

LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)
NOTICE OF HEARING ON REQUEST FOR A VARIANCE
TUESDAY March 29, 2022 at 6:00 PM

Due to the current evolving status of COVID 19, this meeting will be a hybrid meeting to be presented both in person (with masking & social distancing encouraged) and via ZOOM Video Conferencing to allow for town wide participation. A quorum of the members of the board will have to be physically present at the meeting. Others are encouraged to attend via ZOOM.

Join Meeting via ZOOM:

Join Zoom Meeting

<https://us02web.zoom.us/j/86016771670?pwd=bFRMdGg3VXJjM0J4MnRvajNwZlplvdz09>

Meeting ID: 860 1677 1670

Passcode: 034701

Or dial by your location 1-929-205-6099 US (New York)

Notice is hereby given a ZBA hearing will be held in the Conference Room of Town Hall, 148 Main Street, Lincoln, NH, and via ZOOM concerning a request by Appellants William & Beth Russell, PO Box 336, Sagamore Beach, MA 02562-0336 by and through their authorized agent Stuart Anderson of Alba Architects, LLP, 137 Main Street, PO Box 186, North Woodstock, NH 03262 for a variance for their property at 8 Hay Hill Road (Map 130, Lot 084) 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). The subject lot is within the development known as "The Landing at Loon Mountain" and is located within the Mountain Residential (MR) District where front, side and rear setbacks are twenty-five feet (25') from the property boundary line. No structures are permitted within the setback area. A retaining wall greater than four feet (4') in height are defined as a "structure". The proposed building plan to build a single-family residence includes two (2) retaining walls greater than four feet (4') in height within the front setback area. Appellants need a variance to put two (2) retaining walls greater than four feet (4') in height in the 25-foot setback area: one being 7.5 feet and one being 8 feet in height.