

**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 their regular meeting of July 7, 2021:

By a vote of five (5) in favor, none (0) opposed, the Board granted the request for a Variance, with conditions, from MZO Sections 3.2.3 & 3.2.4 for Tall Oaks Revocable Realty Trust (Tax Map 254, Lot 58) to allow for the construction of a single-family home to be located approximately 6 ft at the closest point from the easterly lot line, where a 20 ft. setback is required and approximately 44 ft from the lake setback line, where a 50 ft setback is required; and the relocation of an existing shed approximately 5.5 ft. from the westerly lot line where a 20 ft setback is required.

By a vote of five (5) in favor, none (0) opposed, the Board granted the request for a Special Exception, with conditions, from MZO Section 7.1.1 for Moulton Harbor, LLC for a parcel located at 76 Lake Shore Drive (Tax Map 169, Lot 47) to permit a conversion of an existing use to condominium ownership for twelve (12) units, with a total of twenty (20) bedrooms as presented at the public hearing on July 7, 2021.

By a vote of three (3) in favor and two (2) opposed, the Board denied the Request for Reconsideration of their June 16, 2021, decision to grant a rehearing with respect to their June 2, 2021, special exception approval for RMH Bedford Capital, LLC for a parcel located at 14 Lake Shore Drive (Tax Map 169, Lot 60) allowing for the conversion of the Property to a condominium form of ownership.

By a vote of five (5) in favor, none (0) opposed, the Board granted the request for a Special Exception, with conditions, from MZO Section 7.1.1 for RMH Bedford Capital, LLC for a parcel located at 14 Lake Shore Drive (Tax Map 169, Lot 60) to permit a conversion of an existing use to condominium ownership for eight (8) units, with two (2) bedrooms per unit, for a total of sixteen (16) bedrooms. In addition, an on-site visit was scheduled for Friday, July 9, 2021, at 9:00 AM.

**ROBERT H. STEPHENS
CHAIRMAN**

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