



**Town of Moultonborough
Office of Development Services**

**6 Holland Street – PO Box 139
Moultonborough, NH 03254
(603) 476-2347**

July 7, 2016

Christopher L. Boldt, Esq.
Donahue, Tucker & Ciandella, PLLC
Towle House, Unit 2
164 N.H. Route 25
Meredith, NH 03253

Re: Variance Application of Alan & Elisa Walts, Tax Map 146, Lot 9, 11 Toltec Point Road

Dear Attorney Boldt:

This letter is formal notification to you that at their regular meeting held on July 6, 2016, the Zoning Board of Adjustment considered your Variance Application seeking relief from the Moultonborough Zoning Ordinance, Article III.B.3 & 4.

The Board reviewed your argument that no Variance was needed due to the retention of non-conforming elements.

Upon careful review and discussion, the Board determined the request to remove and replace a dilapidating portion of the existing structure, in the exact same footprint location, with a reduction in size of the existing deck structure did not require a Variance. The Board felt the proposed repairs / modifications complied with the provisions of Article VII.E.1 based on the fact that the proposed improvements made the dwelling/deck structure less non-conforming.

If you have any questions or comments in this matter, please contact me at 476-2347.

Yours truly,

A handwritten signature in blue ink, appearing to read "Robert H. Stephens".

Robert H. Stephens
Chairman

cc: Alan & Elisa Walts
Map Lot Document file