



PLANNING & ZONING DEPARTMENT

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AGENDA

Wednesday, May 30, 2018 – 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:
 - May 17, 2018
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Zoning Board Member/Alternates).

A. Stephen Benedetto d/b/a Big Wood Construction, LLC for Kevin Grimes, d/b/a 27 Black Mountain Road LLC Variance – build within front setback

VARIANCE concerning Article VI District and District Regulations, Section B District Regulations, Paragraph 4 (Dimensional Chart) of the zoning ordinance known as the Land Use Plan Ordinance (LUPO) to construct a canopy within the front setback area.

Agent & Contractor for Appellant:

Steven Benedetto d/b/a Big Wood Construction, LLC
188 Loon Lake Road
Plymouth, NH 03264

Appellant & Property Owner:

Kevin Grimes, d/b/a “27 Black Mountain Road, LLC”
Elizabeth Grimes, Manager for “27 Black Mountain Road, LLC”
12 Clarke Road
Needham, MA 02492

Property:

27 Black Mountain Road
Lincoln, NH
(Map 130, Lot 055) Mountain Residential (MR) District

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. 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 twenty-five foot (25’) front setback area.

IV. NEW BUSINESS

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 ZBA will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VIII. ADJOURNMENT

