

**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 February 5, 2025:

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a variance, with conditions, from Section 3.2.2.1 for Alan B. & Mary Anne Sopelak for a parcel located at 11 Blueberry Lane, Tax Map 119 Lot 2 for the relocation of an existing non-conforming structure's footprint to be located 21.5' from the ROW where 25' is required.

By a vote of three (3) in favor (McDonough, DeMeo, Stephens), two (2) opposed (Merrill, Jakobsen), and no (0) abstentions, granted the variance, with conditions, from section 3.2.2.3 for Alan B. & Mary Anne Sopelak for a parcel located at 11 Blueberry Lane, Tax Map 119 Lot 2 for the relocation of an existing non-conforming structure's footprint to be located 13.0' from the northerly property line where 20' is required.

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a Special Exception pursuant to Article 7.5.5.5, with conditions, for Alan B. & Mary Anne Sopelak for a parcel located at 11 Blueberry Lane, Tax Map 119 Lot 2 where the Project is making the southerly side of the Proposed Home significantly more conforming than the Existing Home.

**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.**