

**LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)  
NOTICE OF HEARING ON REQUEST FOR A VARIANCE  
THURSDAY May 17, 2018 at 6PM**

Notice is hereby given ZBA hearing will be held **Thursday** May 17, 2018 at 6:00 PM in the Conference Room of Town Hall, 148 Main Street, Lincoln, NH, concerning a request by Appellant Steven Benedetto d/b/a Big Wood Construction, LLC, 188 Loon Lake Road, Plymouth, NH 03264 as contractor and agent for Kevin Grimes, d/b/a "27 Black Mountain Road, LLC", and Elizabeth Grimes Manager for "27 Black Mountain Road, LLC" 12 Clarke Road, Needham, MA 02492, for a variance 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). Grimes' home was built in 2001. The front of the house runs right along the 25-foot front setback line. Grimes' home has a 16'X6' canopy over the front door that sticks out over the setback line into the front setback area, however, the canopy does not touch the ground; it is like a large roof overhang. Appellant proposes to remove the current canopy over the front entry door, move the location of the canopy slightly, replace the 16'X6' canopy with a 12'X6' canopy and support the canopy with stone veneer concrete pillars that extend all of the way to the ground. The home is located at 27 Black Mountain Road (Map 130, Lot 055) in the Mountain Residential (MR) District where the front, side and rear minimum setbacks are 25 feet. The entire canopy as proposed will be located within the 25-foot front setback area. Lot is subject to a 2002 ZBA decision.