

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

Documents:

[20220614 ZBA AGENDA.PDF](#)



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

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May 31, 2022

The following is to be published on ROP June 5, 2022, 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 14, 2022, 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 ([planningdepartment@nashuanh.gov](mailto:planningdepartment@nashuanh.gov)) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on June 13, 2022 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 10, 2022, 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**

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. The Sarah K. Zimmerman Rev. Tr. (Owner) 33 Fairmount Street (Sheet 62 Lot 192) requesting variance from Land Use Code Section 190-264 for accessory use area, 40% allowed - 62% existing - 58% proposed - to remove a 900 sq.ft boat house and replace with a new 750 sq.ft garage. RB Zone, Ward 3. **[POSTPONED FROM 5-10-2022 MEETING]**
2. Javier Guitron, Jr. (Owner) Jocelyn Guitron (Applicant) 11 Seminole Drive (Sheet 138 Lot 364) requesting special exception from Land Use Code Section 190-47 (B) for a major home occupation for an in-home physical therapy business. R9 Zone, Ward 1.
3. Justin M. & Pamela A. Reardon (Owners) 11 April Drive (Sheet A Lot 413) requesting variance from Land Use Code Section 190-31 to encroach 20 feet into the 20 foot required front yard

setback (on Dudley Street) to replace an 8'x12' shed with a new 8'x12' shed. RA Zone, Ward 7.

4. Norman G. Duchesne & Pamela L. Cadieux (Owners) 40 Richmond Street (Sheet F Lot 256) requesting variance from Land Use Code Section 190-264 for accessory use area, 40% allowed - 58.5% proposed - to construct an attached 16'x24' addition on back of existing detached garage. R9 Zone, Ward 1.
5. Joseph M. & Wendy L. Schumann (Owners) 9-11 Demanche Street (Sheet 105 Lot 59) requesting variance from Land Use Code Section 190-17 (E) (1) to exceed maximum driveway width, 24 feet permitted - one 13' gravel driveway existing on west side of lot to remain as is, one 20' paved driveway on east side of lot for existing width of 33 feet - requesting to widen driveway on east side of lot to 22 feet for a total width of 35 feet. R9 Zone, Ward 6.
6. James A. Cooper & Connor Feathers (Owners) 302-A & 302-B Pine Street (Sheet 102 Lot 179) requesting variance from Land Use Code Section 190-17 (E) (1) to exceed maximum driveway width, 24 feet permitted, no pavement existing - 48 feet proposed for duplex/condex, where each unit is requesting 24 feet in width. RB Zone, Ward 6.
7. Robert J. & Nicole Schwartz (Owners) 19 Brookline Street (Sheet 64 Lot 154) requesting the following variances: 1) from Land Use Code Section 190-16, Table 16-3, to encroach 18 feet into the 25 foot required front yard setback (on Gordon Street) to construct an attached single-story 12' x 20'-8" garage addition; and, 2) from Land Use Code Section 190-17 (E) (2) to construct new driveway within approximately 25 feet of the intersection of Brookline Street and Gordon Street, minimum of 50 feet required, while eliminating existing driveways on Manchester Street and Gordon Street. RA Zone, Ward 2.

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."