extent, use, and purpose to the primary structure and does not exceed 750 square feet.
- (2) The accessory dwelling unit shall be the only accessory dwelling unit within or on the same lot as the single-family dwelling.
- (3) The accessory dwelling unit shall not alter the single-family character or appearance of the single-family dwelling or its conformity with the character of the neighborhood.
 - (a) No new entrance or exit to an accessory dwelling unit shall be constructed on the front or frontage side of the single-family dwelling.
 - (b) No new curb cut from the street shall be constructed.
 - (c) The exterior design of the accessory dwelling unit shall be compatible with the single-family dwelling through architectural use of building forms, scale, and construction materials.
- (4) (Reserved.)
- (5) The owner of the property must occupy either the primary or accessory dwelling unit as the owner's principle place of residence.
- (6) The owner of the property shall provide the City of Nashua with a covenant for filing with the Hillsborough County registry of deeds, along with the appropriate filing fees. The covenant shall read substantially as follows:

" _____ of _____ covenants and agrees that the property located at _____ contains an accessory dwelling as defined by the City of Nashua Land Use Code (§ 190-264 of Article XLII). That use of the property is permitted as a special exception granted by the Zoning Board of Adjustment on _____, _____. The continued use of the accessory dwelling unit is conditioned upon compliance with all current and subsequently adopted ordinances and statutes applicable to the property." The granting of a certificate of occupancy of the accessory dwelling unit shall be contingent upon receipt of the covenant and fees.
- (7) One (1) additional off-street parking space is required above the minimum standard for a single-family house.
- (8) An interior door shall be provided between the primary dwelling unit and the accessory dwelling unit.
- (9) The single-family dwelling and the accessory dwelling unit shall not be separated in ownership (including by condominium ownership).
- (10) Accessory dwelling units shall only be associated with single-family detached dwellings and not be associated with manufactured housing as defined in RSA 674:31.

I hereby acknowledge that I have read the information presented on this sheet and fully understand its meaning and agree to comply with all of the conditions listed herein.

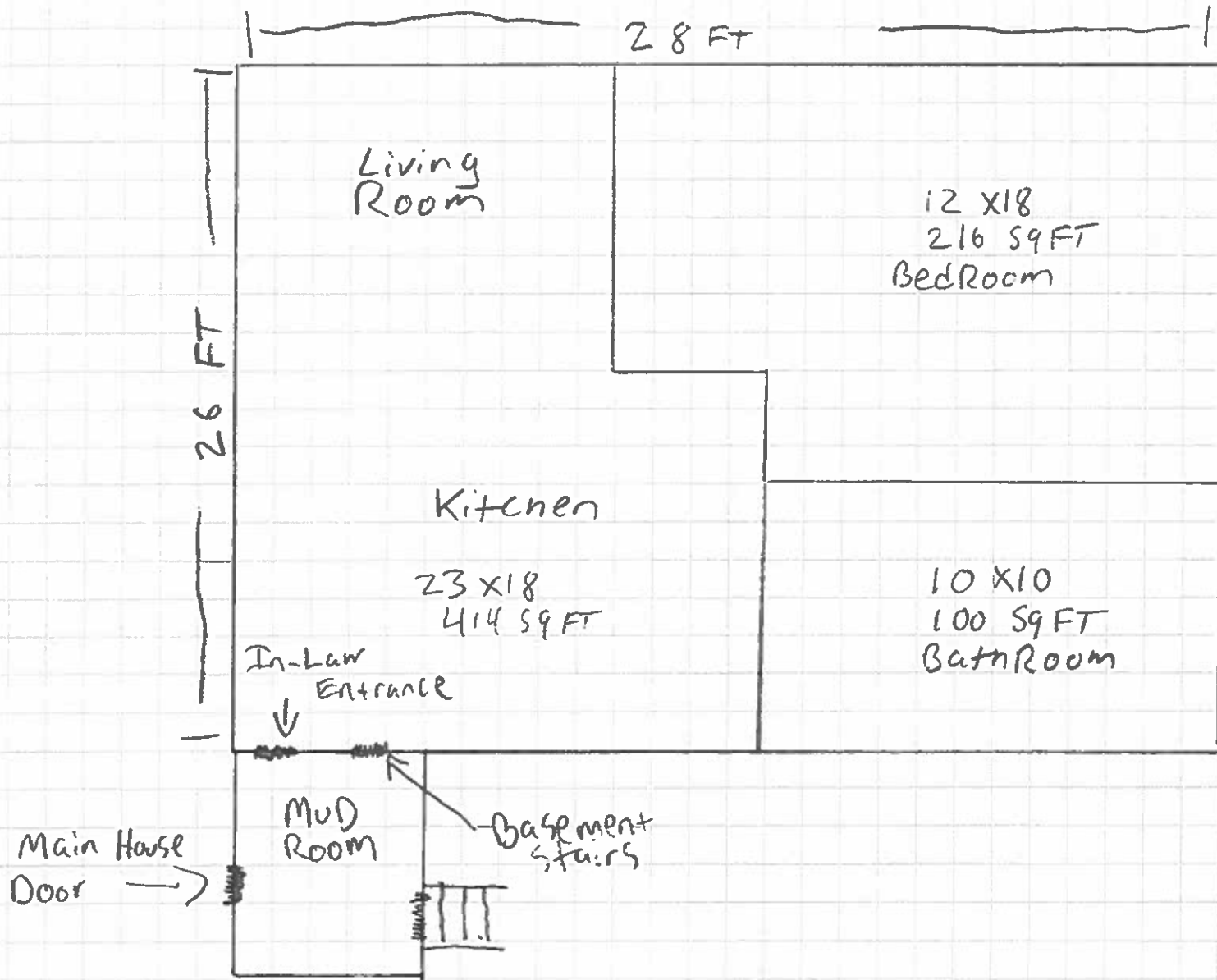


APPLICANT'S SIGNATURE


03/11/23
DATE
03/11/23

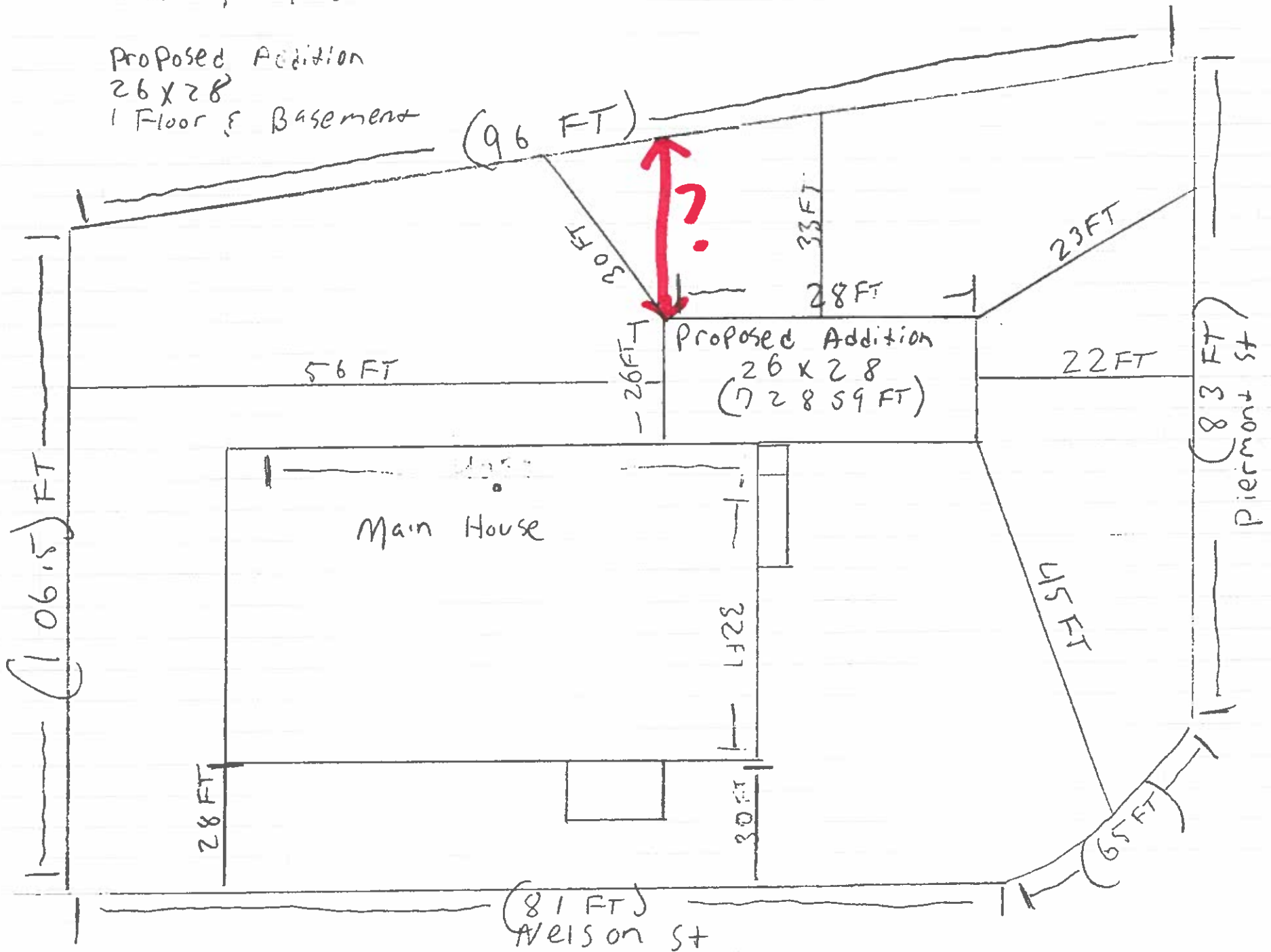
(Interior Drawing)

26 X 28
728 SQ FT



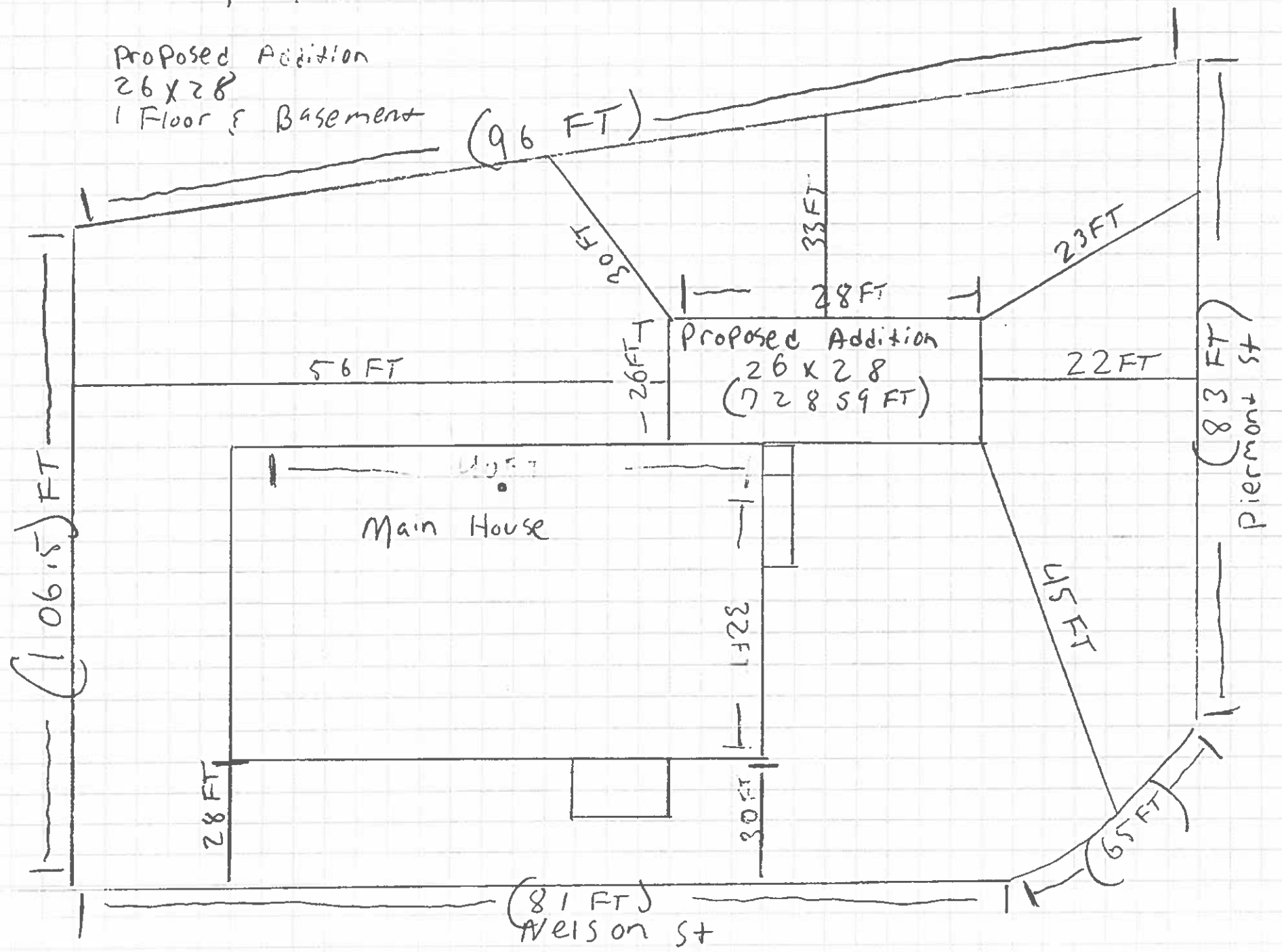
4 Nelson St
Rashua, NH, 03063

Proposed Addition
26 x 28
1 Floor & Basement



4 Nelson St
Ashua, NH, 03063

Proposed Addition
26 x 28
1 Floor & Basement



4 Nelson St

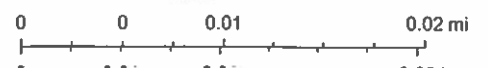


3/23/2023

Address Points

Road Names

1:560



4 Nelson St



3/23/2023

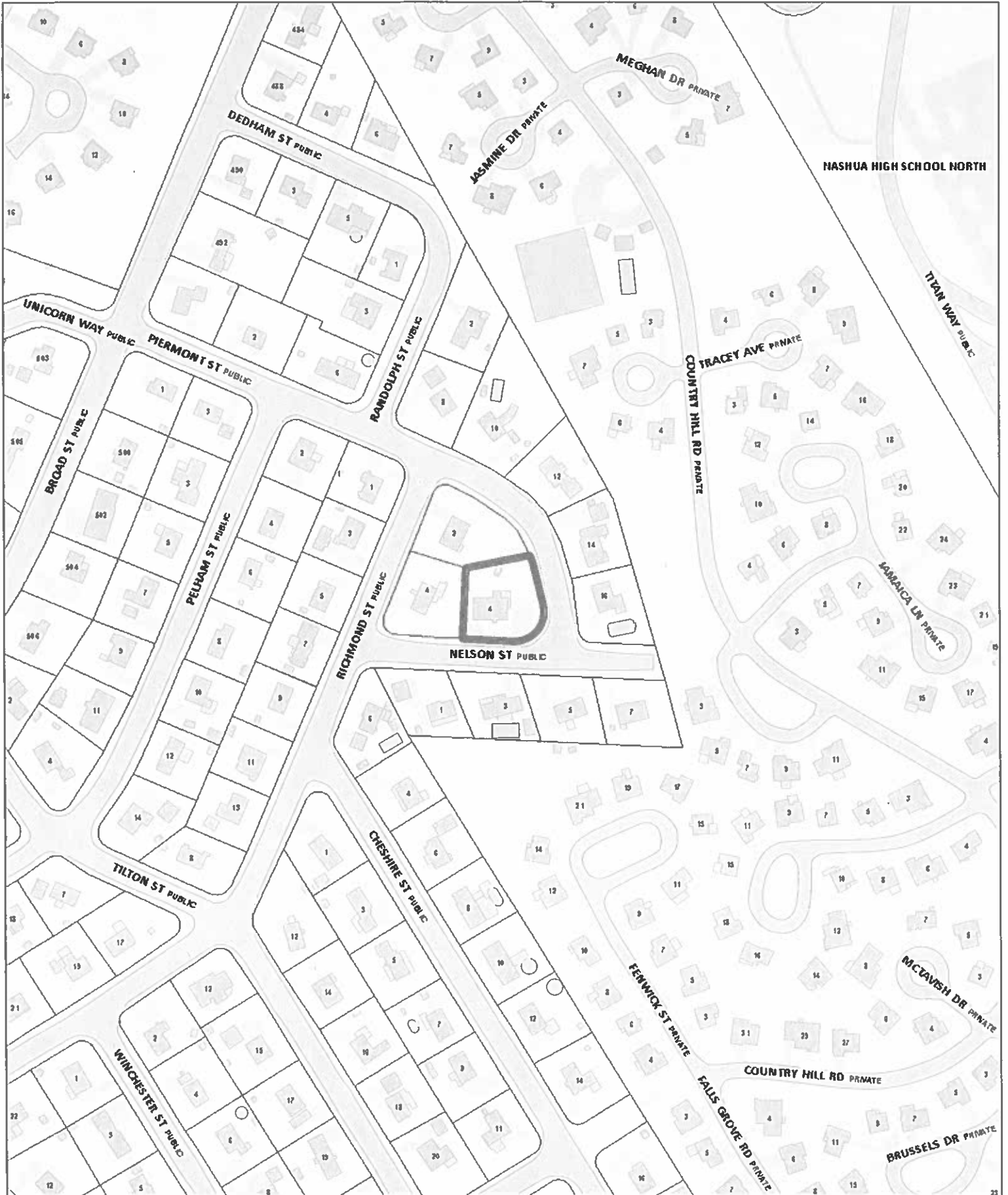
Address Points

Road Names

1:1,121



4 Nelson Street



3/23/2023

Address Points

Road Names

CONSERVATION LAND

DEDICATED OPEN SPACE; PARK RECREATION LAND

1:2,242

0 0.02 0.04 0.07 mi