



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 55 Gillis St Nashua NH 03060
 Zoning District RB Sheet 25 Lot 00050

b. VARIANCE(S) REQUESTED The new 6x16 shed structure is 2ft from the existing property line. moving the shed 6ft from the line to meet the current code would make the usage unconventional and difficult. I would like to keep it 2ft from the property line.

2. GENERAL INFORMATION

a. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
Julian Thibeault
 Applicant's signature [Signature] Date 12-16-15
 Applicant's address 55 Gillis St Nashua NH 03060
 Telephone number (home) 978-866-0487 (work) _____

b. PROPERTY OWNER Julian Thibeault
 Owner's signature [Signature] Date _____
 Owner's address 55 Gillis St Nashua NH 03060
 Telephone number (home) 978 866 0487 (work) _____

Case number _____ Application Deadline _____ Date Received 12/15/15 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 # _____

PLR2015-00240

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.")

This is a small shed in the backyard of the property very similar to the surrounding properties. In no way should it be a concern of public interest.

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 shed placement is currently the only logical placement however does not impose any significant or insignificant detraction from the surrounding properties.

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 variance would allow for proper use of the structure. If the variance is not granted, ~~the~~ moving of the structure to comply with the ordinance would result in large costs and inoperable use.

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 structure is in visually logical placement and sits in with the overall character of the neighborhood and surrounding properties.

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.

The structure would need to be relocated to an area of the property not appropriate for its usage and would place the structure almost in the center of the property, which would detract from the visual appeal detracting from the value of the property. Also, this would incur significant costs.

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 0 Number of employees per shift 0
- b. Hours and days of operation N/A
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 0
- d. Number of daily and weekly commercial deliveries to the premises 0
- e. Number of parking spaces available 2
- f. Describe your general business operations N/A
- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation N/A

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

12-16-15
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:

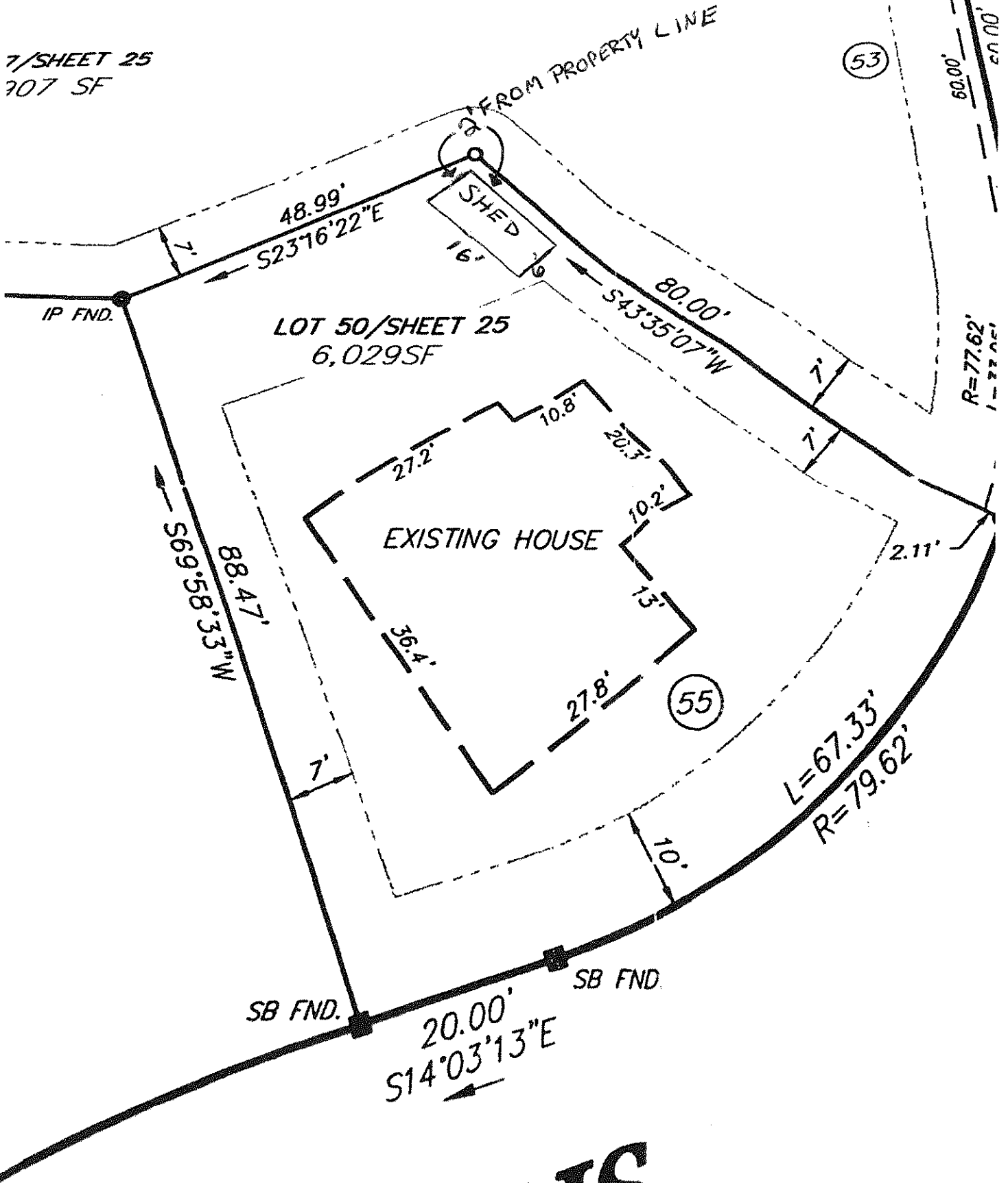
- I will pick it up at City Hall
- Please email it to me at Bigtwenty@gmail.com
- Please mail it to me at 55 Gillis St Nashua NH 03060

FND.

$N01^{\circ}56'47''E$
229.90'

7/SHEET 25
707 SF

53



IP FND.

LOT 50/SHEET 25
6,029 SF

SHED

EXISTING HOUSE

55

SB FND.

SB FND.

20.00'
 $S14^{\circ}03'13''E$

$L=67.33'$
 $R=79.62'$

$R=77.62'$
 $L=60.00'$

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