

**Lincoln Zoning Board of Adjustment**  
**Notice of Hearing on Request for a Dimensional Variance**

Under Land Use Plan, Article VIII, Section A, Daniel Duris d/b/a Gypsy Café of 65 Banjo Drive, Thornton, NH 03285 on property owned by Duris Enterprises, LLC of the same address, is requesting a variance from ZBA on Thursday, October 16, 2014 at 6 PM in the Conference Room of Town Hall, 148 Main Street, Lincoln, NH. Duris is seeking a dimensional variance for setback requirements for the Gypsy Café property located at 117 Main Street (Tax Map 113, Lot 079) in the Village Center (VC) District, to put an addition on the back of the building by enclosing the rear deck and expanding the dining area and rear kitchen, in part to meet requirements of the State Fire Code.

1. Article VI, Section B, paragraph 4 (Dimensional Chart), requires primary buildings be set back 15' from the rear property line and 10' from the side property line. Side setback in the Village Center District is 0' for additions to existing structures already in place within the 10' side setback as of January 1, 1997. The building existed prior to 1/1/1997 so the side setback of 0' will be met. The proposed addition to the primary building will be set back 2' from the rear property line. Other portions of the building are already only 2' from the rear property line.