

LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)
NOTICE OF HEARING ON REQUEST FOR A VARIANCE
WEDNESDAY May 4, 2022 at 6:00 PM

Due to the current evolving status of COVID 19, this meeting will be a hybrid meeting to be presented both in person (with masking & social distancing encouraged) and via ZOOM Video Conferencing to allow for town wide participation. A quorum of the members of the board will have to be physically present at the meeting. Others are encouraged to attend via ZOOM.

Join Meeting via ZOOM:

<https://us02web.zoom.us/j/84095019525?pwd=VkkwT3ZCZk5tanlWVjE4dTJWeG9XZz09>

Meeting ID: 840 9501 9525

Passcode: 019945

Or dial by your location 1-929-205-6099 US (New York)

Notice is hereby given a ZBA hearing will be held in the Conference Room of Town Hall, 148 Main Street, Lincoln, NH, and via ZOOM concerning a request by Beato Nacnac, AIA, Architect, of Locati Architects, 1007 East Main Street, Suite 202, Bozeman, Montana 59715 authorized agent for Appellants Richard Armand Di Iorio & Susan R. Di Iorio, 79 Concerto Court, North Easton, MA 02356 request for a variance for their property at 24 Yellow Birch Circle (Map 121, Lot 034) concerning Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule), Paragraph 4 (Dimensional Chart) of the Land Use Plan Ordinance (LUPO).

The subject lot is within Phase II (68 Single Family Home Lots) of the development known as "South Peak Resort" and is located within the General Use (GU) District where front, side and rear setbacks are fifteen feet (15') from the property boundary line. No structures are permitted within the setback area. The proposed building plan to build a single-family residence includes a "ski-in and ski out" bridge from the house to the ski trail over the setback from the fifteen-foot property setback line all of the way to the property boundary line with Common Land owned by South Peak Resort to hook up with the ski trail that runs behind the subject lot across the street (Crooked Mountain Road) from the Pemigewasset Base Camp all within the rear setback area. Appellants need a variance to put an 8.5-foot-wide covered ski bridge in the 25-foot setback area.