

**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 by the Moultonborough Zoning Board of Adjustment at its meeting of March 6, 2024:

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a variance, with conditions, from Section 3.2.2.3 for Frederick & Karen Shine for a parcel located at 21 Grande Street (TM 120 Lot 29) approving the encroachment into the side and rear setbacks to allow for the construction of a 12' x 24' deck, and to include the existing screen porch.

The Public Hearing for James S. Schiemer and Nancy E. Schiemer (129-82) (264 Castle Shore Road) for an “after the fact” variance from Zoning Article 3.2.2.3 for an addition to the primary structure and an Equitable Waiver of Dimensional Relief pursuant to Zoning Article 3.2.2.3 for an existing shed were continued to May 1, 2024.

The Public Hearing for James S. Schiemer and Nancy E. Schiemer (129-82) (264 Castle Shore Road) for an “after the fact” variance from Zoning Article 3.2.2.3 for an existing shed was continued to May 1, 2024.

The Board exercised its right to review the variance application as submitted for Guy A. Pederzani, Jr. & Candace C. Pederzani, Trustees of the Guy & Candace Pederzani 2020 Trust for a parcel located at 141 Swallow Point Road (TM 200 Lot 43). In reviewing the application, it was determined that the request for relief qualified for a special exception under Section 7.5.5.5 of the zoning ordinance. By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a special exception, with conditions, from Section 7.5.5.5 for Guy A. Pederzani, Jr. & Candace C. Pederzani, Trustees of the Guy & Candace Pederzani 2020 Trust for a parcel located at 141 Swallow Point Road (TM 200 Lot 43) to allow for the construction of a more conforming new home on the property to be located no closer than 19 ft. from the southeasterly boundary line where 20 ft. is required and no closer than 19.7 ft. from the lake setback, where 50 ft. is required.

**ROBERT H. STEPHENS
CHAIRMAN**

**For a full-length copy of the Notice of Decision, please view in the Land Use Department
after final approval by the Board at their next regularly scheduled meeting.**