



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT
September 9, 2026
AMENDED AGENDA

The following is to be published on ROP August 23, 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 **WEDNESDAY**, September 9, 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 (please make sure to include your name/address and comments) by 4:00 p.m. on September 8, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting August 31, 2026, at www.nashuanh.gov.

1. Ryan Dillon (Owner) Paul Gaffney (Applicant) 22 Skyline Dr (Sheet D Lot 305) requesting variance from Land Use Code Section 190-16, Table 16-3 for 5-foot front setback encroachment, 15-feet proposed - 20-feet required, to construct an 8'x42' covered farmers porch. R-9 Zone, Ward 5.
2. Karleth Torres (Owner & Applicant) 30 Edwards Street (Sheet 122 Lot 594) requesting variance from Land Use Code Section 190-17 (E)(2) to exceed maximum driveway width, 24 feet permitted - up to 43 feet proposed for a paved driveway expansion within the front setback. RA Zone, Ward 6.
[POSTPONED PER APPLICANT TO 9/22/2026 MEETING]
3. Oleg Podroubnyi (Owner) Black Phoenix Builds (Applicant) 3 Suffolk Park U-361 (Sheet G Lot 455) requesting variance from Land Use Code Section 190-26 to allow a proposed 8' x 20' deck to encroach 8-feet into the required 30-foot setback from internal traffic routes. R-9/PRD Zone, Ward 2.

OTHER BUSINESS:

1. Review of upcoming agenda to determine proposals of regional impact.

2. Approval of Minutes for previous hearings/meetings.
3. Re-CDOE Presentation
4. Review of Bylaws.

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