



City of Nashua
Community Development Division
 City Hall, 229 Main Street, PO Box 2019
 Nashua, New Hampshire 03061-2019

Community Development 589-3095
 Planning and Zoning 589-3090
 Building Safety 589-3080
 Code Enforcement 589-3100
 Urban Programs 589-3085
 Economic Development 589-3070
 Conservation Commission 589-3105
 FAX 589-3119
 www.nashuanh.gov

VARIANCE APPLICATION

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. The ZBA will not consider incomplete or inaccurate applications for action. ~ PLEASE PRINT OR TYPE ~

1. VARIANCE INFORMATION

- a. ADDRESS OF REQUEST 15-17 Hunt St
 Zoning District RB Sheet 102 Lot 38
- b. VARIANCE(S) REQUESTED is to maintain 2 Accessory structures
Attached to a non-conforming structure 3' into a 6'
required rear yard setback

2. GENERAL INFORMATION

- a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

Applicant's signature [Signature] / Anne Siteman Date 11/16/15
 Applicant's address 15-17 Hunt St.
 Telephone number (home) 603-566-2051 (Anne) (work) 603-566-4123 (Alicia)

b. PROPERTY OWNER [Signature] / Anne Siteman
 Owner's signature [Signature] Date 11/16/15
 Owner's address 15-17 Hunt St.
 Telephone number (home) 603-566-2051 (Anne) (work) 603-566-4123 (Alicia)

Case number _____	Application Deadline _____	Date Received _____	Date of hearing <u>1/12/16</u>
Notices: Newspaper <input type="checkbox"/>	Abutters <input type="checkbox"/>	Board Action _____	
\$ _____ fee <input type="checkbox"/>		Date Paid _____	Receipt # _____
\$ _____ application fee <input type="checkbox"/>		Date Paid _____	Receipt # _____
\$15 signage fee <input type="checkbox"/>	\$100 recovery fee <input type="checkbox"/>	Date Paid _____	Receipt # _____

PLR 2015-00232

3. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attached 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 that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

Does not

- 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.")

Does not

- 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.)

Will not

- 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.)

Will not

- 5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship**, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the

Address 15-17 Hunt St.

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.

Small side was needed for additional storage. The two structures were added to a very old garage. The deck was constructed in this spot because it was the best place for it. Neither affect the neighbors. To have to move the structures would cause much hardship for us.

N/A

4. 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 point specifically mentioned are affected by action taken on this appeal.

Glicia Trues / Anne Sitarman
Signature of applicant

11/16/15
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 _____
- Please mail it to me at 15 Hunt St.
Nashua, NH 03060

