



**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 38 Langholm Dr. Nashua  
 Zoning District R9 Sheet C Lot 393

b. VARIANCE(S) REQUESTED To Leave A shed 2' from property line instead of 6'. And to leave it 10'x16'.

**2. GENERAL INFORMATION**

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)  
Andrew Dubray  
 Applicant's signature [Signature] Date 11-28-2015  
 Applicant's address 38 Langholm Dr. Nashua NH 03062  
 Telephone number (home) 888-1510 (work) \_\_\_\_\_

b. PROPERTY OWNER SAME AS ABOVE  
 Owner's signature \_\_\_\_\_ Date \_\_\_\_\_  
 Owner's address \_\_\_\_\_  
 Telephone number (home) \_\_\_\_\_ (work) \_\_\_\_\_

Case number \_\_\_\_\_ Application Deadline \_\_\_\_\_ Date Received 12/1/15 Date of hearing 1/12/16  
 Notices: Newspaper  Abutters  Board Action \_\_\_\_\_  
 \$ \_\_\_\_\_ fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 \$ \_\_\_\_\_ application fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 \$15 signage fee  \$100 recovery fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

PLR # 2015-00230

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.")

It's been safe & no threat to public health for 2 years + most neighbors have sheds that sit right on their property lines.  
One neighbor has A shed At the foot of his driveway.

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.")

Neighbor had sheds implied setting it 2' from line was ok.  
Logic placed the shed where it is based on needed Access  
between shed + Garage and existing OAK tree.  
No other spot worked.

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.)

A large oak tree forced the placement. Snow  
removal equipment for drive does not belong in A  
back yard shed + does not fit in garage. Back of lot  
has steep grade. Access for Basement + storage no  
good spot to place shed. Needed for snow removal  
and yard tools.

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.)

This is not A permanent structure, it set on  
cinder blocks. Most yards in this Area have sheds  
right on property lines. This is essentially  
a 10'x10' shed with a 6' extension to roof for covering wood.  
I tried to make it look better than having blue tarps

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

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.

Steep grade in back yard did not allow for shed. so I placed it to accommodate my snow removal equipment, large lawn tractor. lots of sheds are closer to their property lines.

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.

[Signature]  
Signature of applicant

11/28/2015  
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 \_\_\_\_\_

