



TOWN OF LINCOLN NEW HAMPSHIRE
**P L A N N I N G &
Z O N I N G**
D E P A R T M E N T

PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

NOTICE OF DECISION - GRANTED

ZONING BOARD OF ADJUSTMENT TOWN OF LINCOLN, N.H.

Case No: SE 2021-03 M114 L070.2

**Jan W. Wolowski d/b/a 12 Plummer Hill Drive SPE, LLC –
Special Exception to Allow Attached Accessory Apartment Over 1,000 SF
in the Rural Residential (RR) District**

You are hereby notified that the appeal of Jan M. Wolowski d/b/a 12 Plummer Hill Drive SPE, LLC for a **SPECIAL EXCEPTION** has been **GRANTED** to convert the entire second floor of his home into an attached accessory apartment with greater than one thousand square feet (1,000 SF) of floor space in size in his home at 16 Plummer Hill Drive in the Rural Residential (RR) District where the zoning ordinance [Land Use Plan Ordinance (LUPO)], Article IV (Definitions), Paragraph 2 (Accessory Apartment), limited accessory apartments to a maximum of 1,000 square feet of floor space. However, the zoning ordinance also says that the ZBA may grant a Special Exception if an accessory apartment is proposed over 1,000 SF under Article V (General Regulations), Section D (Accessory Apartments) Paragraph 4. Appellant will provide six (6) parking spaces which is more than adequate parking for his tenants; adequate parking is defined as two (2) parking spaces for each residential unit for a total of four (4) parking spaces as required in Article V (General Regulations), Section A. The request for a Special Exception for this purpose was **GRANTED, with no conditions**, by the affirmative unanimous vote of five (5) members of the Zoning Board of Adjustment on December 15, 2021.

Appellant & Property Owner:

Jan M. Wolowski, d/b/a 12 Plummer Hill Drive SPE, LLC
16 Plummer Hill Drive
PO Box 1012
Lincoln, NH 03251-1012

Subject Property: 16 Plummer Hill Drive (Map 114, Lot 070.2)
Rural Residential (RR) District

2/1/22
Date

Paul J. Beaudin, II
Paul J. Beaudin, II, Chair, Zoning Board of Adjustment