



THE CITY OF NASHUA

"The Gate City"

*Community Development Division
Planning Department*

ZONING BOARD OF ADJUSTMENT

FEBRUARY 23, 2016

AMENDED AGENDA

1. Ballinger Properties, LLC & BT Realty Limited Partnership, Joanne Charron and Towers Motor Parts Corporation of Nashua (Owners) 242 Main Street, 1 & 5 East Hollis Street (Sheet 31 Lots 1, 2 & 6) requesting the following variances: 1) to allow an electronic changing message center sign on a portion of a new ground sign, 2) to exceed maximum ground sign height, 10 feet allowed, 24 feet proposed, 3) to exceed maximum ground sign area, 50 sq.ft allowed, 88 sq.ft proposed, 4) to exceed maximum wall sign area, 100 sq.ft allowed, 112 sq.ft proposed, 5) to allow an additional wall sign on the building, two permitted, an additional wall sign proposed for eastern façade for a total of three wall signs, and 6) to exceed maximum wall sign area, a total of 200 sq.ft allowed, 285 sq.ft proposed for all three wall signs. D-1/MU Zone, Ward 4. **[ONLY VARIANCES #2 AND #3 TABLED FROM 1-12-16 ZBA MEETING]**
2. Harbor Homes Inc. (Owner) 45 High Street (Sheet 79 Lot 127) requesting variances to allow two electronic message centers as wall signs, one facing High Street, one facing Factory Street. D-1/MU Zone, Ward 4.
3. Robert D'Ortona Jr. (Owner) 40 Linton Street (Sheet 129 Lot 254) requesting the following variances: 1) to encroach 2'-4" into the 6 foot left side yard setback; and 2) to encroach 4'-11" into the 6 foot required rear yard setback - both requests to maintain a 14'x40' shed. RA Zone, Ward 7.
4. Hol-Cot Realty, LLC (Owner) 167-169 West Hollis Street (Sheet 87 Lot 33) requesting variance for minimum lot area, 22,924 square feet existing, 62,228 square feet required - to convert one unit from an office use to a residential unit. RB Zone, Ward 6.
5. Joseph J. Butler, Trustee (Owner) 66 West Hollis Street (Sheet 84 Lot 29) requesting variance to encroach 3'-9"

over the front property line (facing West Hollis Street), to construct a new roof awning to replace original awning destroyed by fire. GB Zone, Ward 4.

6. Bible Baptist Church (Owner) 117 Fairview Avenue (Sheet 105 Lot 5) requesting variance for minimum open space, 50% required, 51.7% existing - 41% proposed - to construct a 5,800 square foot building addition. R9 Zone, Ward 6.
7. Robert & Demetria Nadeau (Owner) Randy Guilbault d/b/a Jenna Auto Sales (Applicant) 19 D Street (Sheet 40 Lot 14) requesting use variance to allow for auto sales of no more than 10 cars at any given time in existing building. GI Zone, Ward 7.

OTHER BUSINESS:

1. Review of Motion for Rehearing:
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings.

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."