



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

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST

Zoning District Sheet Lot ✓

2. VARIANCE(S) REQUESTED:

II. GENERAL INFORMATION

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

(Print Name):

Applicant's signature Date

Applicant's address

Telephone number H: C: E-mail:

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

*Owner's signature Date

Owner's address

Telephone number H: 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 4/25/23 Application checked for completeness: CF

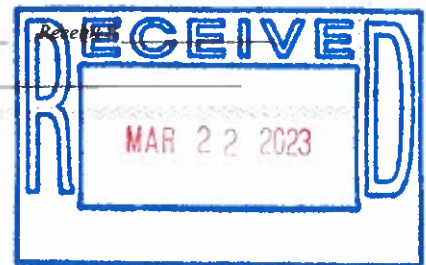
A# 23-0047 Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____

\$ _____ signage fee Date Paid _____ Receipt # _____

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

Land Use Code Section(s) Requesting Variances From: 190-101 Table 101-7



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.")

The replacement will benefit the Veteran residents for a clearer identification of location. It is not in the way of the sidewalk and right of view for vehicles.

- 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.")

The replacement sign will be going in the same location as the existing signage. To give a cleaner look to the Veteran's center. Also providing a street number on the main sign for ease of emergency responders.

- 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.)

The residents and owner will get a sense of value seeing their existing freestanding sign is coming apart and isn't legible.

- 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.)

Replacing the existing sign will improve the value of the surrounding businesses. Having an updated sign that is new and not coming apart will be positive for all.

- 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.

Would like to be able to replace the existing sign that is falling apart with a new sign in the same location. Sign placement is within the 10' setback but not blocking right of way or hindering pedestrians mobility.

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:

- g. 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.

Jillian Arsenault
Signature of Applicant

03/22/2023
Date

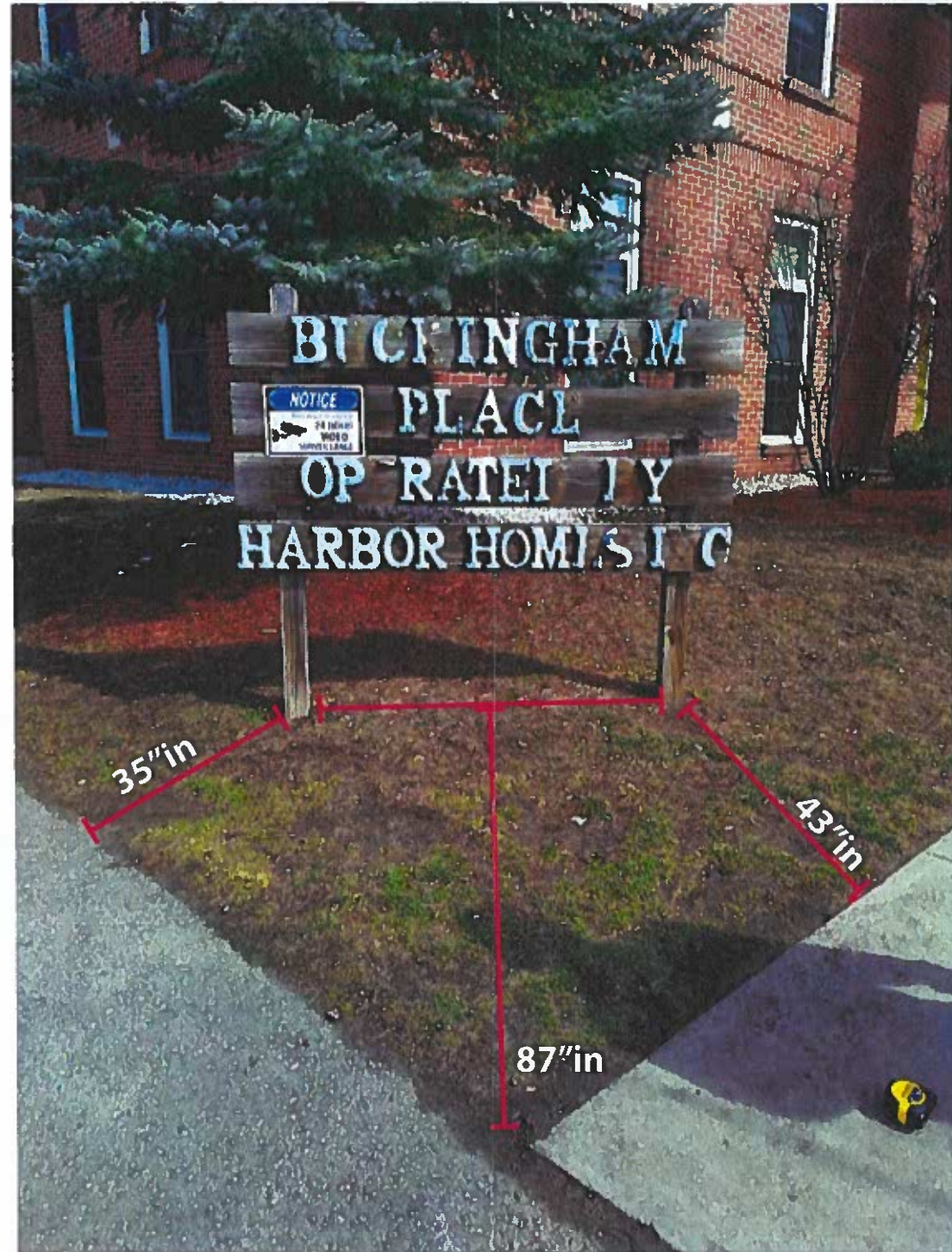
Jillian Arsenault
Print Name

03/22/2023
Date

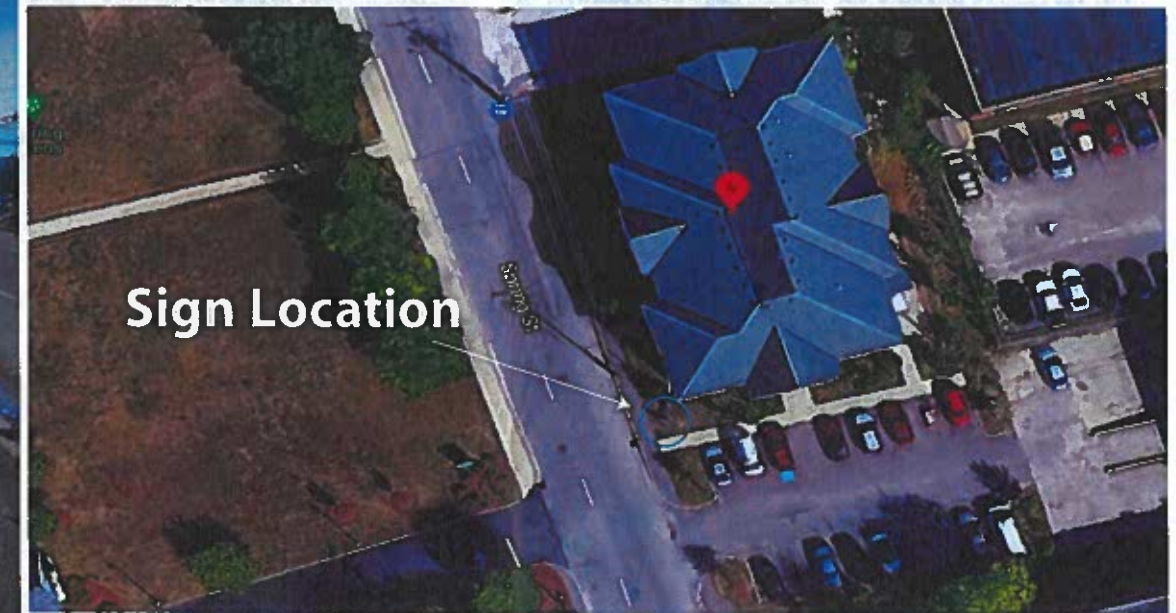
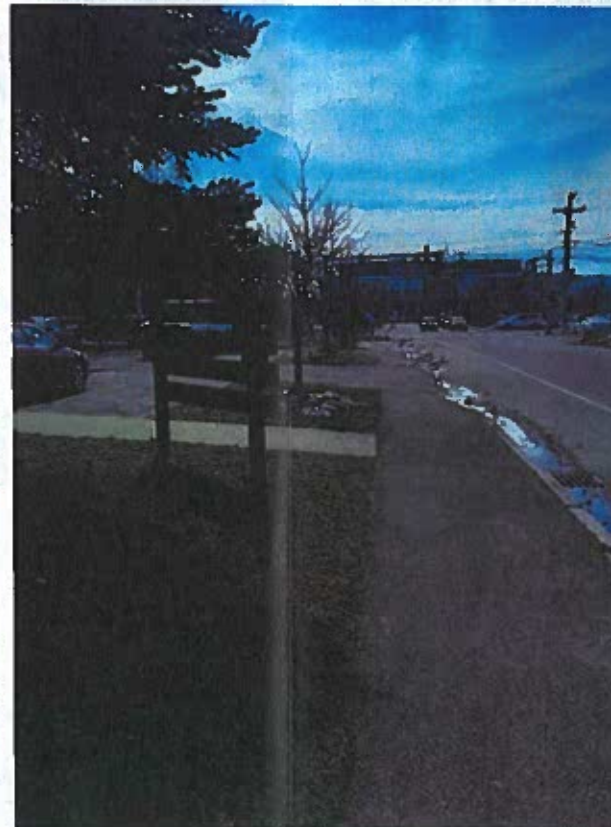
The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
- Please email it to me at jillian@spectrumsigns.com
- Please mail it to me at

EXISTING



REPLACEMENT



SPECTRUM
SIGNS & GRAPHICS
We Are Visual.
The Visual Communication Experts.
603.657.7079
97 EDDY RD. MANCHESTER, NH 03102

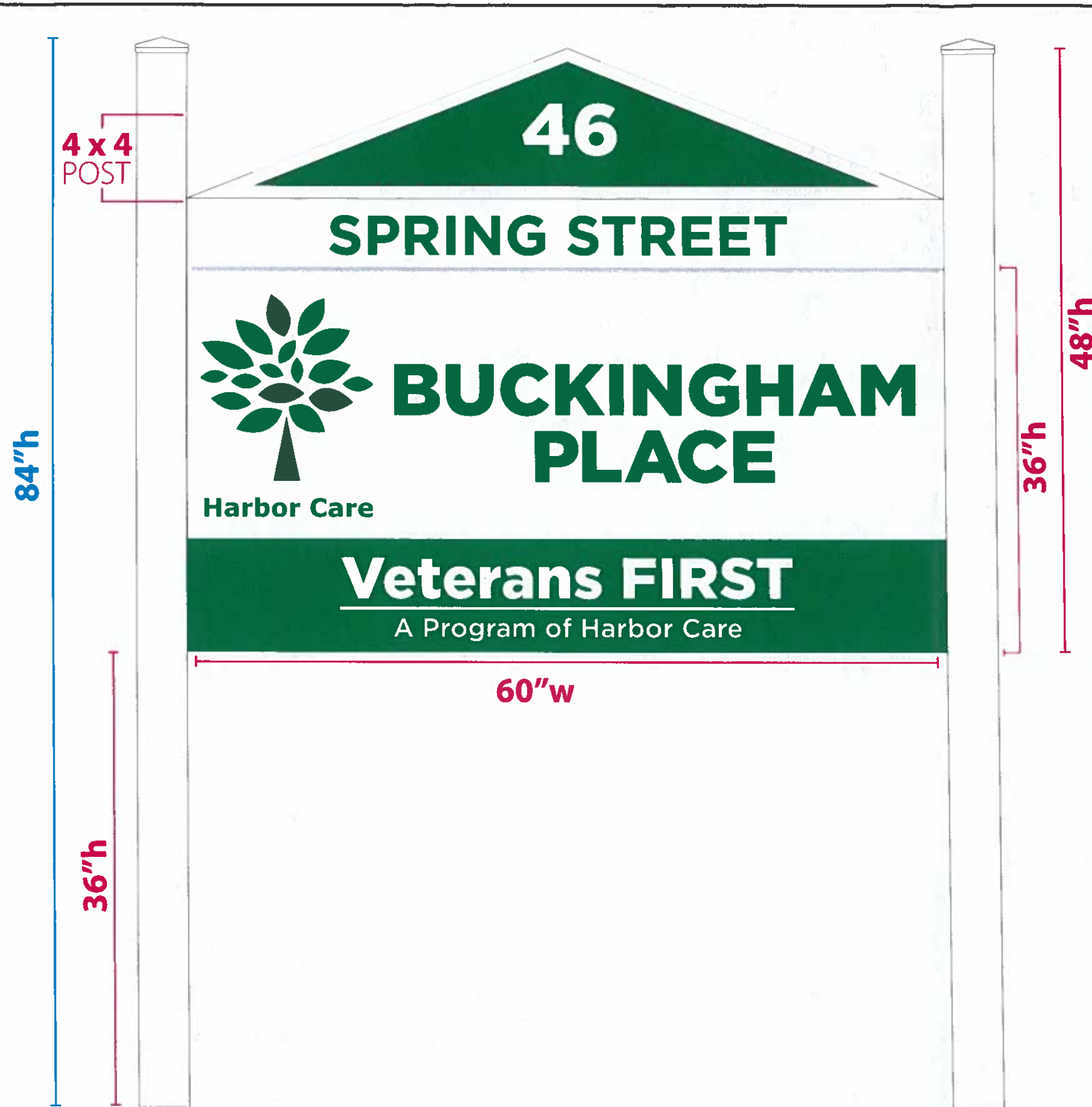
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Rev#	Revision Notes	DATE	BY
0	Initial sketch	02/28/2028	DV

File name:

Customer: BUCKINGHAM PLACE
Contact Name: .
Contact Tel: .
Site Address: 46 SPRING ST
NASHUA, NH

Job#: XXXX
Designer: Daniel Valencia
Date: 02/28/2023
Page: 2



MATERIAL: 1/2" PVC

QTY: 1

FINISH: - Direct printed graphics - Single sided
 - To be mounted on 4x4 wooden posts with white vinyl sleeves and caps

20
sq/ft

 **SPECTRUM**
 SIGNS & GRAPHICS
 We Are Visual.
 603.657.7079
 97 EDDY RD. MANCHESTER, NH 03102

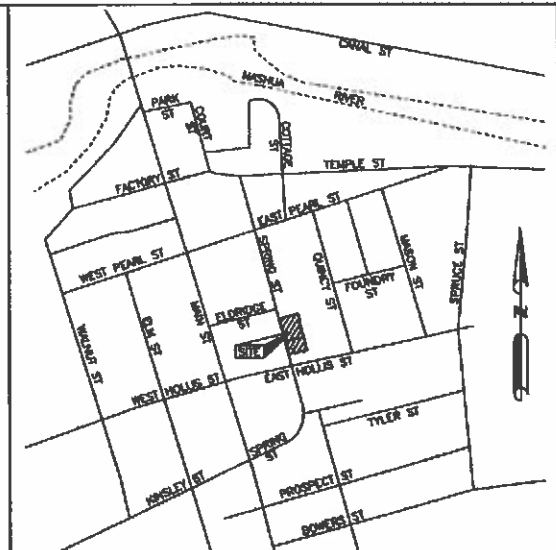
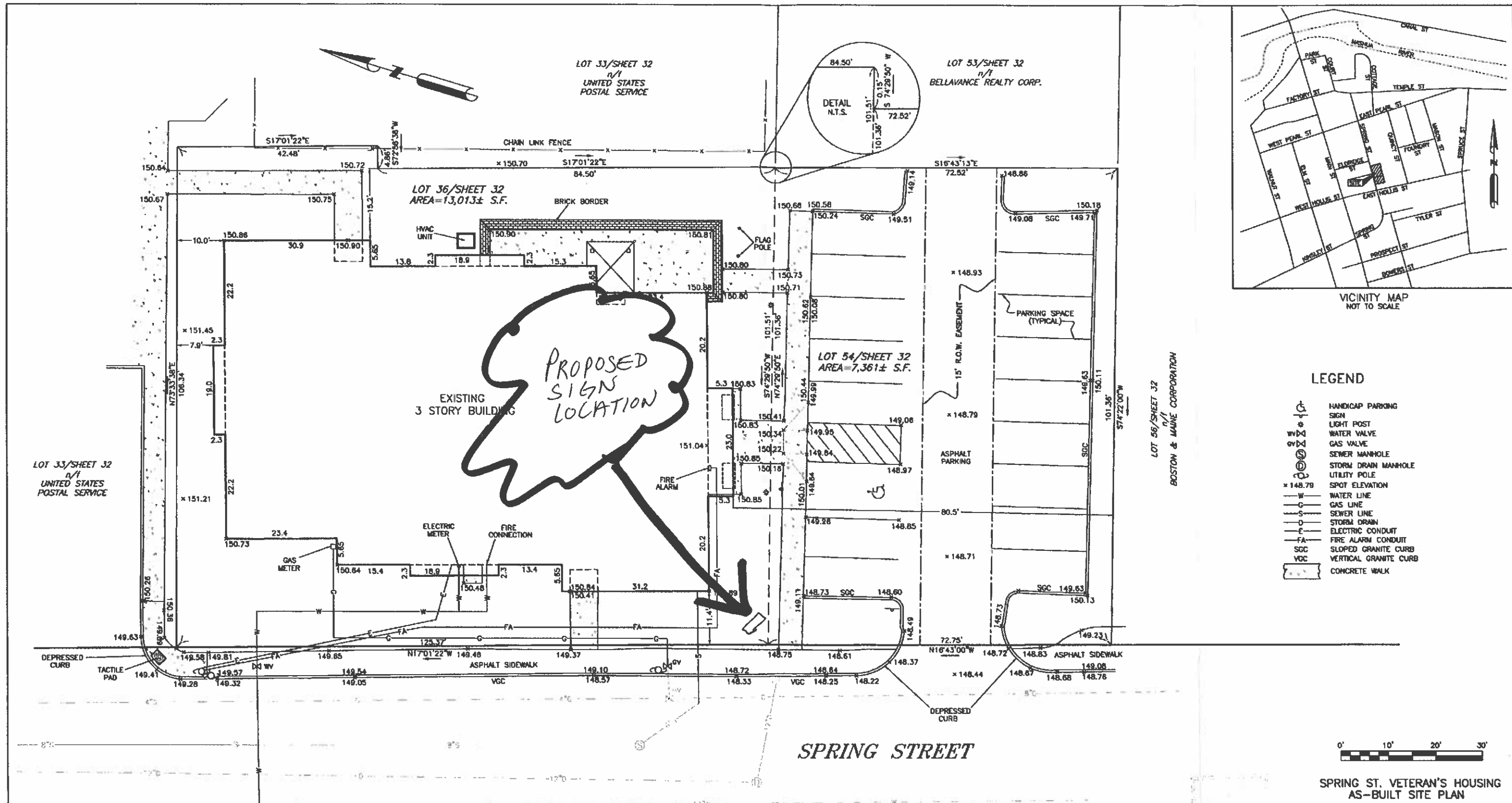
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 Page: 1



LEGEND

- HANDICAP PARKING
- SIGN
- LIGHT POST
- WATER VALVE
- GAS VALVE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- UTILITY POLE
- SPOT ELEVATION
- WATER LINE
- GAS LINE
- SEWER LINE
- STORM DRAIN
- ELECTRIC CONDUIT
- FIRE ALARM CONDUIT
- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- CONCRETE WALK



SPRING ST. VETERAN'S HOUSING AS-BUILT SITE PLAN

DATE: 01/24/07 SCALE: 1"=10'

ADDRESS: 46 SPRING ST. NASHUA, NH
RECORD OWNER: HARBOR HOMES, INC.

RS PATRIOT LAND SURVEYING, LLC
P.O. BOX 849 TEL: (603) 635-3521
PELHAM, NH 03076 FAX: (603) 635-8111

NOTES

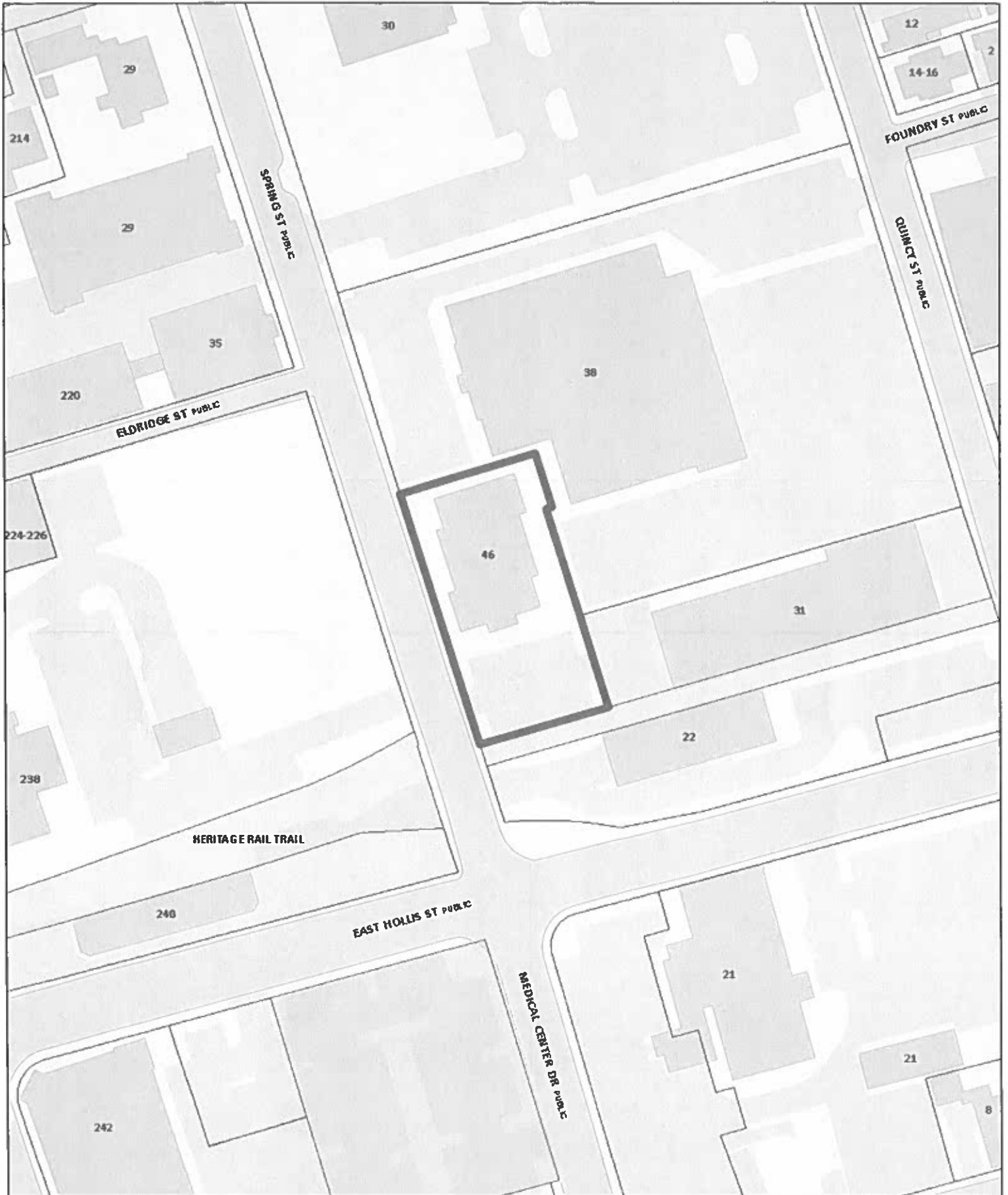
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW AS-BUILT SITE CONDITIONS FOR IMPROVEMENTS MADE WITH RESPECT TO AN APPROVED SITE PLAN ENTITLED "SITE PLAN SPRING STREET VETERAN'S HOUSING FOR HARBOR HOMES, INC." DATED JUNE 30, 2005 BY PATRIOT LAND SURVEYING, LLC.
- 2) THIS PLAN IS BASED ON A FIELD SURVEY BY PATRIOT LAND SURVEYING, LLC PERFORMED BETWEEN 12/19/06 & 01/24/07.
- 3) VERTICAL DATUM: NGVD29.
- 4) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AN AS-BUILT SKETCH PLAN PROVIDED BY NORTH BRANCH CONSTRUCTION, INC. AS WELL AS VISIBLE SURFACE EVIDENCE AND RECORD INFORMATION OBTAINED FROM MUNICIPAL AND PRIVATE UTILITY COMPANIES. THE SURVEYOR DOES NOT GUARANTEE THAT THIS PLAN SHOWS ALL UNDERGROUND UTILITIES.

PREPARED FOR:

Harbor Homes, Inc.
46 High St., Nashua, NH, 03060
Ph: (603) 889-8810 Fax: (603) 889-7414

As built to show reconfiguration of HC Access to the building

46 Spring Street

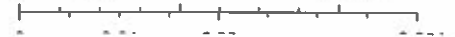


4/10/2023

- Address Points
- Road Names
- CONSERVATION LAND
- DEDICATED OPEN SPACE; PARK RECREATION LAND

1:1,121

0 0.01 0.01 0.03 mi



46 Spring Street



4/10/2023

Address Points

Road Names

1:1,121

0 0.01 0.01 0.03 mi



SPECTRUM SIGNS & GRAPHICS

97 Eddy Road, #4
Manchester, NH 03102
603-657-7079

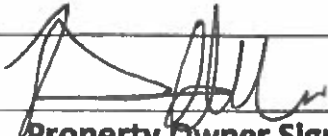
Date: 03/02/2023

OWNER AUTHORIZATION FORM

Property Address:	42 Spring St., Nashua NH
Owner Name:	Harbor Homes, Inc.
Owner Phone:	603-882-3616
Owner E-Mail:	

Contractor:	Spectrum Signs & Graphics
Contractor Address:	97 Eddy Road, #4
Contractor Phone:	603-657-7079
Contractor E-Mail:	install@spectrumsigns.com

The owner of the above referenced property hereby authorizes the above named contractor to act on their behalf, in all matters related to work authorized by this building permit.

	3/7/2023
Property Owner Signature	Date

NOTE: _____