

LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)
NOTICE OF HEARINGS ON REQUEST FOR A VARIANCE
Wednesday August 16, 2017 at 6PM

Notice is hereby given that a ZBA hearing will be held at Wednesday August 16, 2017 at 6:00 PM in the Conference Room of the Town Hall, 148 Main Street, Lincoln, NH, concerning a request by Applicant and property owner Mary Ann Huntoon of 26 LaBrecque Street, Lincoln, NH 03251 for property at 26 LaBrecque Street, Lincoln, NH 03251 (Map 113, Lot 023) for a Variance concerning Article VI District and District Regulations, Section B District Regulations, Paragraph 4 (Dimensional Chart) to construct a deck within the setbacks and onto an adjacent lot also owned by the Applicant.

Applicant proposes to install a new 12'X25' deck behind her manufactured home located primarily on Map 113, Lot 023 with an address of 26 LaBrecque Street. Applicant also owns the adjacent lot with a second manufactured home located on Map 113, Lot 024 with an address of 24 LaBrecque Street. Her manufactured home with the address of 26 LaBrecque Street is located mostly on Lot 023, but a portion of her manufactured home encroaches and is located on Lot 024. A long time ago there was a deck that stretched along the back of the manufactured home. The proposed deck will be within the 10' side setback area and will encroach onto the adjacent lot owned by the Applicant.

The lot is located in the General Residential (GR) District. The side setback in the General Residential (GR) District is ten feet (10'). The proposed deck 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 side setback area and onto the adjacent lot.