



LEGAL NOTICE

CITY OF NASHUA

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing of the **City of Nashua Zoning Board of Adjustment** will occur on **Wednesday, September 14, 2022, 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 (planningdepartment@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on September 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 September 8, 2022, at www.nashuanh.gov in the Calendar or in Agendas and Minutes.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87329155928?pwd=MG9ibFBzQUd5WHRJOTNudzl2MDJWZz09>

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. **Jigna & Sachin Patel (Owners) 69 Cherrywood Drive (Sheet C Lot 2755)** requesting the following: 1) A determination whether a material change of circumstances affecting the merits of the application has occurred, or that the application is for a use that materially differs in nature and degree from the variance for a driveway that was denied by the ZBA on 7-26-2022; and, if so: 2) variance from Land Use Code Section 190-17 (E)(1), to exceed maximum driveway width, 24 feet permitted, 32 feet existing, revised driveway 24 feet wide at right-of-way, extending to 32 feet wide beginning at 17 feet into the 25 foot required front yard setback. R40 Zone (FUOD Overlay), Ward 5.

2. **Nashua Development Company & Hamblett & Kerrigan (Owners) Nashua Country Club (Applicant) 25 Fairway Street (Sheet 116 Lot 1)** requesting special exception from Land Use Code Section 190-115 to work in a 20-foot "other" wetland buffer, an unnamed intermittent stream, to remove six trees along the third hole fairway. R9 Zone, Ward 7.

3. **Elias & Myra Nikitas (Owners) 19 Royal Oak Drive (Sheet 56 Lot 43)** requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit, by converting existing attached garage. RA Zone, Ward 3.

4. **Felix M. Guzman Liranzo (Owner) 205 Kinsley Street (Sheet 87 Lot 62)** requesting variance from Land Use Code Section 190-17 (E) to exceed maximum driveway width, 24 feet permitted, 21 feet existing (on Kinsley Street), requesting to maintain an additional 20 foot driveway (on New Dunstable Road) for a total width of 41 feet. RA Zone, Ward 6.

5. **Edward J. Davis & Heidi A. Wolf (Owners) 126 Peele Road (Sheet B Lot 538)** requesting the following: 1) special exception from Land Use Code Section 190-15, Table 15-1 (#3) to construct an attached two-story addition with an accessory (in-law) dwelling unit on first story; and, 2) variance from Land Use Code Section 190-32 (3)(a) to allow an entrance door to proposed accessory dwelling unit facing Peele Road. R18 Zone, Ward 8.

6. **The Francisco Ramos Rev. Trust & Julio Ramos (Owners) Faustino Ramos & Rebeca Powers (Applicants) 82 Chestnut Street (Sheet 82 Lot 81)** requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 3,116 sq.ft existing, 6,970 sq.ft required, to convert a single-family dwelling into a two-family dwelling. RC Zone, Ward 4.

7. **25-27 Elm Street Capital, LLC (Owner) 18-30 Gillis Capital LLC (Applicant) 18-30 Gillis Street (Sheet 27 Lot 12)** requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) for minimum land area, 41,524 sq.ft existing, 124,456 sq.ft required; and, 2) for minimum open space, 35% required, 46% existing – 30% proposed – to construct a new 9-unit, 2-story multi-family building with associated improvements on a lot with an existing 11-unit multi-family building. RB Zone, Ward 7. **[POSTPONED FROM THE AUGUST 9, 2022 MEETING.]**

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."