

**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 May 17, 2017:

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board denied acceptance of an application for a Variance from MZO Article IX. B. Table 1. VCOD Uses, submitted by William Pendergast, for a parcel located at 848 Whittier Highway (Tax Map 65, Lot 3). The Board determined the proposed use of the property should not be classified as "light manufacturing" and more accurately described as artisan craftsmanship and work space, which is an allowed use in the VCOD, therefore does not require a variance.

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted the request for a Variance from MZO Article III.B. 3 & 4 and VII.E.3 for Anni & Eric Jakobsen, for a parcel located at 17 Clearwater Point Road (Tax Map 174, Lot 62) to allow for the construction of a single- family dwelling with a slightly expanded footprint (409 square feet), after an existing nonconforming dwelling is demolished, to be located 4.7 ft. from the western property line (same as previous deck), and 16.8 ft. from the east side (same as previous structure) where 20 ft. is required, and the shore setback will be 46.7 ft. (same as previous structure) where 50 ft. is required.

**ROBERT H. STEPHENS  
CHAIRMAN**