

LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)
NOTICE OF HEARING ON REQUEST FOR EQUITABLE WAIVER OF
DIMENSIONAL REQUIREMENTS & VARIANCE
WEDNESDAY June 15, 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:

<https://us02web.zoom.us/j/84280588488?pwd=VVJhZDlS3AxOEcxERnRmdOWkhnUT09>

Meeting ID: 842 8058 8488

Passcode: 612324

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

Notice is hereby given a ZBA hearing will be held in Conference Room of Town Hall, 148 Main Street, Lincoln, NH, & via ZOOM concerning a request by L. Scott Weeks and Karen A. Weeks, 131 Reservoir Street, Norton, MA 02766, for **Equitable Waiver Of Dimensional Requirements & Variance** for their property at 9 Boyle Street (Map 117, Lot 063) 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). Requests are:

1. For the ZBA to grant an **Equitable Waiver of Dimensional Requirements** to allow the existing home located partially within the 15-foot side setback area to remain; &
2. For the ZBA to grant a **Variance** to allow a proposed deck to be located on the back of the house within the 15-foot side setback area to within 1.75 feet of the south property boundary line.

The subject lot is located within the Rural Residential (RR) District where front, side & rear setbacks are 15 feet from the property boundary line. No structures are permitted within the setback areas.

Pre-existing nonconforming house was built in 1965 prior to 1986 adoption of zoning. More than half of the pre-existing house was built within what is now designated as the side setback area; the southern edge of the building is almost on the southern property boundary line.

The property owners own three (3) adjacent lots:

- (1) Map 113, Lot 062 – Boyle Street #LO;
- (2) Map 113, Lot 063 – 9 Boyle Street (subject lot); &
- (3) Map 113, Lot 064 – 15 Boyle Street.

The subject lot is the middle lot. The most impacted lot is the owners' adjacent lot south of the subject lot & is currently a vacant lot. Property owners intend to develop Map 113, Lot 062 sometime in the future.

Appellants need a variance to put a 12'X24' deck in the 15 ft side setback area.