



PLANNING & ZONING DEPARTMENT

ZONING BOARD OF ADJUSTMENT AGENDA

Thursday, October 16, 2014 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

- I. **CALL TO ORDER** by the Chairman of Zoning Board of Adjustment; announcement of excused absences, if any, and seating of alternates(s), if necessary.
- II. **CONSIDERATION** of meeting minutes from:
 - August 19, 2014
 - August 26, 2014
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
- IV. **NEW BUSINESS**

A. 6:00 pm. **Application for variance to put addition within side and rear setbacks.**

1. **Case #ZBA #2014-05**

- a. Applicant: Daniel Duris d/b/a Gypsy Café
65 Banjo Drive
Thornton, NH 03285
- b. Property Owner: Duris Enterprises, LLC
65 Banjo Drive
Thornton, NH 03285
- c. Project Location: Gypsy Café
36 Main Street
(Tax Map 112, Lot 006)
Village Center District

DESCRIPTION: Under Land Use Plan Ordinance, Article VIII (Board of Adjustment), Section A (Board of Adjustment), Paragraph 2, Daniel Duris d/b/a Gypsy Café on property owned by Duris Enterprises, LLC, is requesting 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.

ACTION: Acceptance of the appeal as administratively complete by the Zoning Board.

ACTION: The Zoning Board may conduct a public hearing, or schedule a public hearing at some future date established during this meeting.

ACTION: Grant the appeal, grant the appeal with modification, or deny the appeal by the Zoning Board.

V. OTHER BUSINESS – ZBA members/alternates, Zoning Board Staff

VII. PUBLIC PARTICIPATION AND OTHER BUSINESS: Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Zoning Board of Adjustment will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VIII. ADJOURNMENT

