

**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 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 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 July 17, 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 July 17, 2024.

By a vote of four (4) in favor, one (1) opposed (Mills), the Board granted a variance, with conditions, from Sections 3.2.2.3 & 3.2.2.4 for Nicholas C. Costas as Trustee of The Costas Realty II Trust for a parcel located at 252 Krainewood Drive (174- 57) to allow for the re-installation of prior stairs & portion of deck to be located no closer than 37 ft. from the lake setback, where 50 ft. is required, and the installation of a portion of a new deck 19 ft. from the easterly boundary line where 20 ft. is required.

By a vote of five (5) in favor, none (0) opposed, the Board determined that a variance from Section 3.2.2.4 for John T. McGee for a parcel located at 2 Panther Path (217-43) to permit a portion of the structure to be located no closer than 38.5' (foundation) and 28.5' (deck) & from the lake where 50' is required

By a vote of four (4) in favor, one (1) opposed (Jakobsen), the Board granted a variance, with conditions, from Sections 3.2.2.3 for John T. McGee for a parcel located at 2 Panther Path (217-43) to allow for the construction a new home to be built on the property no closer than 13' from the easterly boundary line and no closer than 15' from the westerly boundary line where 20' is required.

By a vote of four (4) in favor, one (1) opposed (Jakobsen), the Board denied the variances from Sections 3.2.2.3 & 4.7.1.6.4 for Kaitlin Carroll for a parcel located at 122 Toltec Point Road (132-2) to allow for the expansion of an existing nonconforming structure, where such expansion shall 1.8 feet from the side property line where 20 feet is required, and to increase impervious percentage above 20% without meeting vegetative-point-score requirements within each sector.

By a vote of five (5) in favor, none (0) opposed, the Board granted a variance on January 17, 2024, with conditions, from Section 3.2.2.4 for Kaitlin Carroll for a parcel located at 122 Toltec Point Road (132-2) to allow for the expansion of an existing nonconforming structure, where such expansion shall be located within 0.5 feet of the lake reference line where 50 feet 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.**