

**Zoning Board of Adjustment  
Notice of Public Hearing and Agenda  
Wednesday December 7, 2022  
Citizens' Hall 7:30 p.m.**

**7:30 p.m. Roll Call**

**New Business:**

**Case 2022-05**

**Variance Request for relief from Zoning Ordinance Section 802.03: front, side, and rear setbacks. Map 210, Lot 12 on Mountain Road.**

Owner Joseph Kling is requesting a variance from Zoning Ordinance Section 802.03 to permit construction of a new two-bedroom single-family home on an existing nonconforming lot within the required front, side, and rear setbacks. Rural Lands 2 District.

**Case 2022-06**

**Special Exception Application under Section 703.00 (b): Bed & Breakfasts. Map 247 Lot 16-4. 120 Bullard Drive.**

Owners Robert and Astrid Senior are seeking a Special Exception to permit use of an Accessory Dwelling Unit as a Bed & Breakfast short term rental unit. Rural Lands 1 District.

**Case 2022-07**

**Variance Request for Relief from Section 701.00: Permitted Uses. Map 247 Lot 16-4. 120 Bullard Drive.**

Owners Robert and Astrid Senior are seeking a variance to permit the short-term rental of two, two-person, approximately 12' by 10' tents. Rural Lands 1 District.

**Approve Minutes:**

Approve minutes of November 28, 2022

**Adjourn:**

A copy of the application(s) listed above is available for public review at Citizens Hall during regular business hours. You may submit comments in person or in writing. Any person with a disability who wishes to attend this public meeting and who needs to be provided with reasonable accommodations, please contact the Selectmen's Office prior to the meeting so arrangements can be made. Issuance of a decision shall be in accordance with RSA 676:3.

PER ORDER OF KAREN GRYBKO, CHAIR  
LYNDEBOROUGH ZONING BOARD

All COVID-19 Town and State protocols in effect will be followed.

*Agenda is subject to change*