

1. Zoning Board Of Adjustment Regular Meeting Agenda(PDF)

Documents:

[20230411 ZBA AGENDA.PDF](#)



**City of Nashua**  
**Planning Department**  
229 Main Street  
Nashua, New Hampshire 03061-2019

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March 28, 2023

The following is to be published on ROP April 2, 2023, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will occur on Tuesday, April 11, 2023, at 6:30 p.m. in the 3<sup>rd</sup> floor auditorium at Nashua City Hall, 229 Main St, Nashua, NH and Zoom via the link below. Members of the public can submit their comments via email to ([zb@nashuanh.gov](mailto:zb@nashuanh.gov)) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on April 10, 2023 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting April 6, 2023, at [www.nashuanh.gov](http://www.nashuanh.gov) in the Calendar or in Agendas and Minutes.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87329155928?pwd=MG9ibFBzQUd5WHRJOTNudzI2MDJWZz09>

Meeting ID: **873 2915 5928**

Passcode: **431294**

To join by phone: **1 (929) 436-2866**

If you are not able to connect to **Zoom**, contact the Planning Department at (603) 589-3056.

1. Ijeoma C. & Charles Okorie (Owners) 46 Cox Street (Sheet 137A Lot 3) requesting special exception from Land Use Code Section 190-16 (E)(3)(a) for a minor encroachment to encroach a maximum of 4 feet into the 10 foot required left side yard setback to construct an attached 21'x22' two-car garage. RA Zone, Ward 2. **[POSTPONED FROM THE MARCH 28, 2023 MEETING]**
2. The Richard Family Rev. Tr. (Owners) Thomas Richard (Applicant) 4 Nelson Street (Sheet F Lot 382) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to construct a 26'x28' one story attached addition for an accessory (in-law) dwelling unit. R9 Zone, Ward 1.
3. Alyssa A. & Michael A. St. Aubin (Owners) 18 Bedford Street (Sheet E Lot 308) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 19 feet into the 30 foot required rear yard setback to construct an attached

15'x26' one-story addition to rear of existing house. R9 Zone, Ward 1.

4. East Dunstable Properties, LLC (Owner) John Forcier (Applicant) 7 East Dunstable Road (Sheet 109 Lot 76) requesting variance from Land Use Code Section 190-17 (E) (1) to exceed maximum driveway width, 24 feet permitted, 36 feet proposed, to construct one 24-foot wide driveway on Burnett Street, and one 12-foot wide driveway on East Dunstable Road. RA Zone, Ward 6.
5. Maria C. Amorin & Juscali DeCales (Owners) 30 East Dunstable Road (Sheet 111 Lot 42) requesting the following: 1) special exception from Land Use Code Section 190-15, Table 15-1 (#6) to convert a single-family home into a two-family home; and, 2) variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 9,824 sq.ft existing, 14,520 sq.ft required. RA Zone, Ward 6.

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."