

**Moultonborough Zoning Board of Adjustment**  
**P.O. Box 139**  
**Moultonborough, NH 03254**  
**(603) 476-2347**

**NOTICE OF DECISION**

You are hereby notified that the following decisions were made remotely by the Moultonborough Zoning Board of Adjustment at their regular meeting of April 21, 2021:

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board conditionally granted the request for a Variance from MZO Sections 3.2.3 & 3.2.4 for Neil W. Pike & Susan Bullock Pike, for a parcel located at 49 Hanson Drive (Tax Map 194, Lot 18) to allow a deck to be constructed on an existing non-conforming dwelling 34-ft. from the reference line (high water mark, 16-ft. from the easterly side lot line and 9-ft. from the westerly side lot line where 50-ft., 20-ft. and 20-ft. is required, and a portion of a wraparound porch to be constructed at the northeast corner of the existing dwelling 11-ft. from the easterly side lot line where 20-ft. is required, and a variance request from MZO Section 7.5.1 to allow the enlargement of the existing nonconforming dwelling in volume and area.

By a vote of four (4) in favor, one (1) opposed, and no (0) abstentions, the Board conditionally granted the request for a Variance from MZO Section 9.3.9-Dimensional Standards Table, Lot Size, Multi-family Residential for RMH Bedford Capital, LLC, for a parcel located at 14 Lake Shore Drive (Tax Map 169, Lot 60) for eight (8) dwelling units where the requirement is 6.5 units given the size of the parcel (1.5 ac.) and the table minimum of 10,000 sq. ft. area per dwelling unit.

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board determined that due to the language of the MZO a setback variance from Section 9.3.9-Dimensional Standards Table, Setbacks, Side, was not necessary to allow a dwelling unit to be located approximately 8.5-ft. from the westerly property line as the distance is greater than 25 ft between principal buildings on the adjacent lot, and that the Applicant is the owner of the adjacent lot.

The Public Hearing for a special exception from MZO Section 7.1.1 to convert an existing cabin development to condominium ownership for RMH Bedford Capital, LLC, for a parcel located at 14 Lake Shore Drive (Tax Map 169, Lot 60) was continued to June 2, 2021.

**ROBERT H. STEPHENS**  
**CHAIRMAN**

**For a full-length copy of the Notice of Decision, please view in the Land Use Department.**