



# PLANNING & ZONING DEPARTMENT

## ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AGENDA Wednesday, October 18, 2017 – 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:

- September 20, 2017

III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).

IV. **NEW BUSINESS**

A. **6:00 PM.** Lincoln Zoning Board of Adjustment (ZBA) **Request for a Variance**  
per RSA 676:5,II(b).

**Case #:** 2017 ZBA Var 2017-04 M107 L026 Raymond Correale

**Location:** 35 Goodbout Road  
(Map 107, Lot 026)  
General Residential (GR) District.

**Appellant & Property Owner:**  
Raymond Correale  
16 Ingleside Avenue  
Winthrop, MA 02152

Appellant & Property Owner requests a **VARIANCE** to construct a porch within the front setback area.

Appellant proposes to extend his five-foot (5') wide-porch along the entire length of manufactured home at 35 Goodbout Road (Map 107, Lot 026) in the General Residential (GR) District. Appellant proposes to locate a small portion of the porch within the fifteen-foot (15') front setback area. His 1971 house predates the 1986 adoption of the zoning ordinance (LUP)O. A small corner of the front of the house is in the front setback area. A corner of the proposed porch in front of the house would also be within the front setback area. The proposed porch needs variance as specified in LUPO, to encroach an additional five feet (5') into front setback area.

The lot is located in the General Residential (GR) District. The front setback in the General Residential (GR) District is fifteen feet (15'). The proposed porch needs a **variance** as specified in the Land Use Plan Ordinance, Article VI Article VI District and District Regulations, Section B District Regulations, Paragraph 4 (Dimensional Chart) to encroach into the fifteen-foot (15') front setback area.

B. **6:00 PM.** Lincoln Zoning Board of Adjustment (ZBA) **Request for a Variance**  
per RSA 676:5,II(b).

**Case #:** 2017 ZBA Var 2017-05 M112 L002 & L003 Patel & Del Regno

**Location:** 2 adjacent vacant lots on Main Street  
(Map 112, Lot 002+Lot 003)  
Village Center (VC) District

**Appellant & Authorized Agent for Buyer:**

Gardner Kellogg  
Kellogg Surveying & Mapping, Inc.  
254 Manns Hill Road  
Littleton, NH 03561

**Buyer:**

Dipak Patel d/b/a Hampton Inn  
1567 White Mountain Highway  
North Conway, NH 03860

**Property Owner:**

Victor Del Regno, Trustee  
Toreign III Realty Trust  
6718 Fox Hollow Drive  
West Palm Beach, FL 33412

Appellant & Property Owner requests a **Variance** to construct a four-story hotel that is fifty feet (50') to the primary eaves.

Applicant proposes to build a four -story hotel on two (2) adjacent vacant lots on Main Street (Map 112, Lot 002+Lot 003) in the Village Center (VC) District that is fifty feet (50') to the primary eaves. The lot is located in the Village Center (VC) District. In the Village Center (VC) District the maximum structure height shall be thirty-five feet (35') measured from the primary eaves on the uphill side of the structure. There shall be no more than four (4) floors used as living space above or below ground level as measured through any vertical plan of the building. The proposed building height needs a **variance** as specified in the Land Use Plan Ordinance, Article VI Article VI District and District Regulations, Section B District Regulations, Paragraph 7 (Height Requirements), Subparagraph B to build another fifteen feet (15') above the maximum height of thirty-five feet (35') measured from the primary eaves on the uphill side of the structure.

**FOR BOTH CASES:**

**ACTION:** Upon a finding by the ZBA that the application meets the submission requirements the ZBA may vote to accept the application for a variance as administratively complete.

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

**ACTION:** The Zoning Board will vote to approve, approve with conditions or disapprove the application. Should a decision not be reached at the public hearing, this application will stay on the ZBA agenda until such time as it is either approved or disapproved

**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**