



PLANNING & ZONING DEPARTMENT

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AGENDA

Wednesday, June 20, 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
- May 30, 2018

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

A. Callum & Nola Grant – Var 2018-01 M108 L002 Grant - 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 build a replacement porch that encroaches into the 15-foot front setback areas.

Appellant & Property Owner:

Callum & Nola Grant
207 US Route 3
PO Box 94
Lincoln, NH 03251-0094

Property:

207 US Route 3 (Tax Map 108, Lot 002) General Use (GU) District

Appellants Callum & Nola Grant, request 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). Grant's home was built in 1942 and is located at 207 US Route 3 (Map 108, Lot 002). A small portion of the existing front porch and front steps encroaches about 6' into the front setback area. The proposed replacement farmer's porch on the front of the home would replace the existing smaller porch, but the south corner of the new porch would encroach 5.5' into the 15' setback from the edge of the 50' US Route 3 right-of-way as shown on the plan. The proposed porch would be wholly within the existing front yard as delineated by the picket fence. The porch would be approximately 42' from the edge of the pavement of US Route 3. The porch and steps would not interfere with any associated utilities and services within that right of way. The front of the lot is in the General Use (GU) District. The rear of the lot is in the Rural Residential (RR) District.

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