

13 REED STREET DRIVEWAY WAIVER

WR# 01-22

STAFF REPORT

April 13, 2022

SITE: 13 Reed Street; Map 182 Lot 014-000

ZONING: TR (Town Residence)

PURPOSE OF PLAN: To widen the current driveway by ten (10) feet which encroaches ten (10) feet into the fifteen (15) foot setback.

PLANS UNDER REVIEW:

Hand-marked Parcel Map of 13 Reed Street showing the proposed driveway width; prepared by: Nasir Sultan, 13 Reed Street, Hudson, NH 03051; prepared for: self; dated March 18, 2022.

APPLICATION TRACKING:

- March 18, 2022 – Application received.
- April 13, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The existing lot has a single-family house with a built-in 1-car garage and an accessory dwelling unit in the rear. The lot has two paved driveways, one accessing from Reed Street in front of the lot, and the other accessing from an unnamed and unpaved alley (presumed to be a public right-of-way) on the rear side of the lot.

The front driveway provides access to the garage and has the width to fit no more than one car. The rear driveway is wider, which can fit two cars side-to-side, and encroaches the side setback.

STAFF COMMENTS

The Applicant has four cars and is seeking to widen the front driveway to fit three cars tightly. The driveway widening will have to partially encroach the side setback in order to provide the adequate width and, thus, require this driveway waiver application.

Reviewing the submitted application and plan, Staff notes the following:

1. The existing front driveway is at the edge of the required 15' side setback. Thus, any widening toward the closest lot line will encroach on the side setback.
2. The Applicant is proposing to widen the driveway by 10', leaving 5' of the unpaved area to the lot line.

3. As noted by the Applicant, the fencing of the abutting Map 182 Lot 013-000 turned away from the lot line toward Reed Street, which may provide the appearance of a wider side setback.
4. The Applicant noted that expanding the front driveway would make things easier in the winter.
5. The lot, with 0.17 acres, is smaller than the minimum lot area of 0.23 acres. The rear driveway encroaches about 5' into the side setback while the accessory dwelling unit encroaches significantly into both the side and rear setback. Moreover, due to the prevalence of small lots in the neighborhood, many of them also have non-conforming structures within the side and rear setbacks.

DRAFT MOTIONS

GRANT the driveway waiver:

I move to grant the driveway waiver to allow widening the front driveway 10' into the side setback at 13 Reed Street; Map 182 Lot 014-000, as depicted on Hand-marked Parcel Map of 13 Reed Street showing the proposed driveway width; prepared by: Nasir Sultan, 13 Reed Street, Hudson, NH 03051; prepared for: self; dated March 18, 2022, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Driveway Waiver Request Form for said waiver.

Motion by: _____ Second: _____ Carried/Failed: _____



RECEIVED
MAR 18 2022
BY: _____

LAND USE DEPARTMENT
12 School Street
Hudson, NH 03051
(603) 886-6008
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request March 18, 2022
Property Location 13 Reed St, Hudson, NH, 03051
Map 182 Lot 014 Sublot 000
Zoning District if known TR

Type of Request

- Zoning District Determination Use Determination Set-Back Requirements
 Process for Subdivision/ Site Plan if required
 Other

Description of request / determination: (Please attach all relevant documentation)

We are trying to expand the driveway into the setback. We have four cars, if we could get some feet into the setback to fit 3 cars at least. ~~The~~ The neighbor's fence ~~is~~ is 12 ft away from my property line.

Applicant Contact Information:

Name: Nasir Sultan Haba Nasir
Address: 13 Reed St Hudson, NH 03051 603 820 0109
Phone Number: 603 262 0951
Email: nasirsultan00@gmail.com

For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: _____

DRIVEWAY WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Street Address: 13 Reed St Hudson, NH 03051

I Nasir Sultan hereby request that the Planning Board waive the requirements of item 193-10-H of Chapter 193 Driveways in reference to a plan presented by _____ (name of surveyor and engineer) dated 3/18/22 for property tax map(s) 182 and lot(s) 014 in the Town of Hudson, NH.


As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Driveway regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

additional expand needed for the driveway for
at least enough to fit 3 cars tight

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

expanding into the set back at least 10 ft in
to get a bigger driveway to make it at
least 3 cars fit in the space. Would be
easier in the winter.

Signed: 

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



Image capture: Aug 2011 © 2022 Google

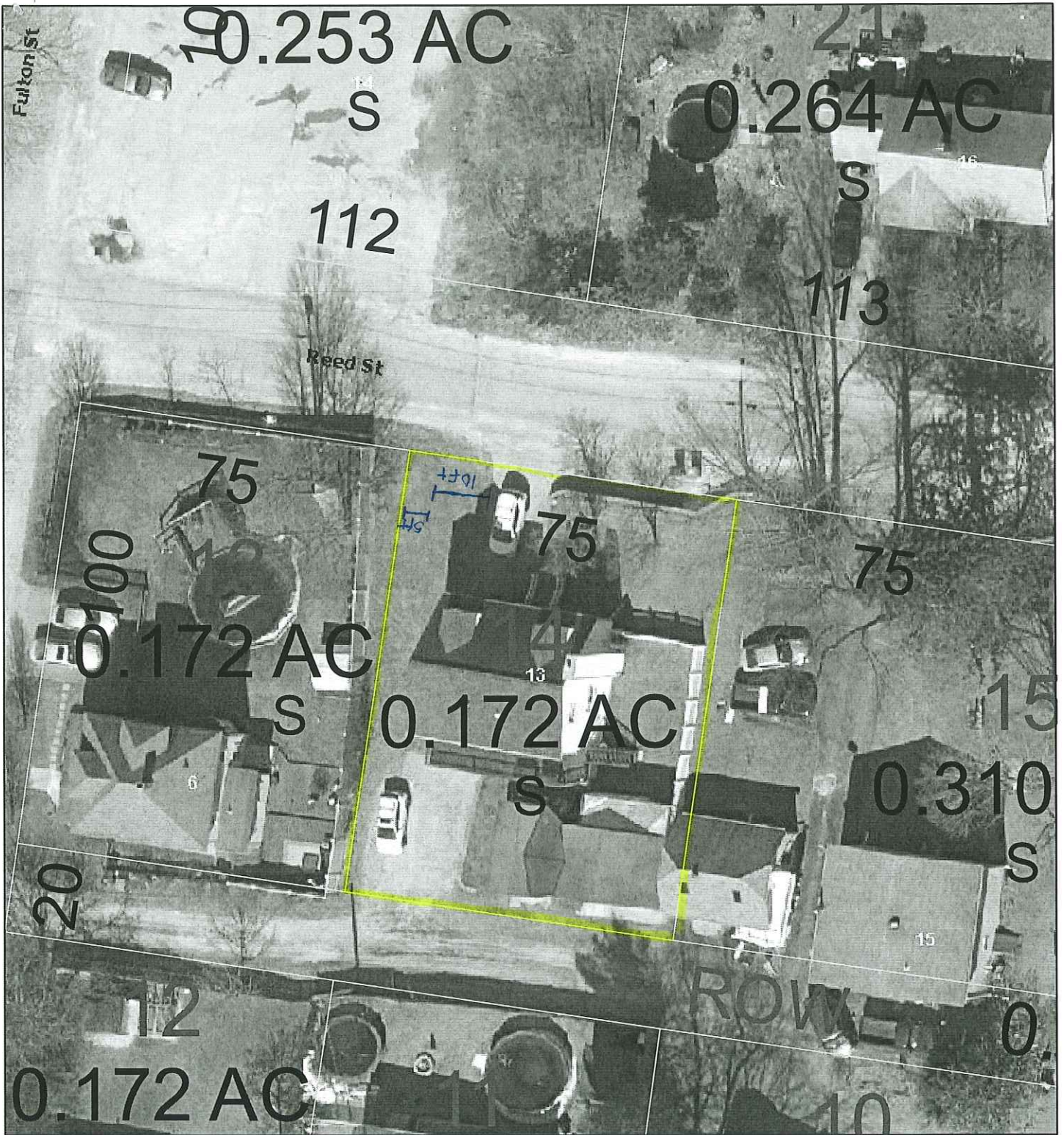
Hudson, New Hampshire

Google

Street View - Aug 2011



13 Reed Street



March 18, 2022

1:380

Legend

-  Parcels - Aerials
-  Parcels

