



Town of Moultonborough
Land Use Department
6 Holland Street – PO Box 139
Moultonborough, NH 03254
(603) 476-2347

August 17, 2017

Carl and Pamela Martin
491 Whittier Highway
Moultonborough, NH 03254

Re: Variance Application Tax Map 104, Lot 5, 491 Whittier Highway

Dear Mr. & Mrs. Martin:

This letter is formal notification to you that at its regular meeting held on August 16, 2017, the Zoning Board of Adjustment considered your Variance Application seeking relief from the Moultonborough Zoning Ordinance, Article III. M (VI.B.1) for the construction of an Accessory Dwelling Unit (ADU).

Upon careful review and discussion at the two public hearings, and testimony by you, the Board determined the square footage of the proposed ADU will be less than the maximum size allowed (1,000 square feet), therefore it does not require a variance.

Attached is a floor plan (Sheet 2 of 8, dated July 26, 2017) depicting the proposed ADU, noting which areas of the plan are to be part of the ADU, and which areas are to be part of the primary residence. The Laundry room is to become part of the living space of the primary residence and accessed via a 5 – 6' archway only, with no door enclosure. This plan will become part of the file for both the Zoning Board Application and the Building Permit Application. At no time, those areas (15'-8" +/- x 12'-5 1/2" +/-) depicted as Laundry (on the first floor) and Master Bedroom (on the second floor) may become part of the living space for the ADU without further approval of the Zoning Board of Adjustment.

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

Yours truly,

Robert H. Stephens
Chairman

cc: Don Cahoon, Code Enforcement Officer
Map Lot Document file