



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT

APRIL 28, 2026

AMENDED AGENDA

The following is to be published on ROP April 19, 2026 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 28, 2026, at 6:30 p.m. in the 3rd floor auditorium at Nashua City Hall, 229 Main St, Nashua, NH. Members of the public can submit their comments via email to (zb@nashuanh.gov) or by mail by 4:00 p.m. before April 27, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting April 24, 2026, at www.nashuanh.gov.

1. George Simione (Owner) 8 Gendron Street (Sheet E Lot 239) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted, 58% proposed, to construct an accessory 30'x30' shed in back yard. R9 Zone, Ward 5.
2. Mark Lessard & Jane McCutcheon (Owners) 26 Verona Street (Sheet 101 Lot 151A) requesting special exception from Land Use Code Section 190-112 to work in the 75-foot prime wetland buffer of Salmon Brook to construct a 12'x12' deck to the back of the house. RB Zone, Ward 6. **[POSTPONED TO 5-12-2026 FOR FURTHER CONSERVATION COMMISSION REVIEW]**
3. Andrew Ramos (Owner) 23 Ashland Street (Sheet 60 Lot 57) requesting variance from Land Use Code Section 190-17 (E)(1) to exceed maximum driveway width, 24 feet permitted, 18 feet existing - an additional 17 feet of driveway width proposed on left side of existing driveway for a total width of 35 feet. RA Zone, Ward 2.
4. Johnny Da Silva (Owner) 28-30 Central Street (Sheet 83 Lot 46) requesting variance from Land Use Code Section 190-16, Table 16-3, to encroach an additional 1 foot into the 7 foot required right side yard setback, 5 foot encroachment

exists, for a total encroachment of 6 feet - to remove and replace existing unsafe two-story porches and staircases with new ones. RC Zone, Ward 4.

5. Jonathan Leake & Alex Nikulin (Owners) Andrew H. Sullivan, Esq. (Applicant) 7 Haines Street (Sheet 19 Lot 36) requesting the following variances: 1) from Land Use Code Section 190-16, Table 16-3, for minimum land area, 11,886 sq.ft existing, 18,669 sq.ft required - to maintain a three unit house; and, 2) from Land Use Code Section 190-31, to encroach 1'-4" into the 6-foot required rear yard setback and to encroach 2'-10" into the 6-foot required side yard setback, both requests to maintain an existing shed. RB Zone, Ward 7.
6. James M. & Sandra A. Mirakian (Owners) 3 Osgood Road (Sheet A Lot 794) requesting special exception from Land Use Code Section 190-112 to work in a 40-foot wetland buffer to construct a 16'x16' shed. RA Zone, Ward 7.
7. Blue Coral Canal, LLC (Owner) Anand Mahendrakar (Applicant) 20 Canal Street (Sheet 42 Lot 47) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to convert an existing attached garage into two additional residential units, three existing, for a total of five residential units. LB Zone, Ward 3.

OTHER BUSINESS:

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

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