

# BOARD OF ADJUSTMENT

-Rye, New Hampshire-

## NOTICE OF DECISION

**Applicant/ Owner:**

Farida Namazi & Masood V. Sammi, Trustee of the 29 Parson Road Realty Trust of 253 Odiome Point Road, Portsmouth NH

**Property:**

27/29 Parsons Road, Tax Map 20.2. Lot 48  
Property is in the General Residence, Coastal Overlay

**Application case:**

Cases #55a-2018 and 55b-2018

**Date of decision:**

February 6, 2019

**Decision:**

The Board voted 5-0 to grant variances from the following sections of the Zoning Ordinance:

- Section 603.1 for expansion of a non-conforming structure;
- Section 204.3B for an addition 13.68' from the side boundary;
- Section 204.3C for an addition 22.25' from the front boundary;
- Section 204.3F for lot area of 15,769 sq. ft. and frontage of 91.66';
- Section 202.5 for septic pipe 18.2' from the side boundary;
- Section 301.8B(1)(2) & (7) for septic tank 19.54' from wetland buffer;
- Section 500.1 and 500.3 to allow for parking in the front yard setback and within 10' of property line.

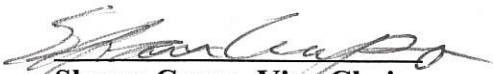
The Board voted 5-0 to grant building code from the following sections of the Building Code:

- Section 7.9.2.5 for a septic pipe 18.20' from side boundary;
- Section 7.9.2.2 for septic relief; and
- Section 7.9.4.1 for septic tank 19.54' from wetland buffer;

The Board voted 5-0 to grant the special exception from the following section of the Zoning Ordinance:

- Section 301.7B and 301.8 B6 for a driveway within 75' of the buffer.

**All variances, building code relief and the special exception were conditioned upon a single family dwelling and applicant's continued compliance with the recommendations of the Rye Conservation Commission set forth in its letter dated September 18, 2018.**

  
**Shawn Crapo, Vice-Chairman**

**Note:** This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 703 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.