

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

Documents:

[20230613 ZBA AGENDA.PDF](#)



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

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May 30, 2023

The following is to be published on ROP June 4, 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, June 13, 2023, at 6:30 p.m. in the 3rd 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) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on June 12, 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 June 8, 2023, at 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. Gregory & Christina Sullivan (Owners) Brian & Donna Sullivan (Applicants) 10 Dunlap Drive (Sheet G Lot 459) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit in basement of home. R18 Zone, Ward 2.
2. Normand & Mary Lavallee Irrevocable Trust (Owners) Normand Lavallee (Applicant) 115 Shore Drive (Sheet E Lot 854) requesting special exception from Land Use Code Section 190-112 to work in the 75-foot prime wetland buffer of the Nashua River to remove four trees. R9 Zone, Ward 5.
3. Joshua & Hayley Klein (Owners) Hayley Klein (Applicant) 79 East Stark Street (Sheet 47 Lot 302) requesting special exception from Land Use Code Section 190-36 (B) and 190-47 (B) for a major home occupation for an in-home child-care facility for up to 6 children. RA Zone, Ward 3.

4. Andrew & Kayla Coukos (Owners) 1 Edwards Avenue (Sheet 120 Lot 44) requesting the following: 1) special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit in the basement; and, 2) variance from Land Use Code Section 190-32 (B)(1) to exceed maximum size of accessory dwelling unit, 750 sq.ft allowed - 1,105 sq.ft proposed. RA Zone, Ward 6.
5. Peggy Ann Simone & William Charles Martin (Owners) Attorney Andrew H. Sullivan (Applicant) 904 West Hollis Street (Sheet D Lot 341) requesting the following: 1) variance from Land Use Code Section 190-16, Table 16-3 to encroach 14 feet into the 20 foot required front yard setback to maintain an existing front porch; 2) variance from Land Use Code Section 190-31 (A) to encroach 6 feet into the 6 foot required left side yard setback to maintain an existing 16'x20' shed, and, to encroach 1 foot into the 6 foot required left side yard setback to maintain an existing 12'x12' shed; 3) special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit above existing garage; and, 4) variance from Land Use Code Section 190-32 (B)(1) to exceed maximum size of accessory dwelling unit, 750 sq.ft allowed - 1,472 sq.ft proposed. R9 Zone, Ward 5.
6. Robin J. Simons (Owner) 2 Keats Street (Sheet B Lot 281) requesting variance from Land Use Code Section 190-17 (E)(1) to exceed maximum driveway width, 24 feet permitted, 25 feet existing, an additional 20 feet requested (on Shelley Drive) for a total driveway width of 45 feet, to park a camper. R18 Zone, Ward 8.

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."